



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES

Thursday, June 17, 2021, 3 p.m.

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

The Chair, Lynette Brown-Sow, brought the meeting to order at approximately 3:02 p.m. and did a roll call of the Commissioners, to ensure that a quorum was present, which it was. In addition to the Chair, the following Commissioners participated: Commissioners Callahan, Camarda, Purnell, Shahid, Wetzel, and Wise. Commissioners Coney and Mayo did not participate. Also participating were President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican.

Following the observance of a moment of silence, as requested by the Chair to prepare for the work to be done at the meeting, the CEO reviewed the public comment procedure for the virtual meeting. He then made the following announcements:

- 1) PHA and Habitat for Humanity celebrated the grand opening of Oxford Green, in North Philadelphia, on June 8th, for which PHA provided approximately \$3.5 million and which creates twenty new affordable homeownership opportunities (with a number of former PHA HCV participants being among the new homeowners);
- 2) The impressive and inspiring graduation of the inaugural class of the Vaux Big Picture High School was held last week, with 92 participants (of which 51 were PHA residents), which was made possible through the vision of PHA and Big Picture and the determination and promise of the students, their teachers, and their families;
- 3) On July 1, PHA will be officially re-opening its offices to the public; PHA welcomes its new Manager of Community Engagement in the PHA Police Department, Danielle Taylor; and
- 4) PHA offices will be closed on June 18th, in honor of Juneteenth, which is being declared as a federal holiday for June 19th.

The Chair then asked whether there were any corrections or amendments to the minutes of the Board meeting of May 20, 2021, as submitted. Hearing none, the minutes were approved.

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

Resolution No. 12157, attached in Appendix 1, was presented by Joshua McQuoid, Assistant Vice-President, Human Resources, to authorize PHA to contract with Independence Blue Cross and its subsidiaries for employee health and prescription insurance policies, for a one-year base period at an amount not to exceed twenty-three million dollars (\$23,000,000.00). The resolution had been sent for review to the Finance Committee and its Chair, Commissioner Callahan, moved for its adoption. Following a second and the opportunity for discussion and for public comment (as was available for all

the resolutions), the motion was unanimously approved, by roll call.

Resolution 12158, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President, Supply Chain Management (“EVP-SCM”), to authorize PHA to contract with the Urban League of Philadelphia and the Boys and Girls Clubs of Philadelphia for year-round youth services. The contract performance period is a two (2) year base period with three (3) one-year option periods. The total aggregate amount to be expended under the contracts, including the exercise of any options, is not to exceed five million dollars (\$5,000,000.00). Commissioner Wise, a member of the Resident Services Committee to which the resolution had been sent for review, moved for its adoption. Following a second and discussion, the motion was unanimously approved, by roll call.

Resolution No. 12159 attached in Appendix 1, was presented by Dave Walsh, VVP-SCM, to authorize PHA to contract with Heaven Sent Ltd. for courier services, with a two (2) year base period and three (3) one-year option periods. The total amount to be expended under the contract, including the exercise of any options, is not to exceed two hundred fifty thousand dollars (\$250,000.00). As Chair of the Finance Committee, to which the resolution had been sent for review, Commissioner Callahan moved for its adoption. Following a second and discussion, the motion was unanimously approved, by roll call.

Resolution No. 12160, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Food Management Services, Inc. dba Lintons Food Service Management for summer food services. The contract performance period is a two (2) year base period with three (3) one-year option periods and the total amount to be expended under the contract, including the exercise of any options, is not to exceed one million seven hundred ninety-one thousand five hundred dollars (\$1,791,500.00). As a member of the Resident Services Committee, to which the resolution had been sent for review, Commissioner Wise moved for its adoption. Following a second, the motion was unanimously approved, by roll call.

