



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES**

Thursday, March 18, 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 3:03 p.m. and did a roll call of participating Commissioners to ensure that a quorum was present. All the Commissioners participated: Chair Brown-Sow, Vice-Chair Wetzel, and Commissioners Callahan (who participated through the roll call for the third resolution), Camarda, Coney, Mayo, Purnell, Shahid, and Wise. Also participating were President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican.

The Chair requested a moment of silence to prepare for the work to be done at the meeting, after which the CEO reviewed the public comment procedure in place for the virtual meeting and made the following announcements:

- 1) The 2021 PhillySEEDS Scholarship program, for PHA residents who are beginning or continuing their education at a college, university, or trade school, is now accepting applications, as detailed on its website at www.phillyseeds.org. The deadline to apply is Tuesday, June 15, 2021 by 5PM.
- 2) The HAI Group Resident Scholarship Program is also offering scholarships (www.housingcenter.com/scholarships) and has awarded more than \$1.4 million to public housing and housing choice voucher residents. The deadline is Friday, April 30, 2021.
- 3) Continued caution was urged regarding COVID-19 and PHA and Temple will continue to provide vaccinations at senior sites.
- 4) The rent moratorium will end at the end of this month and, to ensure that every resident receives the necessary assistance to stay in their homes, PHA has asked that residents immediately contact their property managers if continued rent assistance is needed.

The Employee of the Month Award was presented to Ronald Leva, on the Inventory Team in Supply Chain Management, for his exemplary work in ensuring a smooth relocation of the Bartram warehouse to Penrose Ferry Road. Mr. Leva was participating in the meeting and was congratulated by all.

The Chair then asked whether there were any corrections or amendments to the minutes of the Board meeting of February 18, 2021, as submitted. Hearing none, the minutes were accepted.

Four (4) resolutions were presented and unanimously approved by those participating in the meeting at the time of the vote.

Before the presentation of **Resolution 12141**, attached in Appendix 1, Commissioner Purnell recused himself, as his re-appointment to the Audit Committee was the subject of the resolution. Following his leaving the virtual meeting, Janea Jordon, Executive Vice-President, Office of Audit and Compliance, presented the resolution for the re-appointment of Commissioner Purnell, currently the elected Chair of the Audit Committee, to a two-year term, as an independent member, pursuant to the Audit Committee charter. Commissioner Camarda, Vice-Chair of the Audit Committee, moved for his re-appointment. After the motion was seconded, Commissioner Camarda noted that the Audit Committee recommends his re-appointment. Two public comments had been received, from Wiley Cunningham and Jennifer Bennetch (attached in Appendix 2), which had been sent by email and were read at the meeting. Following further discussion and clarification regarding the terms and requirements of the Audit Charter, there was a roll call for the vote. The motion was unanimously approved by all those participating in the vote, and Commissioner Purnell returned to the meeting.

Resolution 12142, attached in Appendix 1, was presented by attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP-SCM”), to authorize a one-year extension for PHA to continue the authorization granted since 2010 to enter into various contracts under state and federal cooperative purchasing agreements and other programs, as well as the quarterly Board reporting requirement. The authorization is for contract terms not to exceed five (5) years in a total not-to-exceed aggregate amount of twenty-seven million dollars (\$27,000,000.00). Commissioner Callahan, Chair of the Finance Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Commissioner Callahan noted that the committee had reviewed the resolution and recommended approval. There being no further discussion, including any public comment, the motion was approved by a unanimous vote, done by roll call.

Resolution 12143, attached in Appendix 1, was presented by Bret Holden, Vice-President – Leased Housing, for approval of approval of an award of fifty (50) project-based vouchers for Project HOME’s School of Nursing Development, which will include fifty (50) efficiency units of affordable rental housing for low income individuals who are homeless, formerly homeless, or at risk of homelessness, and are seeking recovery-focused housing. Vice-Chair Wetzel, as Chair of the Policy and Planning Committee that reviewed the resolution, moved for its adoption. Following a second, Vice-Chair Wetzel stated that the committee had reviewed the resolution and recommended its adoption. There were three public comments received, which were played/read: one voicemail from Jennifer Bennetch and an email from Sterling Johnson and one from Wiley Cunningham (attached in Appendix 2). After further discussion and explanation from CEO Jeremiah and the Board, addressing the abundant misinformation reflected in the public comments, a vote was taken by roll call. The resolution was unanimously approved.

