

PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES
Thursday, May 21, 2015, 3 p.m., at 12 S. 23rd St., Philadelphia, PA 19103

The regular meeting of the Philadelphia Housing Authority ("PHA") Board of Commissioners was brought to order at approximately 3:10 p.m. by the Chair, Lynette Brown-Sow. Vice-Chair Wetzel and Commissioners Callahan, Camarda, Danzy and Wise were in attendance, as well as President & CEO, Kelvin Jeremiah ("CEO Jeremiah") and Board Secretary and General Counsel, Barbara Adams.

The Chair began the meeting by asking for a moment of silence in preparation for the work to be done in the meeting and then noted that the Board had met in executive session before the meeting, at approximately 2 p.m., to discuss litigation and matters confidential by law.

CEO Jeremiah reviewed the procedure for public comment at the Board meeting and made the following announcements: 1) PHA seeks to amend its MTW Annual Plan for FY2016 to incorporate plans to convert 57 units to project-based assistance under the Rental Assistance Demonstration Program and the public hearing was held on May 20, 2015, with the public comment period ending on June 5, 2015; 2) the deadline for the PhillySEEDS Scholarship Program has been extended through June 12, 2015; 3) The National Association of Housing and Redevelopment Organizations (NAHRO) has honored PhillySEEDS, Inc. for its scholarship program and PHA for its Pre-Apprenticeship Program with National Awards of Merit and the regional chapter of NAHRO, MARC-NAHRO, recognized both of these programs with Awards of Excellence; 4) the Office of Community Operations and Resident Development was recognized for a highly successful Resident Empowerment Week, which included six days last week that were focused on resident services.

As part of the monthly Resident Spotlight, highlighting successes of PHA residents who have excelled with help from PHA's resident services programs, CEO Jeremiah recognized the over 100 residents who graduated from PHA training programs in May, in fields that included workforce ready, customer service, medical office assistant, commercial driver's license, human services, CNA, entrepreneurship, and environmental training. They were applauded in absentia.

As part of PHA's employee recognition program, Joanne Strauss introduced the winner for May: Sameerah McNeill, Wage and Compliance Specialist in the Office of Audit and Compliance, who was presented with a check for \$250.00, a certificate, and congratulatory applause.

The Chair then inquired whether there were any corrections or amendments to the minutes of the Board Meeting of April 16, 2015. Hearing none, the minutes were accepted as submitted.

Nine resolutions were presented, all of which were unanimously approved.

Resolution 11777, attached in Appendix 1, was presented by Andrea Bowman, Corporate Secretary – Office of General Counsel, to approve the charters for the standing Board Committees of Finance, Policy and Planning, and Resident Services, pursuant to the By-Laws. Vice-Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution was sent for review, moved for its approval. The motion was seconded, after which Vice-Chair Wetzel noted that the charters were the product of work by the committees involved and their approval was recommended by the Policy and Planning Committee. There being no further discussion or public comment, for which an opportunity was provided, the resolution was unanimously approved.

Resolution 11778, attached in Appendix 1, was presented by Erik Soliván, Senior Vice President - Policy, Research, and Enterprise Planning, to authorize PHA to approve the Lobbying Policy, which prohibits any lobbying on behalf of PHA other than by PHA employees and Commissioners and duly procured lobbying firms expressly authorized in writing to do so by the President & CEO and ensures that all such activity is properly disclosed. The policy also prohibits PHA from using federal funds to lobby the federal executive or legislative branches of government, but does not preclude routine and on-going post-award administration of federal contracts and grants and general advocacy. Vice-Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution was sent for review, moved for its approval and, after the motion was seconded, noted that its adoption was recommended by the committee. There was discussion among the Commissioners regarding the implications of the Policy, and CEO Jeremiah stated that the Commissioners would have a training session on the Policy, which would only relate to them in their role as PHA Commissioners and disclosure requirements would pertain only to lobbying activities for which they were compensated by PHA. There being no further discussion or public comment, for which an opportunity was provided, the resolution was unanimously approved.

Resolution 11779, attached in Appendix 1, was presented by Clare Ann Fitzgerald, Deputy General Counsel - Office of General Counsel, to authorize PHA to conclude and execute an agreement with the City of Philadelphia for PHA to pay for improvements to the City's property at 5322-34 Newhall Street for the purpose of creating a new playground or other recreational use, contingent upon PHA's moving forward with its planned redevelopment at Queen Lane, for a total amount not to exceed \$500,000. Vice-Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution was sent for review, moved for its approval. The motion was seconded and following discussion and public comment in favor of the resolution, the resolution was unanimously approved.

Resolution 11780, attached in Appendix 1, was presented by Michael Johns, Senior Executive Vice President – Capital Projects and Development, to identify specific properties to be acquired by PHA, pursuant to previous resolutions, in connection with PHA's revitalization plan for the Blumberg/Sharswood neighborhood and to authorize the President & CEO or his authorized designee(s) to take all necessary action to acquire the properties. No additional financial commitment was involved in this resolution. Vice-Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution was sent for review, moved for its approval, which motion was seconded. Vice-Chair Wetzel stated that the resolution had been reviewed with PHA staff and that the committee recommended its approval, as a follow-up to previous authorizations. Following public comment, the resolution was unanimously approved.

Prior to any discussion or presentation regarding **Resolution 11781**, attached in Appendix 1, Chair Brown-Sow announced that she would recuse herself due to a possible conflict, stating that she chairs the International Board of Directors for Youth Advocate Programs, Inc. ("YAP") and the Chair left the room. Thereafter, with Vice-Chair Wetzel presiding as Chair, the resolution was presented by Erik Soliván, Senior Vice President - Policy, Research, and Enterprise Planning, to authorize PHA to amend and approve a Memorandum of Understanding ("MOU") between YAP and PHA for the provision of Advisory/Social Services under the Uniform Relocation Act. The total amount to be expended pursuant to the MOU and amendment is not to exceed one hundred fifty-eight thousand dollars (\$158,000.00). Commissioner Camarda, as a member of the Policy and Planning Committee that reviewed the resolution, moved for its approval, which motion was seconded, and Commissioner Camarda stated that the committee recommended approval. After public comment, the resolution was unanimously approved by the Board. The Chair then returned to preside over the balance of the meeting.