Resolution No. 12161, attached in Appendix 1, was presented by Nicholas Dema, Executive Vice President for Planning & Development, to authorize PHA to negotiate, finalize, and submit various documents to the U.S. Department of Housing and Urban Development (“HUD”) for approval, in order to provide operating subsidy and capital funds to four (4) new public housing developments: 1) A & Indiana Mill Redevelopment (Impact Services Corporation), 36 ACC units and \$250,000.00 in capital funds; 2) AWF Plaza (Allegheny West Foundation), 45 ACC units and \$250,000.00 in capital funds; 3) West Mill Place (Gaudenzia), 20 ACC units and \$250,000.00 in capital funds; and 4) North 10 Philadelphia – Scattered Senior Sites-Phase II, 41 ACC units and \$500,000.00 in capital funds. These developments will add a total of one hundred forty-two (142) Annual Contribution Contract units to PHA’s Alternately-Managed Entity public housing inventory. CEO Jeremiah also noted for the record that these developments were only made possible due to the investment by and support of PHA. Vice-Chair Wetzel, as Chair of the Policy & Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second and discussion, the motion was unanimously approved, by roll call.

Resolution No. 12162, attached in Appendix 1, was presented by Jennifer Ragen, Director of Policy, Office of General Counsel, to approve PHA’s submission of its Moving to Work (“MTW”) Annual Report for Fiscal Year 2021 (“MTW Annual Report”) to HUD. The resolution also certifies that PHA has met the three (3) MTW statutory requirements specified in the MTW Agreement and authorizes PHA’s President & CEO and/or his designee(s) to take all necessary steps to secure final HUD approval of the MTW Annual Report. As Chair of the Policy & Planning Committee to which the resolution had been sent for review, Vice-Chair Wetzel moved for its adoption. After a second and discussion, the motion was unanimously approved, by roll call.

Resolution No. 12163, attached in Appendix 1, was presented by Bret Holden, Vice President, Leased Housing, to approve awards of three hundred nineteen (319) project based vouchers, subject to PHA's requirements set forth in the applicable Request for Proposal, to the following developments: 1) Community Ventures (Francisville Village) 10 PBV's, 2) New Courtland (New Courtland Apts at Burholme) 35 PBV's, 3) Catholic Housing and Community Services (St John Neuman Place) 52 PBV's, 4) Community Ventures (Francisville East) 10 PBV's, 5) HACE (Villas del Caribe) 44 PBV's, 6) Mission First (Kings Highway) 31 PBV's, 7) Pennrose (Vernon House) 68 PBV's, 8) HACE (Villas De Hace) 18 PBV's, and 9) Mission First (Rhawn & Academy) 51 PBV's. CEO Jeremiah noted that this resolution, similar to Resolution No. 12161, reflected critical investments by PHA in underserved, rapidly gentrifying neighborhoods, to ensure the availability of affordable housing. Vice-Chair Wetzel, as Chair of the Policy & Planning Committee to which the resolution had been sent for review, moved for its adoption. After a second and discussion, the motion was unanimously approved, by roll call.

No comments were received for the **Public Comment period**.

There being no further business, the Chair announced that the next meeting will be held on July 15, 2021.