Resolution 12144, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Reno & Cavanaugh, PLLC; Ballard Spahr, LLP; Fox Rothschild, LLP; and Ahmad Zaffarese, LLC, for special Rental Assistance Demonstration (“RAD”) program non-litigation legal counsel services, for a one (1) year base period and a one (1) year option period. The total aggregate amount to be expended under these contracts, including the exercise of any options, is not to exceed two hundred thousand dollars (\$200,000.00). Commissioner Camarda, as a member of the Finance Committee, moved for its adoption and noted that it had been reviewed by that committee, which recommended its approval. After the motion was seconded, there was additional discussion, including the reading of a public comment from Wiley Cunningham (attached in Appendix 2). CEO Jeremiah addressed misconceptions raised about the RAD program, MTW obligations, and property use and acquisitions. The motion was approved by a unanimous roll call vote of the Commissioners participating in the meeting at that time.

For the **Public Comment period**, one email was read (attached in Appendix 2, from Wiley Cunningham) and three voicemail general comments were played. The voicemails from Sterling Johnson and Jennifer Bennetch related to the Philadelphia Housing Authority Police Department and the third was from Natasha McNair, about communication issues and questions regarding complaints about workers. Insofar as PHA had knowledge regarding the issues raised, they were responded to at the meeting.

There being no further business, the Chair announced that the next meeting will be April 15, 2021, and the meeting ended after a unanimously approved motion to adjourn, at approximately 4:25 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.¹
PHILADELPHIA, PA 19121
THURSDAY, MARCH 18, 2021 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 February 18, 2021, as distributed
- D. **New Business**
1. **RESOLUTION RE-APPOINTING FREDERICK S. PURNELL, SR. TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

Janea Jordon
 2. **RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS**

Dave Walsh
 3. **RESOLUTION AUTHORIZING APPROVAL OF FIFTY (50) PROJECT BASED VOUCHERS FOR PROJECT HOME'S SCHOOL OF NURSING DEVELOPMENT**

Bret Holden
 4. **RESOLUTION AUTHORIZING NON-LITIGATION LEGAL SERVICES CONTRACTS FOR SPECIAL RENTAL ASSISTANCE DEMONSTRATION PROGRAM ("RAD") COUNSEL WITH RENO & CAVANAUGH, PLLC,; BALLARD SPAHR, LLP; FOX ROTHSCHILD, LLP; AND AHMAD ZAFFARESE, LLC**

Dave Walsh

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. 12141

RESOLUTION RE-APPOINTING FREDERICK S. PURNELL, SR. 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, Commissioner Frederick S. Purnell, Sr. was appointed to the Audit Committee for a two-year term by the Board of Commissioners on March 16, 2017, pursuant to Board Resolution No. 11920, was re-appointed on March 21, 2019 by Board Resolution No. 12036, and ably serves as the elected Chair of that committee; and

WHEREAS, the Audit Committee recommends his re-appointment;

BE IT RESOLVED, that the PHA Board of Commissioners does hereby approve and consent to the re-appointment of Commissioner Frederick S. Purnell, Sr. as an independent member of PHA's Audit Committee, for a two-year term, pursuant to the terms and conditions of the Audit Charter.

RESOLUTION NO. 12142

RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS

WHEREAS, as of November 18, 2010, in Resolution No. 11414, the Philadelphia Housing Authority ("PHA") has passed resolutions every year to continuously allow PHA to benefit by entering into contracts with various governmental and private entities for the full range of goods and services available under Federal and State Cooperative purchasing and similar programs, in aggregate amounts ranging from approximately thirty million dollars (\$30,000,000.00) to twenty million dollars (\$20,000,000.00); and

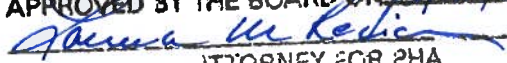
WHEREAS, in those resolutions, under certain circumstances, PHA is allowed to acquire and lease goods and services using the Federal Supply Schedules maintained by the U.S. General Services Administration, also referred to as the "GSA Schedules" and Multiple Award Schedules, and to acquire and lease goods and services using the Commonwealth of Pennsylvania's cooperative purchasing program administered by the Department of General Services Bureau of Procurement, referred to as "COSTARS," and other government procurement collectives; and

WHEREAS, such Federal and State cooperative purchasing and similar programs offer competitively obtained and standardized prices, terms and conditions, enable acquisitions to be effected on a streamlined basis, and are consistent with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards applicable to procurement by public housing authorities (2 C.F.R. §200.318 (e)), under which public housing authorities are encouraged to enter into such agreements "[t]o foster greater economy and efficiency [and] to promote cost-effective use of shared services across the Federal government;" and the Pennsylvania Commonwealth Procurement Code, Act 57 of 1998, as amended, authorizes PHA to engage in cooperative purchasing with the Commonwealth through the use of statewide contracts and the COSTARS system; and

