

March 26, 2009

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for March was held on Thursday, March, 26, 2009 3:00 pm, at the Philadelphia Housing Authority, Multipurpose Room, 12 S. 23<sup>rd</sup> Street, Philadelphia, Pennsylvania.

A quorum being present, Commissioner John F. Street, Chairman, called the meeting to order. Upon roll call, those present were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman, called the meeting to order. With that he asked for remarks from the Executive Director. Mr. Greene, PHA's Executive Director, advised the Commissioners that PHA was presenting nine (9) Resolutions to be considered as PHA reached a consensus with the residents at the Pre-Board Meeting held last week.

The next order of business was the approval of December 17, 2008 minutes. Commissioner Reynolds moved for the adoption of the minutes, for which Commissioner/Councilwoman Blackwell seconded. The minutes were unanimously adopted. With that, Commissioner John F. Street, Chairman, presided over the remaining agenda.

I hereby certify that this was  
APPROVED BY THE BOARD ON

4/23/09

  
ATTORNEY FOR PHA



Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Councilwoman/Commissioner Blackwell;

**RESOLUTION NO. 11286**

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING  
HELD ON DECEMBER 17, 2008**

**BE IT RESOLVED**, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on December 17, 2008 copies of which have already been provided to the members, be the same are hereby ratified, confirmed and approved.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Councilwoman/Commissioner Blackwell;

**RESOLUTION NO. 11287**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH COMPLEMENTARY COATINGS CORP DBA INSL-X FOR THE SUPPLY/DELIVERY OF ENCAPSULATING PAINT (SOLICITATION NO. P-003752R)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for encapsulating paint; and

**WHEREAS**, Solicitation No. P-003752R was developed according to established procedures and was advertised in the Philadelphia Inquirer and several community newspapers; and

**WHEREAS**, the Invitation for Bid was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

**WHEREAS**, two (2) offerors responded to the solicitation by submitting a bid as follows:

Complementary Coatings Corp dba Insl-X  
Philadelphia Paint Stores

**WHEREAS**, the bids were reviewed and evaluated by the Warehouse Manager and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon evaluation, it was recommended that a contract be awarded to Complementary Coatings Corp dba Insl-X; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **ONE HUNDRED AND FORTY-TWO THOUSAND, TWO HUNDRED SEVENTY-TWO DOLLARS (\$142,272.00)** for the Two Year Base Period; **SEVENTY-THREE THOUSAND, TWO HUNDRED SEVENTY-TWO DOLLARS (\$73,272.00)** for Option Year 1; **SEVENTY-FIVE THOUSAND, FOUR HUNDRED SEVENTY-TWO DOLLARS (\$75,472.00)** for Option Year 2; **SEVENTY-SEVEN THOUSAND, SEVEN HUNDRED THIRTY-SIX DOLLARS (\$77,736.00)** for Option Year 3; for a total contract amount not to exceed **THREE HUNDRED AND SIXTY-EIGHT THOUSAND, SEVEN HUNDRED FIFTY-TWO DOLLARS (\$368,752.00)** to Complementary Coatings Corp dba Insl-X; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract with Complementary Coatings Corp. dba Insl-X for the provision of Encapsulating Paint.

**BE IT FURTHER RESOLVED**, that (1) the recommended contractor comply with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before any contract shall exist; (3) no contract shall exist until signed by the Executive Director; and (4) if PHA and the offeror have not mutually agreed on the terms of a contract within forty-five (45) days of the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Councilwoman/Commissioner Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Reynolds;

**RESOLUTION NO. 11288**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE CONTRACTS WITH USA ENVIRONMENTAL MANAGEMENT, INC., BATA ENVIRONMENTAL ASSOCIATES, INC., AND LEW CORPORATION FOR THE PROVISION OF LEAD BASED PAINT WIPE TESTING  
(SOLICITATION NO. P-003780)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need for lead paint final clearance testing and reevaluation services at selected scattered sites and conventional development units; and

**WHEREAS**, Solicitation No. P-003780 was developed according to established procedures and was advertised in the Philadelphia Inquirer and several community newspapers; and