The meeting ended after a unanimously approved motion to adjourn, 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 2013 RIDGE AVE.,
PHILADELPHIA, PA 19121'
THURSDAY, JUNE 17, 2021, 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 May 20, 2021, as distributed.
- D. New Business**
- 1. RESOLUTION AUTHORIZING A CONTRACT WITH INDEPENDENCE BLUE CROSS TO PROVIDE EMPLOYEE HEALTH INSURANCE**
Joshua McQuoid
 - 2. RESOLUTION AUTHORIZING CONTRACTS FOR YEAR-ROUND YOUTH SERVICES WITH THE URBAN LEAGUE OF PHILADELPHIA AND THE BOYS AND GIRLS CLUBS OF PHILADELPHIA**
Dave Walsh
 - 3. RESOLUTION AUTHORIZING A CONTRACT FOR COURIER SERVICES FOR PARCELS, BUILDING MATERIALS. AND APPLIANCES WITH HEAVEN SENT LTD**
Dave Walsh
 - 4. RESOLUTION AUTHORIZING A CONTRACT FOR THE SUMMER FOOD PROGRAM WITH FOOD MANAGEMENT SERVICES, INC. DBA LINTONS FOOD SERVICE MANAGEMENT**
Dave Walsh
 - 5. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR CAPITAL FUND AND OPERATING SUBSIDY AWARDS FOR FOUR (4) NEW ANNUAL CONTRIBUTIONS CONTRACT ALTERNATIVELY-MANAGED ENTITY DEVELOPMENTS AND TO CLOSE THE TRANSACTIONS**
Nicholas Dema
 - 6. RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ANNUAL MOVING TO WORK REPORT FOR FISCAL YEAR 2021 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND CERTIFYING THAT THE THREE STATUTORY REQUIREMENTS HAVE BEEN MET**
Jennifer Ragen
 - 7. RESOLUTION AUTHORIZING APPROVAL OF THE AWARD OF NINE (9) PROJECT BASED VOUCHER PROPOSALS, TOTALING THREE HUNDRED NINETEEN (319) PROJECT BASED VOUCHERS**
Bret Holden
- E. Public Comment Period**
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¹ This meeting is being conducted virtually, pursuant to the procedures on the PHA website at www.pha.phila.gov, due to safety and health concerns for our residents, staff, the Board, and the public, raised by the COVID-19 pandemic.

RESOLUTION NO. 12157

RESOLUTION AUTHORIZING A CONTRACT WITH INDEPENDENCE BLUE CROSS TO PROVIDE EMPLOYEE HEALTH INSURANCE

WHEREAS, the Philadelphia Housing Authority ("PHA") currently provides health insurance for its full-time, regular status employees, and has an obligation to continue to do so, as stated in the Employee Handbook and applicable collective bargaining agreements; and

WHEREAS, the current health insurance policy in force expires July 31, 2021; and

WHEREAS, PHA entered into a contract with Model Consulting to perform employee benefits consulting and brokerage services, and the contract's Scope of Work included procurement and solicitation services on behalf of PHA for its employee benefits policies; and

WHEREAS, Model Consulting changed its name to CBIZ Model Consulting ("CBIZ"); and


WHEREAS, at PHA's request, CBIZ solicited medical insurance quotations from various insurers; and

WHEREAS, based on a review of recommendations from CBIZ, PHA selected Independence Blue Cross as providing the most appropriate employee medical coverage options for the plan year beginning August 1, 2021 and ending July 31, 2022; and

WHEREAS, the proposals were reviewed and evaluated by the evaluation committee and the supporting documents were reviewed by CBIZ and PHA's Contracting Officer; and

WHEREAS, based upon the consensus evaluation of the evaluation committee and CBIZ, it is recommended that a contract be awarded to Independence Blue Cross for a not-to-exceed aggregate total of twenty-three million dollars (\$23,000,000.00);

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 Independence Blue Cross, for a total aggregate amount not to exceed twenty-three million dollars (\$23,000,000.00), subject to the availability of funds therefore, as set forth above, and to take all necessary actions relating to such contract.

I hereby certify that this was
APPROVED BY THE BOARD ON 6/17/2021

ATTORNEY FOR PHA

RESOLUTION NO. 12158

RESOLUTION AUTHORIZING CONTRACTS FOR YEAR-ROUND YOUTH SERVICES WITH THE URBAN LEAGUE OF PHILADELPHIA AND THE BOYS AND GIRLS CLUBS OF PHILADELPHIA

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for year round youth 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 the Urban League of Philadelphia and the Boys and Girls Clubs of Philadelphia; 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 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 two (2) contracts, combined, shall not exceed five million dollars (\$5,000,000.00) 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 two million dollars (\$2,000,000.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is one million dollars (\$1,000,000.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is one million dollars (\$1,000,000.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is one million dollars (\$1,000,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with the Urban League of Philadelphia and the Boys and Girls Clubs of Philadelphia in a total aggregate amount not to exceed five million dollars (\$5,000,000.00), 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 6/17/2021
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12159