WHEREAS, the most recent one-year authorization for such contracting was Board Resolution No. 12083, adopted on February 20, 2020, in an aggregate amount not to exceed twenty-two million dollars (\$22,000,000.00); and

WHEREAS, PHA wishes to extend such authorization for another one-year period, from April 1, 2021 through March 31, 2022, with contract terms entered into pursuant to such extension not to exceed five (5) years, in a total aggregate annual amount not to exceed twenty-seven million dollars (\$27,000,000.00), and to continue the best practice of providing a quarterly report to the PHA Board of Commissioners as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00), although this resolution would provide the requisite pre-approval for such contracting under Control Policy and Procedure #10, as amended;

BE IT RESOLVED, that the Board authorizes the President &CEO and/or his authorized designee(s) to take all actions necessary to enter into contracts, for terms not-to-exceed five (5) years, under the Federal and State cooperative purchasing and similar programs, for a one-year period, from April 1, 2021 through March 31, 2022, in a total aggregate amount not to exceed twenty-seven million dollars (\$27,000,000.00), subject to the availability of funds therefor, and PHA shall provide a quarterly report to the Board of Directors as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00).

I hereby certify that this was
APPROVED BY THE BOARD ON 3/13/2021

ATTORNEY FOR PHA

RESOLUTION NO. 12143

RESOLUTION AUTHORIZING APPROVAL OF FIFTY (50) PROJECT BASED VOUCHERS FOR PROJECT HOME'S SCHOOL OF NURSING DEVELOPMENT

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

WHEREAS, PHA's Project Based Voucher portfolio currently consists of two thousand two hundred twenty-six (2,226) units at one hundred forty-five (145) developments in Philadelphia; and PHA wishes to award fifty (50) project based vouchers for Project HOME's School of Nursing Development, as detailed below; and

WHEREAS, property owners who are awarded PBV's may maintain a site-based waitlist, if approved by PHA, and refer eligible applicants to PHA for approval, with tenants in PHA's PBV program generally paying 30% of their monthly income towards rent and utilities and PHA paying the remainder of the rent directly to the owner; and

WHEREAS, PHA's Administrative Plan allows PHA to select proposals from owners for project based vouchers when the owner was previously selected under a competitive process, which could include a community development or supportive services program that requires competitive selection of proposals, as long as the awards did not involve any consideration that the project would receive PBV assistance; and

WHEREAS, on December 21, 2020, Project HOME submitted a proposal to PHA under the prior competition method for fifty (50) project-based vouchers for its School of Nursing Development located at 115 E Huntingdon St in the Kensington neighborhood of Philadelphia, which development will include fifty (50) efficiency units of affordable rental housing for low income individuals who are homeless, formerly homeless, or at risk of homelessness and are seeking recovery focused housing; and

WHEREAS, Project HOME was awarded a grant in the amount of two million dollars (\$2,000,000.00) from the City of Philadelphia's Division of Housing and Community Development in January 2021, through a competitive process, and the award did not involve consideration that the development would receive project-based voucher assistance; and

WHEREAS, the development will provide much needed long-term affordable housing in the Kensington neighborhood for its vulnerable homeless population and the award of the vouchers from PHA will allow the development to maintain rents at an affordable range for local homeless residents in the neighborhood, consistent with PHA's mission;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to award fifty (50) project-based vouchers to Project HOME, as set forth above and subject to the availability of funds therefor, and take all necessary and appropriate actions related to the award of the vouchers.

I hereby certify that this was
APPROVED BY THE BOARD ON 3/18/2021
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12144

RESOLUTION AUTHORIZING NON-LITIGATION LEGAL SERVICES CONTRACTS FOR SPECIAL RENTAL ASSISTANCE DEMONSTRATION PROGRAM ("RAD") COUNSEL WITH RENO & CAVANAUGH, PLLC; BALLARD SPAHR, LLP; FOX ROTHSCHILD, LLP; AND AHMAD ZAFFARESE, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") PHA is currently in the process of converting numerous public housing developments to project based vouchers through the Rental Assistance Demonstration ("RAD") program, which transactions require extensive, time-consuming, and specialized legal review and actions, PHA has a need for the services of special RAD non-litigation legal counsel; and

WHEREAS, 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 Reno & Cavanaugh, PLLC; Ballard Spahr, LLP; Fox Rothschild, LLP; and Ahmad Zaffarese, LLC; 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 two hundred thousand dollars (\$200,000.00) with a one (1) year base period and a one (1) year option period, as follows:

- 1) The not-to-exceed aggregate amount for the one-year base period is one hundred thousand dollars (\$100,000.00); and
- 2) The not-to-exceed aggregate amount for the one-year option period is one hundred thousand dollars (\$100,000.00);

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 Reno & Cavanaugh, PLLC; Ballard Spahr, LLP; Fox Rothschild, LLP; and Ahmad Zaffarese, LLC for a total aggregate amount not to exceed two hundred thousand dollars (\$200,000.00), 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.