**WHEREAS**, the Request for Proposal was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

**WHEREAS**, seven (7) offerors responded to the solicitation by submitting a proposal as follows:

Criterion Laboratories, Inc.  
USA Environmental Management, Inc.  
LEW Corporation  
Batta Environmental Associates, Inc.  
TTI Environmental, Inc.  
Karl & Associates, Inc.  
Environmental Protection Inspection

**WHEREAS**, these proposals were reviewed and rated by the Review Committee and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon evaluation, it was recommended that contracts be awarded to USA Environmental Management, Inc., Batta Environmental Associates, Inc., and Lew Corporation; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **ONE HUNDRED SEVENTY FOUR THOUSAND, TWO HUNDRED FIFTY DOLLARS (\$174,250.00)** for Base Years 1 and 2; **EIGHTY EIGHT THOUSAND, TWO HUNDRED SEVENTY DOLLARS (\$88,270.00)** for Option Year 1; **EIGHTY NINE THOUSAND, TWENTY DOLLARS (\$89,020.00)** for Option Year 2; **EIGHTY NINE THOUSAND, SEVEN HUNDRED SEVENTY DOLLARS (\$89,770.00)** for Option Year 3; for a total contract amount not to exceed **FOUR HUNDRED FORTY ONE THOUSAND, THREE HUNDRED TEN DOLLARS (\$441,310.00)** or five (5) years, whichever comes first to USA Environmental Management, Inc.; and

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **TWO MILLION, TWO HUNDRED EIGHTY SIX THOUSAND, NINE HUNDRED DOLLARS (\$2,286,900.00)** for Base Years 1 and 2; **ONE MILLION, ONE HUNDRED SEVENTY SEVEN THOUSAND, SEVEN HUNDRED FIFTY THREE DOLLARS (\$1,177,753.00)** for Option Year 1; **ONE MILLION, TWO HUNDRED THIRTEEN THOUSAND, EIGHTY SIX DOLLARS (\$1,213,086.00)** for Option Year 2; **ONE MILLION, TWO HUNDRED FORTY NINE THOUSAND, FOUR HUNDRED SEVENTY EIGHT DOLLARS (\$1,249,478.00)** for Option Year 3; for a total contract amount not to exceed **FIVE MILLION NINE**

**HUNDRED TWENTY SEVEN THOUSAND, TWO HUNDRED SEVENTEEN DOLLARS (\$5,927,217.00)** or five (5) years, whichever comes first to Batta Environmental Associates, Inc.; and **WHEREAS**, it is further recommended that the contract, if awarded, shall be for a two (2) year base period with three (3) one-year option periods in an amount not to exceed **EIGHT HUNDRED THOUSAND, SEVEN HUNDRED FIFTY DOLLARS (\$800,750.00)** for Base Years 1 and 2; **FOUR HUNDRED TWELVE THOUSAND, THREE HUNDRED EIGHTY SIX DOLLARS (\$412,386.00)** for Option Year 1; **FOUR HUNDRED TWENTY FOUR THOUSAND, SEVEN HUNDRED FIFTY SEVEN DOLLARS (\$424,757.00)** for Option Year 2; **FOUR HUNDRED THIRTY SEVEN THOUSAND, FIVE HUNDRED DOLLARS (\$437,500.00)** for Option Year 3; for a total contract amount not to exceed **TWO MILLION, SEVENTY FIVE THOUSAND, THREE HUNDRED NINETY THREE DOLLARS (\$2,075,393.00)** or five (5) years, whichever comes first to Lew Corporation; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute contracts with USA Environmental Management, Inc., Batta Environmental Associates, Inc., and Lew Corporation for the provision of lead based paint wipe testing.