Resolution 11782, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP – SCM”), to authorize PHA to modify contracts with Morgan Construction Management, LLC and Murphy’s Transportation Services, Inc. for moving services to remove the per year limits on expenditures, so that the contracts may be used to support relocations related to the Norman Blumberg redevelopment. The total aggregate expenditure is not to exceed six hundred twenty-seven thousand three hundred sixty-two dollars (\$627,362.00). Commissioner Danzy, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second and there being no discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

Resolution 11783, attached in Appendix 1, was presented by Clare Ann Fitzgerald, Deputy General Counsel – Office of General Counsel, to amend Resolution 11765, which incorrectly listed Travelers Insurance Company, instead of Hartford Steam Boiler Insurance Company, as the insurer of the Boiler & Machinery insurance for PHA. Commissioner Danzy, as a member of the Finance Committee to which the resolution was sent for review, moved for its approval. Following a second, discussion, and the opportunity for public comment, of which there was none, the motion was unanimously approved.

Resolution 11784, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with CATCH, Inc., Boys & Girls Clubs of Philadelphia, The Dream Program, Inc., and Legacy School Services, Inc., for summer youth programs, with a total aggregate amount to be expended under the contracts not to exceed three hundred thousand dollars (\$300,000.00). Commissioner Wise, as a member of the Resident Services Committee, which reviewed the resolution, moved for its approval. After a second, Commissioner Wise stated that the committee recommended approval. Following discussion and public comment, the motion was unanimously approved.

Resolution 11785, attached in Appendix 1, was presented by Janea Jordon, Executive Vice President – Office of Audit and Compliance, to authorize an amendment to the charter of the Audit Committee, to change the requirement that both the Chair and Vice-Chair of the Audit Committee be members of PHA’s Board of Commissioners and only require that the Chair of the Audit Committee be a member of the PHA Board of Commissioners. Vice-Chair Wetzel, as a member of the Audit Committee, moved for approval of the resolution. Following a second, Vice-Chair Wetzel explained that the amendment would allow greater flexibility in the selection of the Chair and Vice Chair and that the Audit Committee recommended approval. Following discussion and the opportunity for public comment, of which there was none, the resolution was unanimously approved.

The public comment period was then held, beginning at 3:50 p.m.

The Chair adjourned the meeting at approximately 4:25 p.m. Sign-up sheets with the name of each member of the public who signed up to speak on specific resolutions and in the general comment period, with a designation of the topic(s) addressed by the speaker, are attached as Appendix 2.

Respectfully submitted,



Barbara Adams
Secretary
Philadelphia Housing Authority

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
12 S. 23rd St.
PHILADELPHIA, PA 19103
THURSDAY, MAY 21, 2015, at 3 p.m.
AGENDA

- A. **Call to Order** Lynette M. Brown-Sow, Chair of the Board of Commissioners
The Philadelphia Housing Authority Board of Commissioners
- B. **Remarks** Lynette M. Brown-Sow, Chair of the Board of Commissioners
Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held April 16, 2015, as distributed.
- D. **New Business**
 - 1. **RESOLUTION APPROVING CHARTERS FOR THE STANDING BOARD COMMITTEES OF FINANCE, POLICY AND PLANNING, AND RESIDENT SERVICES**

(Andrea Bowman)
 - 2. **RESOLUTION ADOPTING A LOBBYING ACTIVITIES POLICY FOR THE PHILADELPHIA HOUSING AUTHORITY**

(Erik L. Soliván)
 - 3. **RESOLUTION AUTHORIZING AN AGREEMENT WITH THE CITY OF PHILADELPHIA FOR THE DEVELOPMENT OF RECREATIONAL SPACE IN CONNECTION WITH AND IN THE IMMEDIATE VICINITY OF THE QUEEN LANE REDEVELOPMENT**

(Clare Ann Fitzgerald)
 - 4. **RESOLUTION SPECIFYING PROPERTIES TO BE ACQUIRED IN THE BLUMBERG/SHARSWOOD NEIGHBORHOOD**

(Michael Johns)
 - 5. **RESOLUTION AMENDING A MEMORANDUM OF UNDERSTANDING WITH YOUTH ADVOCATE PROGRAMS, INC. TO SUPPORT RELOCATION EFFORTS AT THE BLUMBERG APARTMENTS AND OTHER RELATED ACTIVITIES**

(Erik L. Soliván)

6. RESOLUTION AUTHORIZING A CONTRACT AMENDMENT WITH MORGAN CONSTRUCTION MANAGEMENT, LLC AND MURPHY'S TRANSPORTATION SERVICES, INC. FOR MOVING SERVICES FOR RELOCATION

(Dave Walsh)

7. RESOLUTION AUTHORIZING AN AMENDMENT TO RESOLUTION NO. 11765 TO DESIGNATE HARTFORD STEAM BOILER INSURANCE COMPANY AS THE INSURER FOR BOILER AND MACHINERY INSURANCE

(Clare Ann Fitzgerald)

8. RESOLUTION AUTHORIZING CONTRACTS WITH CATCH INC., BOYS & GIRLS CLUBS OF PHILADELPHIA, THE DREAM PROGRAM, INC., AND LEGACY SCHOOL SERVICES, INC. FOR SUMMER YOUTH PROGRAMS

(Dave Walsh)

9. RESOLUTION AMENDING THE CHARTER OF THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE REGARDING ELIGIBILITY FOR THE POSITIONS OF CHAIR AND VICE- CHAIR OF THE AUDIT COMMITTEE

(Janea Jordon)

E. Public Comment Period

RESOLUTION NO. 11777

**RESOLUTION APPROVING THE CHARTERS FOR THE FINANCE, POLICY AND PLANNING,
AND RESIDENT SERVICES COMMITTEES**

WHEREAS, under the Amended By-Laws of the Philadelphia Housing Authority ("PHA"), as adopted on September 25, 2014 in Resolution 11725, the Board of Commissioners established five (5) standing committees, two (2) of which already existed pursuant to prior resolutions of the Board: Audit and Evaluation; and

WHEREAS, pursuant to Article V, Section 503 of the By-Laws, unless otherwise established by the Board, each standing committee is to develop a charter, to be approved by the full Board, which is to include a description of matters such as the committee's frequency of meetings, responsibilities and duties, periodic reports to the Board, and other related matters; and

WHEREAS, the standing committees of Finance, Policy and Planning, and Resident Services, unlike Audit and Evaluation, were not created by resolutions separate from Resolution 11725, and are therefore each required to present a charter to the Board for approval; and

WHEREAS, the committees of Finance, Policy and Planning, and Resident Services have prepared charters for their respective committees, and recommend the same for approval by the full Board, which charters are attached hereto;

BE IT RESOLVED, that the Board of Commissioners hereby approves the charters of the Finance, Policy and Planning, and Resident Services committees, in substantially the form attached hereto, to govern each of the respective committees.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/21/15
Barbara Collins, General Counsel
ATTORNEY FOR PHA

*ATTACHMENT OF COMMITTEE CHARTERS TO THE RESOLUTION APPROVING THE
CHARTERS OF THE FINANCE, POLICY AND PLANNING, AND RESIDENT SERVICES
COMMITTEES*

**PHILADELPHIA HOUSING AUTHORITY FINANCE
COMMITTEE CHARTER**

May 21, 2015

Role

The Finance Committee (“Committee”) of the Philadelphia Housing Authority (“PHA”) shall be responsible for recommending financial policies, goals and budgets that support the mission, values and strategic goals of PHA. The Committee shall also regularly review the financial performance of PHA compared with its goals and the financial implications of major transactions and programs. The Committee’s role is advisory and it is not authorized to take any official action on behalf of the Board. The primary responsibilities of the Committee are to: 1) assist the Board with securing and maintaining PHA’s sound financial status; 2) provide advice to the Board and PHA management regarding the adoption or amendment of financial strategies or policies; and 3) ensure responsible fiscal practices.