RESOLUTION AUTHORIZING A CONTRACT FOR COURIER SERVICES FOR PARCELS, BUILDING MATERIALS, AND APPLIANCES WITH HEAVEN SENT LTD

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for courier 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 Heaven Sent Ltd.; 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 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 (2) year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year 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 Heaven Sent Ltd. 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 6/17/2021

ATTORNEY FOR PHA

RESOLUTION NO. 12160

RESOLUTION AUTHORIZING A CONTRACT FOR THE SUMMER FOOD PROGRAM WITH FOOD MANAGEMENT SERVICES, INC. DBA LINTONS FOOD SERVICE MANAGEMENT

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for a summer food program 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 Food Management Services, Inc. dba Lintons Food Service Management; 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 the 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 seven hundred ninety-one thousand five hundred dollars (\$1,791,500.00) 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 eighty-five thousand one hundred dollars (\$685,100.00);
- 2) The not-to-exceed amount for the first one-year option period is three hundred fifty-eight thousand dollars (\$358,000.00);
- 3) The not-to-exceed amount for the second one-year option period is three hundred sixty-eight thousand seven hundred dollars (\$368,700.00); and
- 4) The not-to-exceed amount for the third one-year option period is three hundred seventy-nine thousand seven hundred dollars (\$379,700.00);

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 Food Management Services, Inc. dba Lintons Food Service Management in a total amount not to exceed one million seven hundred ninety-one thousand five hundred dollars (\$1,791,500.00), 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 6/17/2021

ATTORNEY FOR PHA

RESOLUTION NO. 12161

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR CAPITAL FUND AND OPERATING SUBSIDY AWARDS FOR FOUR (4) NEW ANNUAL CONTRIBUTIONS CONTRACT ALTERNATIVELY-MANAGED ENTITY DEVELOPMENTS AND TO CLOSE THE TRANSACTIONS

WHEREAS, as the Philadelphia Housing Authority ("PHA") seeks to increase the number of affordable housing units in the City of Philadelphia through public-private partnerships, it issues a Request for Proposals ("RFP") for Consolidated Annual Contributions Contract ("ACC") Operating Subsidy Only ("ACC RFP") every year (typically September) to coincide with projects that are being submitted to the Pennsylvania Housing Finance Agency ("PHFA") for an award of 9% low-income housing tax credits ("LIHTC"); and

WHEREAS, the ACC RFP is substantially the same from year to year and initial awards to projects are valid for a period of three (3) years, as long as the projects remain substantially the same, in order to allow for the project sponsor to resubmit the project to PHFA for consideration in subsequent years; and in the 2019 ACC RFP, an addendum was issued to allow proposers to apply for a limited amount of capital funds to cover shortfalls by submitting an updated proposal if the project had a prior award or to include a request for capital in new applications in the 2019 ACC RFP cycle; and

WHEREAS, the following four (4) projects (jointly referred to as the "Developments") received a preliminary PHA approval for ACC Operating Subsidy (maximum \$500 per unit) and capital funds (amounts shown below); a 9% LIHTC allocation in 2020 from PHFA; are able to close in 2021; have submitted documentation to demonstrate financial feasibility; and are expected to begin construction by the end of this year:


- 1) A & Indiana Mill Redevelopment (Impact Services Corp): 36 ACC units and \$250,000.00;
- 2) AWF Plaza (Allegheny West Foundation): 45 ACC units and \$250,000.00;
- 3) West Mill Place (Gaudenzia): 20 ACC units and \$250,000.00; and
- 4) North 10 Philadelphia – Scattered Senior Sites-Phase II: 41 ACC Units and \$500,000.00.