**BE IT FURTHER RESOLVED**, that (1) the recommended contractors comply with all terms required by the solicitation; (2) the contracts are subject to approval by PHA's funding source before the contracts shall exist; (3) no contracts shall exist until signed by the Executive Director; and (4) if PHA and the offerors have not mutually agreed on the terms of the contracts within forty-five (45) days of the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner Brady moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner/Councilwoman Blackwell;

**RESOLUTION NO. 11289**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE  
CONTRACTS FOR THE PROVISION OF FINANCIAL AUDIT SERVICES WITH ISDANER &  
COMPANY, LLC.  
(SOLICITATION NO. P-003798)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need to conduct an annual audit in accordance with the Single Audit Act of 1984; and

**WHEREAS**, Solicitation No. P-003798 was developed according to established procedures and was advertised in the Philadelphia Inquirer and several community newspapers; and

**WHEREAS**, the Request for Proposal was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

**WHEREAS**, three (3) offerors responded to the solicitation by submitting a proposal as follows:

**Isdaner & Company, LLC**  
Clifton Gunderson LLP  
TCBA, P.C.

**WHEREAS**, the proposals were reviewed and evaluated by the Review Committee and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon evaluation, it was recommended that a contract be awarded to Isdaner & Company, LLC.

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a one (1) year base period with four (1) one-year option periods in an amount not to exceed **TWO HUNDRED THIRTY FIVE THOUSAND DOLLARS (\$235,000.00)** for Base Year 1; **TWO HUNDRED AND FORTY TWO THOUSAND DOLLARS (\$242,000.00)** for Option Year 1; **TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000.00)** for Option Year 2; **TWO HUNDRED AND FIFTY EIGHT THOUSAND DOLLARS (\$258,000.00)** for Option Year 3; **TWO HUNDRED AND SIXTY SIX THOUSAND DOLLARS (\$266,000.00)** for Option Year 4; to Isdaner and Company, LLC for a total contract amount not to exceed **ONE MILLION, TWO HUNDRED AND FIFTY ONE THOUSAND DOLLARS (\$1,251,000.00)**; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract with Isdaner & Company, LLC for the provision of annual audit services in accordance with the Single Audit Act of 1984.

**BE IT FURTHER RESOLVED**, that (1) the recommended contractors comply with all terms required by the solicitation; (2) the contracts are subject to approval by PHA's funding source before any contracts shall exist; (3) no contracts shall exist until signed by the Executive Director; and (4) if PHA and the offerors have not mutually agreed on the terms of a contract within forty-five (45) days following the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.



Commissioner/Councilwoman Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Brady;

**RESOLUTION NO. 11290**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE CONTRACTS FOR THE PROVISION OF PENSION PLAN AUDIT SERVICES WITH MILLIGAN & COMPANY, LLC.**

**(SOLICITATION NO. P-003802)**

**WHEREAS**, The Philadelphia Housing Authority (PHA) identified a need to conduct an annual audit for its pension plans; and

**WHEREAS**, Solicitation No. P-003802 was developed according to established procedures and was advertised in the Philadelphia Inquirer and several community newspapers; and

**WHEREAS**, the Request for Proposal was mailed to the appropriate companies on PHA Bidders' List, and distributed to those who responded to the invitation through the publications; and

**WHEREAS**, four (4) offerors responded to the solicitation by submitting a proposal as follows:

**Milligan & Company, LLC**

Clifton Gunderson LLP

Wiss & Company LLP

WithumSmith+Brown

**WHEREAS**, the proposals were reviewed and evaluated by the Review Committee and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon evaluation, it was recommended that contracts be awarded to Milligan & Company, LLC.

**WHEREAS**, it is further recommended that the contract, if awarded, shall be for a one (1) year base period with four (1) one-year option periods in an amount not to exceed **FORTY FIVE THOUSAND, NINE HUNDRED AND SIX DOLLARS (\$45,906.00)** for Base Year 1; **FORTY EIGHT THOUSAND, TWO HUNDRED AND ONE DOLLARS (\$48,201.00)** for Option Year 1; **FIFTY THOUSAND, SIX HUNDRED AND ELEVEN DOLLARS (\$50,611.00)** for Option Year 2; **FIFTY THREE THOUSAND, ONE HUNDRED AND FORTY ONE DOLLARS (\$53,141.00)** for Option Year 3; **FIFTY FIVE THOUSAND, SEVEN HUNDRED AND EIGHTY EIGHT DOLLARS (\$55,788.00)** for Option Year 4; to Milligan & Company, LLC for a total contract amount not to exceed **TWO HUNDRED AND FIFTY THREE THOUSAND, SIX HUNDRED AND FIFTY SEVEN DOLLARS (\$253,657.00)**; and