APPENDIX 2

PUBLIC COMMENTS RECEIVED VIA EMAIL FOR RESOLUTIONS & GENERAL PUBLIC COMMENT

For Board meeting of March 18, 2021

RESOLUTION #1: AUDIT CMTTEE APP'T OF CMR PURNELL

From Wiley Cunningham – “a low-income home-owner in North Philadelphia”

Within the very first paragraph of this resolution it states:

“At least four (4) independent members shall be selected from outside of PHA (PHA employees are excluded from being an independent member)”

Although Frank Purnell Sr. is not an *employee* of the Philadelphia Housing Authority, I do not believe that a sitting board member of PHA qualifies as an *independent* or *outside* member. Please, I urge the board to follow its own guidance and vote no on this resolution. No meaningful independent oversight can be achieved by appointing sitting board members to the audit committee as an “independent” member.

From Jennifer Bennetch

I oppose this resolution as I have in the past.

I do not understand how 2 of the 4 “independent members of the audit committee are also Commissioners. How can this board sit and vote for its own members to serve as independent members of the audit committee. This reeks of corruption and impropriety and I urge the board to vote against this resolution and require PHA to replace both commissioners on the audit committee with actual independent persons.

RESOLUTION #3: PROJECT HOME VOUCHERS

From Wiley Cunningham

It has recently come to my attention that the Housing Authority is in the habit of transferring public housing assistance, through a combination of the RAD, MTW, Section 18 disposition and Choice Neighborhood Grant programs, to non-profit housing developers such as ProjectHOME. The Philadelphia Housing Authority has effectively transferred the assistance that was supporting thousands of 4, 5 and 6 bedroom homes for low-income tenants to organizations such as ProjectHOME, which has bundled that assistance into mostly single bedroom units restricted to specific categories of low-income tenants, such as: drug users in recovery, disabled, veteran, queer etc. Once the assistance has been transferred, the Housing Authority has disposed of the previous units of public housing through public auction or private listings via brokers.

This practice, which has become a common practice by this board, has drastically reduced the low-income housing capacity of the Housing Authority and in of the City of Philadelphia in general, while also underpinning the process of gentrification in specific areas of the city such as neighborhoods in North Philadelphia with proximity to Temple University.

By allowing the transfer of assistance to effectively downsize from a unit which could support an entire low-income family, to a unit which will only accomodate a single individual, the Housing Authority has undermined and made a mockery of its mandate as outlined in the Housing

Authorities Law of 1937 which describes the purpose of the Housing Authority as:

providing of safe and sanitary dwelling accommodations for persons of low income through new construction or the reconstruction, restoration, reconditioning, remodeling or repair of existing structures, so as to prevent recurrence of the economically and socially disastrous conditions hereinbefore described

While I support the expansion of low-income housing to vulnerable populations, such as the one being targeted by ProjectHOME in this specific project, I am opposed to any transfer of assistance from public housing to this private entity.

I ask the board to please discuss, for the benefit of the public and for the public record, where exactly the money for these 50 vouchers is coming from specifically, respond to the question of whether or not these vouchers represent a transfer of assistance, and if so, from what projects and neighborhoods the assistance is being transferred from.

If this 50 voucher project award to ProjectHOME indeed constitutes a transfer of assistance from public housing, I urge the board to vote no on this resolution. The continued erosion of the public housing stock in Philadelphia must be halted.

From Sterling Johnson

My name is Sterling Johnson and I am a housing and homelessness advocate and I oppose Resolution 3. I have provided questions that need to be answered before it goes any further.

I am a person in long term recovery and have supported people in Kensington through harm reduction work for the last 8 years. I am concerned greatly with the connection between the City, PHA and the economic development focused in Kensington. Kensington is the next gentrifying neighborhood and the city is throwing resources into it due to the future revenue it believes will be generated. We need to stop displacement like what has happened in Francisville, Graduate Hospital and Northern Liberties. I have attached the Pew Report which shows displacement which occurred in the 2000s. *[51 page report from 2016, which will be forwarded to the Board]*

This strategy has nothing to do with the public good and everything to do with meeting the needs of capital accumulation and private developers. The government, which PHA is, must put people before private developers. You are not a private real estate company.