Structure

Membership on the Committee and the designation of the Committee Chair shall be determined by the Chair of the Board, unless otherwise established by the Board.

The Committee shall have at least three, but no more than four, members. In no event shall the Committee consist of more than a quorum of members of the full Board. A majority of Committee members shall be members of the Board of Commissioners.

Meetings

The Committee shall meet at least four times a year (no less than quarterly), or when necessary, at the call of the Committee Chair. Meeting dates and times are to be specified in advance and monthly meetings, for the purpose of preliminary review of resolutions that are proposed to be brought before the full Board, will be scheduled based on the schedule of Board meetings.

Minutes of the Committee meetings will be kept for scheduled meetings when a quorum is present and presented at the next meeting of the Committee for approval.

There must be a majority of the members present to establish a quorum and hold a meeting. Members may participate by teleconference or similar means.

In the absence of a quorum, the Committee members gathered may render preliminary recommendations or similar action, contingent upon approval of a member or members not present at the gathering.

Authority and Responsibilities

In furtherance of its mission, the Committee shall:

- Recommend policies that maintain and improve the financial health and integrity of PHA;
- Review and recommend a long-term financial plan for PHA;
- Review and recommend an annual operating budget and annual capital budget consistent with the long-term financial plan and financial policies;
- Review and recommend capital expenditures and unbudgeted operating expenditures that exceed management’s spending authority or as part of a proposed policy determination;

- Review the financial aspects of major proposed transactions, new programs and services, as well as proposals to discontinue programs or services, and make action recommendations to the Board, as appropriate;
- Monitor the financial performance of PHA as a whole against approved budgets, long-term trends, and industry benchmarks;
- Require and monitor corrective actions to bring the organization into compliance with its budget and other financial targets; and
- Report at least annually to the Board with respect to the activities of the Committee.

**PHILADELPHIA HOUSING AUTHORITY POLICY AND PLANNING
COMMITTEE CHARTER**

May 21, 2015

Role

The Policy and Planning Committee (“Committee”) of the Philadelphia Housing Authority (“PHA”) shall provide oversight and guidance in the development and implementation of PHA’s structure, policies and processes. The Committee’s role is advisory and it is not authorized to take any official action on behalf of the Board. The primary responsibilities of the Committee are to: 1) assist the Board with developing and maintaining PHA’s mission, vision, and strategic direction, 2) oversee the development of PHA’s policies and 3) provide advice to the Board and PHA management regarding the adoption or amendment of PHA policies or other action by PHA involving matters of public policy, when such matters are not otherwise to be determined by another committee of the Board.

Structure

Membership on the Committee and the designation of the Committee Chair shall be determined by the Chair of the Board, unless otherwise established by the Board.

The Committee shall have at least three, but no more than four, members. In no event shall the Committee consist of more than a quorum of members of the full Board. A majority of Committee members shall be members of the Board of Commissioners.

Meetings

The Committee shall meet at least four times a year (no less than quarterly), or when necessary, at the call of the Committee Chair. Meeting dates and times are to be specified in advance and monthly meetings, for the purpose of preliminary review of resolutions that are proposed to be brought before the full Board, will be scheduled based on the schedule of Board meetings.

Minutes of the Committee meetings will be kept for scheduled meetings when a quorum is present and presented at the next meeting of the Committee for approval.

There must be a majority of the members present to establish a quorum and hold a meeting. Members may participate by teleconference or similar means.

In the absence of a quorum, the Committee members gathered may render preliminary recommendations or similar action, contingent upon approval of a member or members not present at the gathering.

Authority and Responsibilities

In furtherance of its mission, the Committee shall:

- Ensure that PHA management has established an effective strategic planning process, including the development of a five year strategic plan with measureable goals, performance metrics, and timelines;

- Keep up-to-date with public housing industry standards, market trends, best practices, and other opportunities to improve the quality of services provided to PHA residents;
- Advise and act as a sounding board for PHA management with respect to material policy issues affecting PHA's interaction with the public, residents, grantees, or other third parties;
- Advise PHA management concerning positions or decisions that PHA might take regarding public policy, legislation, or other areas that would affect the public's perception of PHA;
- Evaluate, approve and/or recommend to the Board the adoption of, or changes to, existing policies (but not administrative procedures or management prerogatives) including, but not limited to, PHA's Admissions and Continued Occupancy Policy; Moving to Work and Administrative Plans; proposed development; procurement policies; resident grievance procedures; rent collection; broadly applicable policies; and acquisition and disposition of assets;
- Review and recommend to the Board whether resolutions submitted to the Committee by management should be approved by the Board;
- Encourage and facilitate PHA's coordination with Pennsylvania and Philadelphia area affordable housing agencies to maximize assistance to Philadelphians in need of affordable housing, including the identification of and applications for grant opportunities;
- Assume such other duties as the Board may from time to time delegate;
- Have the authority to obtain from PHA management, through coordination with the Corporate Secretary or CEO, relevant information and reports with respect to the Committee's areas of responsibility that are not exempt from disclosure to the Board members, by court order, state or federal law, regulation or privilege; and
- Report at least annually to the Board with respect to the activities of the Committee.

PHILADELPHIA HOUSING AUTHORITY RESIDENT SERVICES
COMMITTEE CHARTER

May 21, 2015

Role

The Resident Services Committee ("Committee") of the Philadelphia Housing Authority ("PHA") shall be responsible for the promotion of resident programs and services in support of PHA's mission. The Committee's role is advisory and it is not authorized to take any official action on behalf of the Board. The primary responsibilities of the Committee are to: 1) assist the Board in determining the most productive and appropriate ways to enrich the lives of PHA residents and promote opportunities to achieve financial independence; 2) provide advice to the Board and PHA management regarding the adoption or amendment of strategies or policies related to resident services; and 3) enhance the interface between PHA, the Board and PHA residents.

Structure

Membership on the Committee and the designation of the Committee Chair shall be determined by the Chair of the Board, unless otherwise established by the Board.