WHEREAS, subject to compliance with all applicable public housing requirements, the Operating Subsidy for each of the Developments is not to exceed five hundred (\$500.00) dollars, per unit, per month; and

WHEREAS, based upon the consensus evaluation of the Review Committee and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that the Developments receive an ACC Operating Subsidy and capital funds, as shown above and as detailed in the Attachment to this resolution, for these four (4) new housing developments, to create one hundred forty-two (142) new units of affordable housing; and

WHEREAS, pursuant to 24 C.F.R. §905.606, PHA must submit certain evidentiaries with respect to the Developments to the U.S. Department of Housing and Urban Development ("HUD") for approval, after which PHA will enter into a Mixed-Finance Amendment to the ACC, a Declaration of Restrictive Covenants, a Regulatory and Operating Agreement, and such other ancillary documents as may be required to close the transaction (such documents collectively referred to herein as the "Closing Documents");

BE IT RESOLVED, that the Board of Commissioners approves the Developments and funding as set forth in the Attachment to this resolution and authorizes the PHA President & CEO and/or his authorized designee(s) to: 1) negotiate, finalize and submit the Closing Documents to HUD for approval for the purposes as set forth above; 2) execute, deliver and perform the obligations under such Closing Documents once finalized and approved by HUD; 3) obtain or facilitate all other government approvals; 4) disburse the PHA capital funds for applicable construction costs, and 5) take all actions necessary or desirable to effectuate this resolution and provide the operating subsidy and capital funds to the Developments, subject to the availability of funds therefor.

I hereby certify that this was
APPROVED BY THE BOARD ON 6/17/2021

ATTORNEY FOR PHA

**ATTACHMENT TO THE RESOLUTION FOR OPERATING SUBSIDY FOR FOUR (4) NEW ACC
AME DEVELOPMENTS**

1. A & Indiana Mill Redevelopment - Impact Services Corporation: Thirty-six (36) ACC units and two hundred fifty thousand dollars (\$250,000.00) as the recommended capital fund award amount.

The Mill Redevelopment, at 118-60 East Indiana Avenue, will renovate an existing building at the corner of A & Indiana in the Kensington section of Philadelphia, in which thirty-six (36) of the forty-eight (48) affordable family housing units are expected to be ACC units. Impact Services is the sponsor and the local Community development organization, with a forty (40) year history of supporting the neighborhood. The building will include five (5) one-bedroom units, thirty (30) two-bedroom units and thirteen (13) three-bedroom units. One (1) unit will be reserved for a manager. Impact provides supportive services to veterans and the project will also allocate eight (8) units to formerly homeless veterans who are in recovery from substance abuse. Other services available to the residents, in addition to veteran services, include employment referrals and support for other community services. The total development cost is approximately nineteen million five hundred thousand dollars (\$19,500,000.00). The recommended PHA capital fund award is two hundred fifty-thousand dollars (\$250,000.00), for construction costs.

2. AWF Plaza - Allegheny West Foundation: Forty-five (45) ACC units and two hundred fifty thousand dollars (\$250,000.00) as the recommended capital fund award amount.

The Allegheny West Plaza, at 221-2231 W. Venango Street in the Allegheny West/Tioga neighborhood of Philadelphia, is a mixed-use project consisting of: forty-five (45) units of affordable senior housing for low-income individuals who are sixty-two (62) years of age and older; retail commercial space; and AWF (community development corporation) consolidated office space. The project involves the demolition of two (2) existing one-story buildings and new construction of a 55,295 S.F. four-story structure. The project will consist of forty-five (45) one-bedroom apartments, ranging from 696 S.F. to 760 S.F., which will be located on floors 2, 3, and 4 of the building. The units are expected to be distributed to the following target populations: five (5) units reserved for seniors at or below 20% AMI; twenty-three (23) units for residents at or below 50% AMI; and seventeen (17) units for residents at or below 60% AMI. The total development cost is approximately fourteen million nine hundred eighty-two thousand dollars (\$14,982,000.00). The recommended PHA capital fund award is two hundred fifty-thousand dollars (\$250,000.00), for construction costs.