We need answers to these questions from the CEO before the Commissioners should vote.

1. In the past, Project Home and PHA have partnered to take subsidies from large rowhomes in North and West Philly so that they could fund institutional housing. Here, this neutral policy takes viable housing in black neighborhoods from black families causing homelessness and family separation wholly against the Fair Housing Act. Secondly, it is against the Supreme Court's Olmstead case which states that disabled people must be integrated into the community, not segregated. Aware of your legal duties, the commissioners must ask, are these project based vouchers new monies compared to subsidies being taken from RAD properties that will be transferred to the private market?

2. The CEO went through pains to talk about the 40,000 person waitlist during the summer. We need to know if any of these project based vouchers have been diverted from monies that could be used for those on the waitlist? If so, then we must ask why and rethink this entire project.

3. Lastly, we know that a hundred parcels will be delivered to HACE through an agreement with the City Council person. What is the overall plan for Kensington's Redevelopment, what is the Philadelphia Housing Authority's part in it and how will PHA mitigate any displacement due to the neighborhood improvement? Are we repeating Redevelopment like what happened in Old City and the Black Bottom? The harm is wholly foreseeable and you must act to stop it.

I implore the Commissioners to look at this resolution carefully, so they can say that they did what they could to stop foreseeable harm. We cannot say the same for those already displaced in Northern Liberties and Graduate Hospital, but let's do something this time.

Regards,
Sterling Johnson

RESOLUTION #4: SPECIAL RAD COUNSEL

From Wiley Cunningham

As an aforementioned opponent of the RAD program and its role in transferring assistance from public housing to private entities I oppose this resolution. I recommend the board immediately cease its practice of transferring assistance from public housing and eroding the public housing stock of Philadelphia. In light of the recent change in federal administration, and the likelihood of significant capital funding being allocated in the current federal budget cycle, I urge the board to put a halt to the practice of liquidating its housing stock in favor of voucher based assistance.

Although theoretically, the RAD program has baked in protections for tenants of public housing, the Philadelphia Housing Authority has managed to successfully sidestep those protections through its questionable combination of RAD with MTW, Section 18 and Choice Neighborhood Grants. It is not uncommon for this authority to move tenants out of projects that it plans to dispose of through a RAD blend so that it may transfer the assistance to a private entity and either sell or demolish the unit. In this way this Authority has been able to dispose of units that were viable, which should be prohibited under the guidelines of the RAD program.

While this authority has disposed of thousands of units of housing in this manner, it has also utilized the practice of eminent domain to forcibly seize the property property of low-income home-owners, all within walking distance of the thousands of units it has disposed of through RAD and related program blends.

I urge the board to enact a moratorium on RAD conversions and initiate a study as to the effects of these mass land sales both on the low-income communities of Philadelphia and upon its own ability to achieve it's purported mission of effectively providing low-income housing where the market cannot. To this end, I ask the board to vote no on this resolution.

Hello:

GENERAL PUBLIC COMMENT

From Wiley Cunningham re: Concerns regarding Violation of the Sunshine Act
The Pennsylvania Sunshine Act, 65 Pa.C.S. §§ 701-716, requires agencies to deliberate and take official action on agency business in an open and public meeting.

This applies to any state or local government body and all sub-units appointed by that body that perform an essential government function and exercises authority to take official action or render advice. It can include boards, councils, authorities, commissions, and committees.

The sunshine act states that voting members of an agency are not permitted to deliberate except at a public meeting. In other words, agency members exchanging opinions about an upcoming vote or encouraging other agency members to vote a particular way in an email discussion or a discussion held via social media would violate the Sunshine Act.

After several months of observation, it is clear to this observer that the Philadelphia Housing Authority is in violation of the Sunshine Act. Not once have I heard the board deliberate in public upon a resolution put before it. Every resolution has passed without discussion and with a unanimous vote. This clearly implies that the board has deliberated in private before the public meeting.

If found to be in violation of the Sunshine Act, members are subject to criminal and financial penalties in their personal capacity. I recommend the board immediately alter its practice of deliberating in private.

I further recommend that the board alter its meeting practices to include real-time public participation rather than pre-recorded or written comment. Requiring the public to submit comment in advance of the meeting, subjecting those comments to review by board and staff prior to the meeting is contrary to the spirit and purpose of public meetings. The public should be allowed to respond in real-time to the deliberation of the board and to other comments which have been submitted. Philadelphia City Council is a fine example of how public meetings should be conducted in compliance with the spirit of the Sunshine Act.