The Committee shall have at least three, but no more than four, members. In no event shall the Committee consist of more than a quorum of members of the full Board. A majority of Committee members shall be members of the Board of Commissioners.

Meetings

The Committee shall meet at least four times a year (no less than quarterly), or when necessary, at the call of the Committee Chair. Meeting dates and times are to be specified in advance and monthly meetings, for the purpose of preliminary review of resolutions that are proposed to be brought before the full Board, will be scheduled based on the schedule of Board meetings.

Minutes of the Committee meetings will be kept for scheduled meetings when a quorum is present and presented at the next meeting of the Committee for approval.

There must be a majority of the members present to establish a quorum and hold a meeting. Members may participate by teleconference or similar means.

In the absence of a quorum, the Committee members gathered may render preliminary recommendations or similar action, contingent upon approval of a member or members not present at the gathering.

Authority and Responsibilities

In furtherance of its mission, the Committee shall:

- Function as a liaison and voice for PHA residents;
- Advise and make recommendations to the Board on current and future issues, needs, programs and services as they relate to PHA residents;
- Evaluate existing PHA resident programs, policies, and services, and identify areas of need and improvement;
- Develop new relationships and partnerships with community and government organizations and private corporations to enhance services provided to residents;
- Continuously promote and engage in efforts to enhance the lives of PHA residents;
- Strive to enhance the interface and respect between PHA, the Board and residents; and
- Report at least annually to the Board with respect to the activities of the Committee.

RESOLUTION NO. 11778

RESOLUTION ADOPTING A LOBBYING ACTIVITIES POLICY FOR THE PHILADELPHIA HOUSING AUTHORITY

WHEREAS, the Philadelphia Housing Authority ("PHA") provides quality affordable housing to families with low incomes as a designated Moving to Work Agency; and

WHEREAS, the PHA has an interest in promoting the expansion of affordable housing, the continuation of the Moving to Work Program and other related topics by engaging in communications with elected and appointed officials on these matters and on PHA's policy positions; and

WHEREAS, PHA seeks to maintain compliance with all applicable laws and regulations while appropriately engaging with elected and appointed officials regarding these issues; and

WHEREAS, PHA has determined that it would be in the agency's best interest to establish a Lobbying Activities Policy, in substantially the form attached hereto, that prohibits any lobbying on behalf of PHA other than by PHA employees and Commissioners and duly procured lobbying firms expressly authorized in writing to do so by the President & CEO and ensures that all such activity is properly disclosed; and prohibits PHA from using federal funds to lobby the federal executive or legislative branches of government, but this does not preclude routine and on-going post-award administration of federal contracts and grants and general advocacy;

BE IT RESOLVED, that the Board of Commissioners hereby approves and adopts the Lobbying Activities Policy, in substantially the form attached hereto, effective as of June 1, 2015.



I hereby certify that this was
APPROVED BY THE BOARD ON 5/21/15
Barbara Cohen General Counsel
ATTORNEY FOR PHA

LOBBYING ACTIVITIES POLICY

Effective: June 1, 2015

Objective:

To provide Commissioners and employees of the Philadelphia Housing Authority ("PHA") and employees of entities controlled by PHA with guidance on the proper coordination and reporting of lobbying activities.

Section 1 – Purpose:

The purpose of this policy is to facilitate compliance with applicable law relating to lobbying activities by PHA employees and Commissioners, controlled entities and employees of any controlled entities, vendors hired to specifically engage in lobbying, if any and contractors and grantees and subcontractors and subgrantees of PHA. PHA, as an entity may engage in lobbying activities and must comply with applicable law. It is PHA's intent not to retain any firms to engage in lobbying activities on its behalf but, such activity is permitted and such activity shall comply with this policy.

Section 2 – Definitions:

Byrd Amendment: The federal law (31 U.S. C. §1352(b) reflected in 24 CFR Part 87) which prohibits federal grantees, contractors and those with cooperative agreements with the federal government from using federal funds to lobby the federal executive or legislative branches of government (including any agency employee) with respect to the awarding of specific contracts, grants, loans, guaranties or cooperative agreements or any extension, continuation, renewal, amendment or modification thereof.

Government Official: Any elected or appointed official or any employee of any state, local or federal government exercising discretionary authority with respect to executive agency or legislative actions.

HUD: U.S. Department of Housing and Urban Development.

Lobbying Activities: Lobbying contacts and efforts in support of such contacts, including preparation and planning activities, research and other background work that is intended, at the time it is performed, for use in lobbying contacts, and coordination with the lobbying activities of others.

Lobbying Contact: Any oral or written communication to a government official made on behalf of PHA with regard to any of the following:

the formulation, modification, or adoption of legislation including legislative proposals; or

the formulation, modification, or adoption of a rule, regulation, executive order, or any other program, policy, or position of any public, governmental body; or

the administration or execution of a program or policy, including negotiation, award, or administration of a contract, grant, loan, permit or license; or

the nomination or confirmation of a person for a position subject to confirmation by any legislative body; or

a contact made on behalf of PHA includes a contact for which an employee or Commissioner has been reimbursed or is eligible for reimbursement for expenses under PHA's travel policy in effect at the time of the contact;

the term "lobbying contact" only includes a communication that is defined under applicable law as such; the following communications are expressly not lobbying contacts:

A speech, article, publication or other material that is distributed and made available to the public, or through radio, television, cable television, the internet, or other medium of mass communication; or

A request for a meeting, a request for the status of an action, or any other similar administrative request, if the request does not include an attempt to influence a government official; or

Testimony given before a committee, subcommittee, or task force of any legislative body or submitted for inclusion in the public record of a hearing conducted by such committee, subcommittee, or task force but not if such testimony or submission is drafted such that it constitutes a violation of the Byrd Amendment; or

Information provided in writing in response to an oral or written request by a government official for specific information but not if such information is drafted such that it constitutes a violation of the Byrd Amendment; or

A communication required by subpoena, civil investigative demand, or otherwise compelled by statute, regulation, or other action of any legislative body or any government agency, including but not limited to any communication compelled by a contract, grant, loan, permit, or license with any governmental body; or

A communication made in response to a notice in the Federal Register, Commerce Business Daily or other similar publication soliciting communications from the public and directed to a government agency or agency official specifically designated in the notice to receive such communications; or

A communication that is not possible to report without disclosing information, the unauthorized disclosure of which is prohibited by law; or

A communication made to an official in an agency in regard to: (1) a judicial proceeding or a criminal or civil law enforcement inquiry, investigation, or proceeding or (2) a filing or proceeding that a government entity is specifically required by statute or regulation to maintain or conduct on a confidential basis, if that agency is charged with responsibility for such proceeding, inquiry, investigation, or filing; or

A written comment filed in the course of a public proceeding or any other communication that is made on the record in a public proceeding; or

disclosure by an individual that is protected under the amendments made by the Whistleblower Protection Act of 1989, under the Inspector General Action of 1978 or under another provision of law.