**BE IT RESOLVED**, by and for The Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract with Milligan & Company, LLC for the provision of annual audit services of PHA pension plans; and

**BE IT FURTHER RESOLVED**, that (1) the recommended contractors comply with all terms required by the solicitation; (2) the contracts are subject to approval by PHA's funding source before any contracts shall exist; (3) no contracts shall exist until signed by the Executive Director; and (4) if PHA and the offerors have not mutually agreed on the terms of a contract within forty-five (45) days following the next regularly scheduled Board meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner/Councilwoman Blackwell;

**RESOLUTION NO. 11291**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH TENANT SUPPORT SERVICES INC., (TSSI) TO PROVIDE HEALTHLY HOMES EDUCATIONAL SERVICES TO SCATTERED SITES AND HOUSING CHOICE VOUCHER (HCV) RESIDENTS AND LANDLORDS**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") identified a need to contract for resident oversight and consultation, expertise in community organization and planning, and social and economic development services support to inform Scattered Sites and HCV landlords and residents about asthma triggers and other health hazards in the home; and to provide services for Healthy Homes program; and

**WHEREAS**, PHA applied for and was awarded \$871,644 by HUD through a competitive solicitation that was developed according to established procedures, and was properly advertised in the Federal Register; and

**WHEREAS**, PHA's approved application included the provision for sub-contracting the services to Tenant Support Services, Incorporated ("TSSI") which is identified as the sub-grantee; and

**WHEREAS**, HUD approved the scope of work and budget for TSSI in PHA's grant application for a Healthy Homes Demonstration grant; and

**WHEREAS**, these bids were reviewed by the Assistant Executive Director and the Contracting Officer; and

**WHEREAS**, PHA and TSSI have negotiated a mutually agreeable Statement of Work and Budget; and

**WHEREAS**, PHA desires to engage TSSI to provide services for the Healthy Homes program; and

**WHEREAS**, it is recommended that a contract be awarded to Tenant Support Services Inc. 642 North Broad Street, Philadelphia, PA 19130; and

**WHEREAS**, it is further recommended that the amount of the contract, if awarded, shall be in the amount of **THREE HUNDRED FORTY-SEVEN THOUSAND SEVEN HUNDRED EIGHTY-FIVE DOLLARS (\$347,785.00)** for the base period.

**BE IT RESOLVED**, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract with Tenant Support Services, Inc.; and

**BE IT FURTHER RESOLVED**, that: (1) the recommended contractor complies with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before a contract shall exist; (3) no contract shall exist until signed by the Executive Director; and (4) if PHA and the bidder have not mutually agreed on the terms of a contract within forty-five (45) days of the next regularly scheduled Board Meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner Brady moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner/Councilwoman Blackwell;

**RESOLUTION NO. 11292**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO CONCLUDE AND TO EXECUTE A CONTRACT WITH THE DREXEL SCHOOL OF PUBLIC HEALTH FOR THE PROVISION OF TRAINING FOR THE HEALTHY HOMES PROGRAM EMPLOYEES**

**WHEREAS**, the Philadelphia Housing Authority (PHA) identified a need to contract with a University to serve as a co-principal investigator to implement the Institutional Review Board approved Healthy Homes Program protocols, and to develop training to the outreach workers, provide literature and materials. Additionally they will provide data collection quality assurance, research data management, data analysis, and project evaluation, and;

**WHEREAS**, PHA applied for and was awarded \$871,644 by HUD through a competitive solicitation that was developed according to established procedures, and was properly advertised in the Federal Register; and

**WHEREAS**, HUD approved the scope of work and budget amount for Drexel in PHA's grant application for a Healthy Homes Demonstration grant, and

**WHEREAS**, these bids were reviewed by the Assistant Executive Director and the Contracting Officer; and

**WHEREAS**, it is recommended that a contract be awarded to the Drexel University School of Public Health, 1505 Race Street, 13<sup>th</sup> Floor, Philadelphia, PA 19102; and

**WHEREAS**, it is further recommended that the amount of the contract, if awarded, shall be in the amount of **ONE HUNDRED ELEVEN THOUSAND ONE HUNDRED NINETY-EIGHTY DOLLARS (\$111,198.00)** for the base period.