3. West Mill Place – Gaudenzia: Twenty (20) ACC units and two hundred fifty thousand dollars (\$250,000.00) as the recommended capital fund award amount.

Gaudenzia West Mill Place, at 916-936 N. 51st Street, in West Philadelphia, will serve low-income individuals and families in a wide range of recovery from substance abuse programs, for those working to increase their financial independence and self-sufficiency. Twenty (20) of the thirty (30) units in the development will be ACC units. Twenty-five (25) percent of the prospective residents will also be homeless. While some heads of household will have just recently completed the initial stage of treatment and be transitioning to independent living, some have been sober and stable for longer periods and are essentially working individuals and families. Such populations (homeless and/or recovering from substance abuse) may receive a preference. Residents will have access to a wide variety of on-site supportive services designed to help them maintain sobriety and increase their economic independence. The building will include a lobby, community room with kitchen and pantry, conference room, space for delivery of supportive services, property management offices, mail room, computer room, laundry on each floor, third floor lounge, and an outdoor play area for resident children. The total development cost of the development is approximately fourteen million dollars (\$14,000,000.00). The recommended PHA capital fund award is two hundred fifty-thousand dollars (\$250,000.00), for construction costs.

4. North 10 Philadelphia – Scattered Senior Sites - Phase II: Forty-one (41) ACC units and five hundred thousand dollars (\$500,000.00) as the recommended capital fund award amount.

Be a Gem Crossing, at 3226-58 Germantown Avenue, in North Philadelphia, is a mixed use, adaptive reuse project consisting of forty-one (41) units of affordable housing above a 12,000 square foot ground floor commercial space. The project will serve low income families with a mix of units offering one, two and three bedrooms. There will also be a rear play area, community room, resident lounge, and laundry facilities on each floor. The *Be a Gem Crossing* development site was formerly the Liberty Motel, a notorious local epicenter of prostitution, drug use, and even death. Between 2004 and 2014, police responded to more than 1,800 calls connected to the site. The Motel's location across the street from Bethune Elementary School made the situation particularly dire. Recognizing that things were unlikely to improve without a change in ownership, North10 purchased the property in 2018. Over the next several months, the organization secured control of the adjacent parcels to complete the site. The project site also includes the former Carmen Gardens roller skating rink, a beloved institution dating back to 1932 that remained open until the retirement of its longtime owner and operator. The heritage of Carmen Gardens will be honored through the reuse of the building for the majority of the commercial portion of *Be a Gem Crossing*. The rest of the development, including the entirety of the residential space, will be new construction. The project will fill the frontage of Germantown Avenue from Hilton to Westmoreland Streets, bringing a coherent and unified streetscape to a previously disjointed and underutilized section of the commercial corridor. The total development cost of the residential portion of the development is approximately twenty million dollars (\$20,000,000.00). The recommended PHA capital fund award is five hundred thousand dollars (\$500,000.00), for construction costs.

RESOLUTION NO. 12162

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ANNUAL MOVING TO WORK REPORT FOR FISCAL YEAR 2021 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND CERTIFYING THAT THE THREE STATUTORY REQUIREMENTS HAVE BEEN MET

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") requires the Philadelphia Housing Authority ("PHA"), as a participant in the Moving to Work Demonstration Program ("MTW"), to submit an Annual Report on the status of its programs, operations, and finances in a form specified and required by HUD; and

WHEREAS, under the MTW Agreement, HUD will assess PHA's performance on an annual basis by comparing, at the end of PHA's fiscal year, its goals as stated in its approved MTW Annual Plan, to its actual performance, as stated in its Annual Report; and

WHEREAS, PHA must include in the MTW Annual Report all required elements as described in the MTW Agreement; and