Lobbyist: Any individual who is employed or retained for financial or other compensation primarily for lobbying activities.

PHA: Philadelphia Housing Authority.

Preparation and Planning Activities: The creation of work product solely for the purpose of influencing a federal congressional or executive decision with respect to the award of a specific

federal contract, grant, loan, cooperative agreement, guaranty or any extension, continuation, renewal or a modification thereof, but does not include technical advice or analysis by a professional acting in his or her professional capacity.

Section 3 – Responsibilities:

The President and CEO of PHA is responsible for authorizing in writing PHA employees and Commissioners to lobby on behalf of PHA, for coordinating and supervising all lobbying activities on behalf of PHA and for eliciting from persons authorized to lobby on behalf of PHA information necessary to enable PHA to make required certifications, disclosures and related filings, including the submission of certifications as required by the Byrd Amendment, which is defined below.

The PHA President and CEO, any PHA Commissioner, and PHA employees who are authorized by PHA's President and CEO to lobby on behalf of PHA may lobby federal, state and/or local officials.

Such persons acting in their official capacities with PHA are considered to be state and local officials for purposes of state and local laws regulating lobbying activities and are considered to be public officials for purposes of federal laws regulating lobbying activities.

Such PHA employees and Commissioners are exempt from local, state, and federal lobbyist registration and reporting obligations, other than disclosure requirements due from PHA under the Byrd Amendment.

Only PHA's President and CEO may authorize a contract with a lobbyist or lobbyist firm to conduct lobbying activities on behalf of PHA and only if any such lobbyist or lobbyist firm is duly procured by PHA.

Any lobbyist or lobbyist firm shall be required, under the contract with PHA relating to such engagement, to comply with all applicable registration and disclosure requirements relating to such lobbying activities and to demonstrate such compliance to PHA throughout the term of any such contract for lobbying activities.

The PHA Department of Supply Chain Management is responsible for:

Including, in all contracts for lobbying activities, service provisions consistent with this policy to comply with applicable lobbying registration and reporting laws, and in all contracts, subcontracts, grants and sub-grants by or indirectly by PHA, requirements to comply with the Byrd Amendment;

Monitoring the compliance by contracted vendors with all applicable lobbyist registration and reporting laws and with the prohibitions and requirements of the Byrd Amendment.

The PHA Department of Community Operations and Resident Development ("CORD") is responsible for monitoring the use of federal funds by members of a Resident Council or a recognized jurisdiction-wide organization of residents to ensure that any federal funds provided to these organizations by PHA or otherwise are not used to lobby federal officials with respect to specific contracts, grants, loans, and modifications or extensions thereof.

The PHA General Counsel is responsible for advising PHA on the lobbying reporting requirements as questions arise.

Section 4 – Scope of Application:

This policy addresses only the official representation of PHA by persons and firms authorized by the President and CEO.

Nothing in this policy is intended to restrict protected personal expression by a PHA Commissioner or a PHA employee or any employee of any entity controlled by PHA on personal time using personal resources; nor is this policy intended to restrict a PHA Commissioner or a PHA employee or any employee of any entity controlled by PHA from identifying his/her profession or place of employment, or PHA Board membership in the context of his/her personal communication with any government official.

Any such person must make it clear that he/she is expressing his/her personal views and not an official position of PHA unless authorized to act on behalf of PHA by the President and CEO as stated in this policy.

Section 5 - Prohibited Activities:

Neither PHA, nor any PHA Commissioner, nor any PHA employee, nor any entity controlled by PHA, nor any employee of any entity controlled by PHA, nor any contractor, subcontractor, grantee or subgrantee of PHA may use any federal funds to lobby the federal executive or legislative branches of government, including any agency employee, with respect to the awarding of specific contracts, grants, loans, cooperative agreements, guaranties or any extension, continuation, renewal, amendment or modification thereof.

This prohibition on the use of federal funds does not apply to activities intended to influence executive and legislative discretion not in connection with a specific award, such as routine and on-going post-award administration of federal contracts and grants, general advocacy and contacts regarding specific federal contracts, grants, loans, guaranties and co-operative agreements prior to the issuance of any formal solicitation regarding any federal contract, grant, loan, guaranty or co-operative agreement or any extension or modification thereof.

No PHA Commissioner, no PHA employee, no entity controlled by PHA, nor any employee of any entity controlled by PHA shall engage in lobbying activities, or give the appearance of engaging in lobbying activities on behalf of PHA, without specific prior written authorization by the PHA President and CEO.

The President and CEO of PHA may not authorize any person other than a PHA employee (which does not include any employee whose salary is paid by funds of any entity controlled by PHA), or a lobbyist or lobbyist firm duly procured by PHA, to engage in lobbying activities on behalf of PHA.

No PHA Commissioner, no PHA employee, no entity controlled by PHA, nor any employee of any entity controlled by PHA may employ or retain a lobbyist or lobbyist firm without the prior written approval of the PHA President and CEO and only in compliance with all applicable PHA procurement policies.

Section 6 - Reporting of Lobbying Activities

Whenever PHA applies for, and whenever PHA is awarded, a federal contract, grant, loan, guaranty or cooperative agreement or any extension, continuation, renewal, amendment or modification thereof (as referenced in the Byrd Amendment), the PHA President and CEO shall make the certification required by the Byrd Amendment and shall disclose using Standard Form LLL, the use of any funds or agreement to use funds to make any payment to influence or attempt to influence an officer or employee of an agency, a member of the United States Congress, an officer or employee of the United States Congress or an employee of a member of the United States Congress with respect to any federal contract, grant, loan, guaranty or cooperative agreement or any extension, continuation, renewal, amendment or modification thereof (as referenced in the Byrd Amendment).

In the event PHA engages a lobbyist or lobbyist firm in accordance with this policy, PHA shall require in the contract with such lobbyist or lobbyist firm that such lobbyist or firm shall comply with all applicable lobbyist registration and reporting requirements and shall require any such lobbyist or lobbyist firm to demonstrate compliance with all such requirements.

Upon retaining any lobbyist or lobbyist firm to engage in lobbying activities on behalf of PHA, the PHA President and CEO shall obtain from the PHA General Counsel a list of any and all registration and reporting requirements to be fulfilled by PHA as a result of retaining any lobbyist or lobbyist firm and shall create all necessary procedures and internal reporting obligations to assure PHA's compliance with any such registration and reporting requirements.