**BE IT RESOLVED**, by and for the Philadelphia Housing Authority, that the Executive Director is hereby authorized to conclude and to execute a contract with the Drexel University School of Public Health; and

**BE IT FURTHER RESOLVED**, That: (1) the recommended contractor complies with all terms required by the solicitation; (2) the contract is subject to approval by PHA's funding source before a contract shall exist; (3) no contract shall exist until signed by the Executive Director; and, (4) if PHA and the bidder have not mutually agreed on the terms of a contract within forty-five (45) days of the next regularly scheduled Board Meeting, then this resolution shall be void and the authority of the Executive Director shall cease.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Patrick J. Eiding

Absent: Commissioner Debra L. Brady

Also Present: Carl R. Greene, Executive Director

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Brady;

**RESOLUTION NO. 11293**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO TAKE ALL NECESSARY STEPS TO SUBMIT AND IMPLEMENT A NEW MARKETS TAX CREDITS APPLICATION BY TAKING THE FOLLOWING ACTIONS: (1) ESTABLISH A COMMUNITY DEVELOPMENT ENTITY FOR THE PURPOSES DESCRIBED HEREIN; (2) NEGOTIATE AND EXECUTE DOCUMENTS AND AGREEMENTS NECESSARY OR DESIRABLE FOR IMPLEMENTATION OF THE NEW MARKETS TAX CREDITS APPLICATION; AND (3) ANY OTHER NECESSARY OR DESIRABLE RELATED ACTIVITIES OR ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, PHA has invested and plans to continue investing significant resources to redevelop affordable housing in a number of Philadelphia neighborhoods ("PHA Communities") for purposes of increasing housing quality and choice for PHA's clients; and

**WHEREAS**, PHA's redevelopment activities have transformed the PHA Communities; and

**WHEREAS**, PHA seeks to use New Markets Tax Credits ("NMTCs") to further stabilize and to increase the services and resources available to PHA's clients and other low-income households in current and future PHA Communities and surrounding; and

**WHEREAS**, NMTCs are distributed to Community Development Entities ("CDEs") by the U.S. Treasury through a competitive process and must be used in qualified communities for projects and facilities such as for-sale housing, community centers, day care centers, schools, supermarkets, shopping centers, commercial rental real estate, and medical service organizations; and

**WHEREAS**, in accordance with NMTC program requirements, PHA formed a CDE named Philadelphia Urban Revitalization Enterprise, LLC ("PURE"), in which PHA is the majority member and whose purpose and intent is to apply for, administer, and oversee the NMTCs; and

**WHEREAS**, if the NMTCs are awarded, the CDE may distribute the NMTCs to PHA-affiliated entities and unrelated entities, and the CDE may receive fees with respect to projects for unrelated parties for suballocating the NMTCs, serving as asset manager and handling compliance reporting to the U.S. Treasury, and those fees could be used to finance its NMTC activities and further PHA's mission;

**NOW THEREFORE BE IT RESOLVED**, that the Philadelphia Housing Authority Board of Commissioners ratifies the establishment of the CDE whose purpose and intent is to apply for, administer, and oversee the NMTCs; and

**BE IT FURTHER RESOLVED**, that, if the NMTCs are awarded to the CDE, the Executive Director, or his authorized designee (hereinafter referred to as the "Executive Director"), is authorized to negotiate and execute documents and agreements necessary or desirable for implementation of the NMTC application; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to take any necessary or desirable actions in connection with the NMTC application and the resolutions set forth herein; and

**BE IT FURTHER RESOLVED**, that any and all actions previously taken by any authorized officer of PHA, including but not limited to the establishment of the CDE, in connection with the resolutions set forth herein, are hereby ratified.