WHEREAS, Attachment B of the MTW Agreement, HUD Form 50900 Section VI (C), requires a certification in the Annual Report that PHA has met the three MTW statutory requirements of: 1) ensuring that at least 75 percent of the households assisted by PHA are very low-income; 2) continuing to assist substantially the same total number of households as would have been assisted had PHA not participated in the MTW Demonstration Program; and 3) maintaining a comparable mix of households (by family size) served as would have been had PHA not participated in the MTW Demonstration Program; and

WHEREAS, the Annual Report must be submitted ninety (90) days after the end of PHA's fiscal year; and

WHEREAS, PHA's fiscal year ended on March 31, 2021 and its Annual Report is due to HUD on or before June 30, 2021; and

WHEREAS, PHA has prepared its Annual MTW Report for Fiscal Year 2021, which is ready for timely submission to HUD and which contains all the required elements;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves PHA's Annual Report for the MTW Demonstration Program for Fiscal Year 2021 (period ending March 31, 2021), as distributed to the Board, for submission to HUD, and certifies that the report reflects that PHA has met the three MTW statutory requirements of: 1) ensuring that at least seventy-five (75) percent of the households assisted by PHA are very low-income families; 2) continuing to assist substantially the same total number of households as would have been assisted had PHA not participated in the MTW Demonstration Program; and 3) maintaining a comparable mix of households (by family size) served as would have been served had PHA not participated in the MTW Demonstration Program; and authorizes the President & CEO and/or his designee(s) to undertake all necessary actions including, but not limited to, responding to HUD comments and requests for additional information, in order to secure HUD approval for the MTW Annual Report.

I hereby certify that this was
APPROVED BY THE BOARD ON 6/17/2021

ATTORNEY FOR PHA

RESOLUTION NO. 12163

**RESOLUTION AUTHORIZING APPROVAL OF THE AWARD OF NINE (9)
PROJECT BASED VOUCHER PROPOSALS,
TOTALING THREE HUNDRED NINETEEN (319) PROJECT BASED VOUCHERS**

WHEREAS, PHA operates a Project Based Voucher (PBV) Program where PHA project bases housing choice vouchers and enters into Housing Assistance Payments (HAP) contracts with agencies and property owners throughout Philadelphia to provide rental assistance to eligible low-income households. The HAP Contracts are generally twenty (20) years in length and preserve affordable housing in various Philadelphia neighborhoods on a long term basis; and

WHEREAS, PHA's Project Based Voucher portfolio currently consists two thousand two hundred twenty-six (2,226) units at one hundred twenty-four (124) developments in Philadelphia; and

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

WHEREAS, PHA's Administrative Plan allows PHA to solicit proposals for Project Based Vouchers by using a request for proposals (RFP) to select proposals on a competitive basis in response to PHA request; and

WHEREAS, In March 2021, PHA identified a need to expand affordable housing available to low income households in Philadelphia; an RFP for Project Based Vouchers was issued to generate proposals through a competitive process and was distributed to those who responded to the invitation through publications; 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 it is recommended that three hundred nineteen (319) project based vouchers be awarded, subject to PHA's requirements set forth in the RFP; to:

- 1) Community Ventures (Francisville Village) 10 PBV's
- 2) New Courtland (New Courtland Apts at Burholme) 35 PBV's
- 3) Catholic Housing and Community Services (St John Neuman Place) 52 PBV's
- 4) Community Ventures (Francisville East) 10 PBV's
- 5) HACE (Villas del Caribe) 44 PBV's
- 6) Mission First (Kings Highway) 31 PBV's
- 7) Pennrose (Vernon House) 68 PBV's
- 8) HACE (Villas De Hace) 18 PBV's
- 9) Mission First (Rhawn & Academy) 51 PBV's

WHEREAS, the developments will provide much needed long term affordable housing in Philadelphia, allow rents to be maintained at an affordable range, and will further the mission of PHA;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to award three hundred nineteen (319) project-based vouchers, as set forth above, and take all necessary and appropriate actions related to the awards of the vouchers.

I hereby certify that this was
APPROVED BY THE BOARD ON 8/17/2021

ATTORNEY FOR PHA