Duly authorized PHA Commissioners and PHA employees who engage in lobbying activities during any calendar quarter (i.e. January 1 – March 31, April 1 – June 30, July 1 – September 30, October 1 – December 31) must report those activities in a standard form provided by the General Counsel to the PHA President and CEO, with a copy to the PHA General Counsel, within seven (7) days of the lobbying contact and shall upon request, supply all information regarding such lobbying contacts, including all costs and reimbursements related thereto.

Such quarterly reports shall also disclose any honorary contributions made during the quarter to which the report relates.

Section 7 - Honorary Contributions, Gifts, and Travel:

Honorary contributions include funds contributed or disbursed during the quarter by the PHA or by any person conducting lobbying activities on behalf of PHA:

to pay the cost of an event to honor or recognize a government official, including but not limited to, an event at which a government official is an honored guest or receives a special award, honor plaque, or honorary degree;

to an entity that is named for a government official, or to a person or entity in recognition of such official;

to an entity established, financed, maintained or controlled by a government official or an entity designated by such official; or

to pay the cost of a meeting, retreat, conference, or other similar event held by or in the name of one (1) or more government officials.

PHA is not required to report the purchase of tickets or a table to attend an event sponsored by another organization, even if a government official is recognized or honored at the event.

No PHA Commissioner, nor any PHA employee, nor any entity controlled by PHA, nor any employee of any entity controlled by PHA may make any honorary contribution as defined in Section 7, paragraph 1 above, nor pay for any gift to or travel for any government official unless the PHA Commissioner, employee or entity has received the prior written approval of the PHA President and CEO of such a contribution, gift or payment for travel. A copy of any such approval shall be sent to the PHA General Counsel who shall advise the PHA President and CEO and the individual making the honorary contribution, gift or payment for travel of all applicable reporting requirements.

The restrictions in this policy regarding honorary contributions, gifts, and travel costs shall not be applied to expenditures by PHA, any of its Commissioners, employees or any entity controlled by

PHA or any employees of any such controlled entity with respect to government officials who are PHA Commissioners, PHA employees and entities controlled by PHA and employees thereof.

The provisions of this Section 7 regarding honorary contributions shall not be construed to change in any way the restrictions upon lobbying activities set forth in this Policy; nor shall Section 7 be construed to permit contributions by PHA to any partisan political fundraising event or for any other prohibited purpose.

Section 8 - Periodic Training:

As part of PHA's periodic training of PHA Commissioners and of PHA employees by PHA's Human Resources Department, all PHA Commissioners and PHA employees and employees of all entities controlled by PHA will be advised that they may not engage in lobbying activities on behalf of PHA unless authorized, in writing, by the PHA President and CEO to do so and are trained by the General Counsel as soon as practical following any such authorization.

No less frequently than once every two years, the PHA General Counsel, or any attorney designated by the PHA General Counsel to do so, will train the PHA President and CEO, the PHA's Commissioners and any PHA employees then authorized by the PHA President and CEO to lobby on behalf of PHA. Such training shall consist of a review of this policy and any legal and any regulatory developments relating to this policy since the prior such training.

No less frequently than annually, CORD will send a notice to resident leaders reminding them that they may not conduct lobbying activities on behalf of PHA and may not use any federal funds provided to them by PHA or otherwise to lobby federal officials with respect to specific contracts, grants, loans and modifications or extensions thereof. At its meeting with resident leaders following the issuance of each such notice, CORD will highlight the notice and the prohibitions therein.

Section 9- Violations of this Policy:

This policy reflects the requirements of applicable law regarding lobbying activities on behalf of PHA.

Violations of this policy may result in civil and criminal penalties as described in the governing law. Whether or not civil or criminal penalties are imposed or apply, violations of this policy may result in termination of employment or other appropriate actions as determined by the PHA Office of Human Resources.

Section 10 - Questions:

If a PHA Commissioner or a PHA employee is in doubt whether a government official is covered by this policy, the PHA Commissioner or PHA employee should consult with the PHA President and CEO or the PHA General Counsel.

Questions about this policy, including questions about whether particular activities are subject to this policy, should be directed to the PHA President and CEO or the PHA General Counsel.

RESOLUTION NO. 11779

RESOLUTION AUTHORIZING AN AGREEMENT WITH THE CITY OF PHILADELPHIA FOR THE DEVELOPMENT OF RECREATIONAL SPACE IN CONNECTION WITH AND IN THE IMMEDIATE VICINITY OF THE QUEEN LANE REDEVELOPMENT

WHEREAS, the Philadelphia Housing Authority (“PHA”) has undertaken an affordable housing redevelopment (“Queen Lane Redevelopment”) in the Germantown area of the City of Philadelphia (“City”), located at 301 Queen Lane (the “Redevelopment Site”), that is scheduled for completion on or before December 9, 2015; and

WHEREAS, to make the Queen Lane Redevelopment possible, on April 21, 2010, following public notice and a hearing on March 22, 2010, the Philadelphia City Council passed Ordinance No. 100130 approving the City’s conveyance of property, then known as 5326 Pulaski Avenue, to the Philadelphia Authority for Industrial Development (“PAID”), and PAID in turn conveyed 5326 Pulaski Avenue to PHA for the Queen Lane Redevelopment; and

WHEREAS, part of the property then known as 5326 Pulaski Avenue is now part of the Redevelopment Site; and

WHEREAS, beginning in 2011, PHA has worked with the Philadelphia City Council to identify property to be used as a playground in the Germantown neighborhood and immediate vicinity of the Redevelopment Site; and

WHEREAS, the City has identified 5322-34 Newhall Street as property in the immediate vicinity of the Redevelopment Site on which to construct a new playground on the City’s property at PHA’s expense, in an amount not to exceed five hundred thousand dollars (\$500,000.00); and

WHEREAS, on March 3, 2015, a small group of petitioners filed an action in the Philadelphia County Orphans’ Court asserting that the City’s transfer of title to 5326 Pulaski Avenue was illegal because the property was once used as a playground; and

WHEREAS, PHA and the City believe the petitioners’ law suit lacks merit and that transfer of title to 5326 Pulaski Avenue was appropriate; and

WHEREAS, PHA desires to move forward with the construction of the new playground, contingent upon PHA’s moving forward with its planned redevelopment at Queen Lane; and

WHEREAS, PHA remains committed to observing its commitment to protect and preserve the historic potters’ field burial ground at 317-327 Queen Lane pursuant to the Programmatic Agreement Among The United States Department Of Housing And Urban Development, PHA, The Pennsylvania State Historic Preservation Officer, And The Advisory Council On Historic Preservation Regarding The Redevelopment Of The Queen Lane Apartments In Philadelphia County, Pennsylvania;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO and/or his designee(s) to conclude and to execute an agreement with the City of Philadelphia and to take all other necessary actions for PHA to pay for improvements to the City’s property at 5322-34 Newhall Street, in a total amount not to exceed five hundred thousand dollars (\$500,000.00), for the purpose of creating a new playground or other recreational use at that property, contingent upon PHA’s moving forward with its planned redevelopment at Queen Lane, as set forth above and subject to the availability of funds therefor.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/21/15
Robert Adams, General Counsel
ATTORNEY FOR PHA