A vote being taken thereon, the "ayes" and the "nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Councilwoman/Commissioner Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Reynolds;

**RESOLUTION NO. 11294**

**IN FURTHERANCE OF THE IMPLEMENTATION OF PHA'S SCATTERED SITES REPLACEMENT HOUSING REPOSITIONING AND DEVELOPMENT INITIATIVE, THIS RESOLUTION AUTHORIZES THE EXECUTIVE DIRECTOR OF THE PHILADELPHIA HOUSING AUTHORITY, OR HIS AUTHORIZED DESIGNEE, TO: (1) SUBMIT DEVELOPMENT PLANS FOR THE PHASED CONSTRUCTION OF UP TO 525 PUBLIC HOUSING UNITS ON EXISTING SCATTERED SITES VACANT LOTS WITHIN VARIOUS COMMUNITY BASED MANAGEMENT OFFICE LOCATIONS; AND (2) EXECUTE ANNUAL CONTRIBUTIONS CONTRACT AMENDMENTS WITH THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR THE RECEIPT OF FEDERAL ASSISTANCE IN SUPPORT OF THE OPERATIONS OF THE DEVELOPMENT; AND (3) NEGOTIATE, PERFORM, AND EXECUTE ALL OTHER NECESSARY OR DESIRABLE DOCUMENTS, SECURE ALL REQUIRED FUNDING AND UNDERTAKE ANY AND ALL OTHER APPROPRIATE ACTIVITIES IN CONNECTION THEREWITH**

**WHEREAS**, In the past several years PHA or the City of Philadelphia has demolished many scattered sites units due to blight and the undesirable physical conditions of many properties; and

**WHEREAS**, In furtherance of the implementation of PHA's scattered sites replacement housing repositioning and development initiative, the PHA intends to replace a portion of these demolished units through the phased construction of up to 525 public housing units on existing PHA scattered site lots and other vacant lots within various locations, including Community Based Management Office ("CBMO") locations and in or around various conventional sites (the "Development"); and

**WHEREAS**, the first phase of the Development is intended to include the construction of up to 525 public housing units; and

**WHEREAS**, PHA is required to submit a development plan to the U. S. Department of Housing and Urban Development ("HUD") for each phase of the Development; and

**WHEREAS**, all units in the Development will be public housing units and will be leased to households with incomes of up to 80% of area median income; and

**WHEREAS**, PHA desires to enter into Annual Contributions Contract ("ACC") Amendments for each phase of the Development with HUD in order to receive federal assistance in support of the continued operations of the units.

**NOW THEREFORE BE IT RESOLVED**, that the Executive Director, or his authorized designee, (hereinafter the "Executive Director") is authorized to take any and all necessary actions including the filing of all necessary submissions to obtain any and all approvals from HUD and all other government entities in connection with the Development, including the development plans; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to enter into and otherwise execute Annual Contributions Contract Amendments in order to receive federal assistance in support of the continued operations of the Development; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to negotiate, perform, and execute any and all other necessary or desirable documents, secure all required Development funding, and undertake any and all other appropriate activities in connection with the Development, in accordance with any and all government statutes, regulations and applicable laws, as may be necessary to consummate these resolutions; and

**BE IT FURTHER RESOLVED**, that all actions taken heretofore in connection with these resolutions by the Executive Director or any authorized officer of the PHA are hereby ratified.



A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner Nellie W. Reynolds, Vice Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Debra L. Brady

Absent: Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Councilwoman/Commissioner Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Reynolds;

**RESOLUTION NO. 11295**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OR HIS DESIGNEE TO TAKE ALL NECESSARY STEPS TO OBTAIN AND USE THE ARRA FORMULA CAPITAL FUNDS, BY TAKING THE FOLLOWING ACTIONS: (1) ACCEPTING THE ARRA FORMULA CAPITAL FUNDS; (2) EXECUTING AN ACC AMENDMENT FOR THE ARRA FORMULA CAPITAL FUNDS; (3) USING THE ARRA FORMULA CAPITAL FUNDS AS SET FORTH HEREIN; (4) AMENDING THE MTW ANNUAL PLANS YEAR 8 AND 9 AND CONDUCTING A PUBLIC HEARING AND NOTICE ON SUCH AMENDMENT AS NEEDED TO INCORPORATE THE ARRA CAPITAL FUND WORK ITEMS AND SUBMITTING SAID AMENDMENT(S) TO THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); (5) SUBMITTING A CAPITAL FUND ANNUAL STATEMENT TO HUD; AND (6) ANY OTHER NECESSARY OR DESIRABLE RELATED ACTIVITIES OR ACTIONS IN CONNECTION THEREWITH**

**WHEREAS**, on February 17, 2009, the American Recovery and Reinvestment Act of 2009 ("ARRA") was signed into law; and

**WHEREAS**, ARRA allocated an additional \$ 3 billion in public housing capital funds to be distributed to housing authorities nationwide using the 2008 capital funds formula and, of this amount, the Philadelphia Housing Authority ("PHA") has been awarded \$90,561,659.00 ("ARRA Formula Capital Funds"); and

**WHEREAS**, ARRA allocated an additional \$1 billion in public housing capital funds to be distributed competitively to housing authorities; and

**WHEREAS**, ARRA and the U.S. Department of Housing and Urban Development's ("HUD") implementation of ARRA include requirements that are different from the standard requirements applicable to PHA's capital funds, including an accelerated schedule for obligation and expenditure of the funds, increased reporting, the completion and submission of a physical needs assessment, and a prohibition on using ARRA Formula Capital Funds for operating or rental assistance activities; and

**WHEREAS**, HUD has advised Moving to Work ("MTW") agencies that ARRA Formula Capital Funds may not be used as part of the PHA's funding flexibility described in PHA's Moving to Work Agreement; and

**WHEREAS**, because of the accelerated timelines for ARRA implementation, not all reporting and other requirements for use of the ARRA Formula Capital Funds are presently known; and

**WHEREAS**, in order to receive the ARRA Formula Capital Funds, PHA was required to execute an amendment to its Annual Contributions Contract ("ACC Amendment") with HUD by March 9, 2009 and must submit to HUD by April 10, 2009, a new Capital Fund Annual Statement form 50075.1 ("Annual Statement") describing the activities PHA seeks to undertake with the ARRA Formula Capital Funds; and

**WHEREAS**, on or before March 9, 2009, PHA executed the ACC Amendment attached hereto as Exhibit "A"; and

**WHEREAS**, PHA plans to submit the Annual Statement to HUD no later than April 10, 2009.

**NOW THEREFORE BE IT RESOLVED**, that the Board of Commissioners authorizes the Executive Director or his designee (hereinafter, the "Executive Director") to accept the ARRA Formula Capital Funds from HUD; and

**BE IT FURTHER RESOLVED**, that the Board of Commissioners ratifies the execution of the ACC Amendment; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to submit the Annual Statement to HUD; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to prepare and submit an amendment to MTW Annual Plans Year 8 and 9 and to conduct a public hearing and notice as needed to incorporate the ARRA Capital Fund work items and submitting said amendment(s) to the US Department of Housing and Urban Development (HUD); and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to take any and all necessary or desirable actions in connection with obtaining and using the ARRA Formula Capital Funds in accordance with the resolutions set forth herein, including but not limited to execution of ancillary documents, actions to comply with future HUD guidance on ARRA and the ARRA Formula Capital Funds, submission of reports, completion of a physical needs assessment as specified by HUD using funds from the ARRA Formula Capital Funds or other public housing capital funds, and modifications to policies or procedures in order to accommodate ARRA's requirements and HUD guidance thereto; and

**BE IT FURTHER RESOLVED**, that any and all actions previously taken by any authorized officer of PHA in connection with the resolutions set forth herein, are hereby ratified.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present:           Commissioner John F. Street, Chairman  
                  Commissioner Nellie W. Reynolds, Vice Chairman  
                  Commissioner/Councilwoman Jannie L. Blackwell  
                  Commissioner Debra L. Brady

Absent:           Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
                  Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted. The resolutions were adopted. With that, Commissioner John F. Street, Chairman opened the meeting for public comments. With no public comments being heard, Commissioner John F. Street, Chairman adjourned the meeting. (Copies of the actual transcript will be provided upon written request).