RESOLUTION NO.11780

**RESOLUTION SPECIFYING PROPERTIES TO BE ACQUIRED IN THE
BLUMBERG/SHARSWOOD NEIGHBORHOOD**

WHEREAS, the Philadelphia Housing Authority (“PHA”) is developing a project (the “Blumberg Project”) for the revitalization of an area of Philadelphia Located within the vicinity of 19th Street to the east, 27th Street to the west, South College Avenue/Poplar Street to the south and Cecil B. Moore Avenue to the north; and

WHEREAS, in order to assemble the site for the Blumberg Project, PHA entered into an interagency agreement (“Agreement”) with the Philadelphia Redevelopment Authority (“PRA”), pursuant to Resolution No. 11692, approved on March 20, 2014, for the condemnation and acquisition of up to one thousand (1,000) privately-owned properties and Resolution No. 11694, approved on April 17, 2014, for the acquisition of three hundred (300) publicly-owned properties; and

WHEREAS, Resolution Nos. 11692 and 11694 authorized the number of properties to be acquired through agreement with the PRA and amounts to be expended, but did not specify the addresses of the properties; and

WHEREAS, the properties, to be acquired by condemnation under the Agreement with the PRA, for the Blumberg Project ,have been identified; and

WHEREAS, PHA and the PRA wish to specify the properties to be acquired under the previous Board authorizations, so as to include, but not be limited to, any or all of the properties listed on the attachment to this Resolution; and

WHEREAS, there is no additional financial commitment being made for the acquisition of the properties under this resolution;

BE IT RESOLVED that the PHA Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s): 1) to acquire properties for the Blumberg Project, as approved in Resolution Nos. 11692 and 11694, with such properties to include, but not be limited to, any or all of the properties listed on the attachment to this resolution; and 2) to take all necessary actions related to the acquisition of said properties.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/21/15
Barbara Adams General Counsel
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION ON ACQUISITION OF SHARSWOOD/BLUMBERG PROPERTIES

20 TH STREET	21 ST STREET	22 ND STREET
1414-24 N. 20TH ST	1325 N 21ST ST	1308 N 22 nd Street
1426-32 N. 20TH ST	1327 N 21ST ST	1313 N 22ND ST
1500 N 20TH ST	1331 N 21ST ST	1315 N 22ND ST
1502-24 N. 20TH ST	1337 N 21ST ST	1317 N 22ND ST
1526 N 20TH ST	1339 N 21ST ST	1319 N 22ND ST
1528-38 N 20TH ST	1341 N 21ST ST	1321 N 22ND ST
1540 -42N 20TH ST	1343 N 21ST ST	1322 N 22ND ST
1608 N 20TH ST	1400 N 21ST ST	1323 N 22ND ST
1610 N 20TH ST	1402 N 21ST ST	1324 N 22ND ST
1612 N 20TH ST	1409 N 21ST ST	1330 N 22ND ST
1614 N 20TH ST	1411 N 21ST ST	1332 N 22ND ST
1616 N 20TH ST	1413 N 21ST ST	1411 N 22ND ST
1618 N 20TH ST	1417 N 21ST ST	1525 N 22ND ST
1620 N 20TH ST	1419 N 21ST ST	1527 N 22ND ST
1622 N 20TH ST	1423 N 21ST ST	1529 N 22ND ST
1624-26 N 20TH ST	1429 N 21ST ST	1535 N 22ND ST
1628 N 20TH ST	1431 N 21ST ST	1620 N 22ND ST
	1509 N 21ST ST	1622 N 22ND ST
	1511 N 21ST ST	1624 N 22ND ST
	1513 N 21ST ST	1626-28 N 22ND ST
	1515 N 21ST ST	1407-09 N. 22ND ST
	1517 N 21ST ST	
	1518 N 21ST ST	
	1520 N 21ST ST	
	1522 N 21ST ST	
	1523 N 21ST ST	
	1524 N 21ST ST	
	1525 N 21ST ST	
	1527 N 21ST ST	
	1529 N 21ST ST	
	1531 N 21ST ST	
	1533 N 21ST ST	
	1611 N 21ST ST	
	1617 N 21ST ST	
	1619 N 21ST ST	
	1621 N 21ST ST	
	1623 N 21ST ST	
	1625 N 21ST ST	
	1627 N 21ST ST	
	1629 N 21ST ST	

23 rd Street	24th Street	25 th Street
1310 N 23RD ST	1300 N 24TH ST	1201 N 25TH ST
1312 N 23RD ST	1301 N 24TH ST	1303 N 25TH ST
1314 N 23RD ST	1302 N 24TH ST	1305 N 25TH ST
1319 N 23RD ST	1303 N 24TH ST	1311 N 25TH ST
1321 N 23RD ST	1304 N 24TH ST	1317 N 25TH ST
1323 N 23RD ST	1305 N 24TH ST	1319 N 25TH ST
1325 N 23RD ST	1306 N 24TH ST	1408 N 25TH ST
1327 N 23RD ST	1307 N 24TH ST	1410 N 25TH ST
1329 N 23RD ST	1309 N 24TH ST	1412 N 25TH ST
1331 N 23RD ST	1312 N 24TH ST	1414 N 25TH ST
1333 N 23RD ST	1314 N 24TH ST	1416 N 25TH ST
1400 N 23RD ST	1316 N 24TH ST	1418 N 25TH ST
1424 N 23RD ST	1318 N 24TH ST	1420 N 25TH ST
1426 N 23RD ST	1500 N 24TH ST	1422 N 25TH ST
1428 N 23RD ST	1502 N 24TH ST	1431 N 25TH ST
1430 N 23RD ST	1504 N 24TH ST	1433 N 25TH ST
1432 N 23RD ST	1506 N 24TH ST	1503 N 25TH ST
1434 N 23RD ST	1508 N 24TH ST	1505 N 25TH ST
1318 N 23RD ST	1510 N 24TH ST	1507 N 25TH ST
	1512 N 24TH ST	1509 N 25TH ST
	1514 N 24TH ST	1511 N 25TH ST
	1516 N 24TH ST	1513 N 25TH ST
	1518 N 24TH ST	1515 N 25TH ST
	1520 N 24TH ST	1517 N 25TH ST
	1522 N 24TH ST	1519 N 25TH ST
	1524 N 24TH ST	1521 N 25TH ST
	1526 N 24TH ST	1523 N 25TH ST
	1528 N 24TH ST	1525 N 25TH ST
		1527 N 25TH ST
		1529 N 25TH ST
		1531 N 25TH ST
		1538 N 25TH ST

26 th Street	27 th Street	Bailey Street
1548 N 26TH ST 1552 N 26TH ST 1554 N 26TH ST 1615 N 26TH ST	1503 N 27TH ST 1535 N 27 TH ST 1607 N 27 TH ST	1508 NORTH BAILEY ST
Beechwood Street	Bolton Street	Cecil B. Moore Avenue
1529 N BEECHWOOD ST	2400 BOLTON ST 2401 BOLTON ST 2402 BOLTON ST 2403 BOLTON ST 2404 BOLTON ST 2405 BOLTON ST 2406 BOLTON ST 2407 BOLTON ST 2408 BOLTON ST 2409 BOLTON ST 2410 BOLTON ST 2411 BOLTON ST 2412 BOLTON ST 2413 BOLTON ST 2414 BOLTON ST 2415 BOLTON ST 2416 BOLTON ST 2417 BOLTON ST 2418 BOLTON ST 2419 BOLTON ST 2420 BOLTON ST 2421 BOLTON ST 2422 BOLTON ST 2423 BOLTON ST 2424 BOLTON ST 2425 BOLTON ST 2426 BOLTON ST 2427 BOLTON ST 2428 BOLTON ST 2429 BOLTON ST 2430 BOLTON ST 2431 BOLTON ST 2432 BOLTON ST 2433 BOLTON ST 2434 BOLTON ST 2435 BOLTON ST	2004 CECIL B MOORE AVE 2006 CECIL B MOORE AVE 2008 CECIL B MOORE AVE 2010 CECIL B MOORE AVE 2012 CECIL B MOORE AVE 2014 CECIL B MOORE AVE 2016 CECIL B MOORE AVE 2018 CECIL B MOORE AVE 2020 CECIL B MOORE AVE 2022 CECIL B MOORE AVE 2024 CECIL B MOORE AVE 2026-28 CECIL B MOORE AVE 2032 CECIL B MOORE AVE 2034 CECIL B MOORE AVE 2202-04 CECIL B MOORE AVE 2206 CECIL B MOORE AVE 2208 CECIL B MOORE AVE 2210 CECIL B MOORE AVE 2212 CECIL B MOORE AVE 2214 CECIL B MOORE AVE 2216-18 CECIL B MOORE AVE 2400 CECIL B MOORE AVE 2402 CECIL B MOORE AVE 2410 CECIL B MOORE AVE 2412 CECIL B MOORE AVE 2416 CECIL B MOORE AVE 2418 CECIL B MOORE AVE 2420 CECIL B MOORE AVE 2422 CECIL B MOORE AVE 2434 CECIL B MOORE AVE 2436 CECIL B MOORE AVE 2438 CECIL B MOORE AVE 2440 CECIL B MOORE AVE 2442 CECIL B MOORE AVE 2512 CECIL B MOORE AVE 2536 CECIL B MOORE AVE

Beechwood Street	Bolton Street	Cecil B. Moore Avenue
	2436 BOLTON ST 2437 BOLTON ST 2438 BOLTON ST 2439 BOLTON ST	
College Avenue	Harlen Street	Ingersoll Street
2303 N COLLEGE AVE 2009 N COLLEGE AVE 2023 N COLLEGE AVE 2041 N COLLEGE AVE 2301 N COLLEGE AVE	2106-16 HARLAN ST 2118 HARLAN ST 2120-24 HARLAN ST 2126 HARLAN ST 2128-36 HARLAN ST 2138 HARLAN ST 2140 HARLAN ST 2142-44 HARLAN ST 2302 HARLAN ST 2303 HARLAN ST 2304 HARLAN ST 2305 HARLAN ST 2306 HARLAN ST 2307 HARLAN ST 2308 HARLAN ST 2309 HARLAN ST 2310 HARLAN ST 2311 HARLAN ST 2312 HARLAN ST 2313 HARLAN ST 2314 HARLAN ST 2315 HARLAN ST 2316 HARLAN ST 2317 HARLAN ST 2318 HARLAN ST 2319 HARLAN ST	2200 INGERSOLL ST 2202 INGERSOLL ST 2204 INGERSOLL ST 2206 INGERSOLL ST 2208 INGERSOLL ST 2210 INGERSOLL ST 2211 INGERSOLL ST 2212 INGERSOLL ST 2213 INGERSOLL ST 2214 INGERSOLL ST 2215 INGERSOLL ST 2216 INGERSOLL ST 2217 INGERSOLL ST 2218 INGERSOLL ST 2219 INGERSOLL ST 2220 INGERSOLL ST 2221 INGERSOLL ST 2222 INGERSOLL ST 2223 INGERSOLL ST 2224 INGERSOLL ST 2226 INGERSOLL ST 2227 INGERSOLL ST 2228 INGERSOLL ST 2229 INGERSOLL ST 2230 INGERSOLL ST 2231 INGERSOLL ST

College Avenue	Harlan Street	Ingersoll Street
	2321 HARLAN ST	2232 INGERSOLL ST
	2322 HARLAN ST	2233 INGERSOLL ST
	2323 HARLAN ST	2234 INGERSOLL ST
	2324 HARLAN ST	2236 INGERSOLL ST
	2325 HARLAN ST	2238 INGERSOLL ST
	2326 HARLAN ST	2239 INGERSOLL ST
	2327 HARLAN ST	2240 INGERSOLL ST
	2328 HARLAN ST	2241 INGERSOLL ST
	2329 HARLAN ST	2242 INGERSOLL ST
	2330 HARLAN ST	2253 INGERSOLL ST
	2331 HARLAN ST	2255 INGERSOLL ST
	2332 HARLAN ST	2400 INGERSOLL ST
	2333 HARLAN ST	2401 INGERSOLL ST
	2321 HARLAN ST	2402 INGERSOLL ST
	2322 HARLAN ST	2403 INGERSOLL ST
	2323 HARLAN ST	2404 INGERSOLL ST
	2324 HARLAN ST	2405 INGERSOLL ST
	2325 HARLAN ST	2406 INGERSOLL ST
	2326 HARLAN ST	2407 INGERSOLL ST
	2327 HARLAN ST	2408 INGERSOLL ST
	2328 HARLAN ST	2409 INGERSOLL ST
	2329 HARLAN ST	2410 INGERSOLL ST
	2330 HARLAN ST	2411 INGERSOLL ST
	2331 HARLAN ST	2412 INGERSOLL ST
	2332 HARLAN ST	2413 INGERSOLL ST
	2333 HARLAN ST	2414 INGERSOLL ST
	2334 HARLAN ST	2414 INGERSOLL ST
	2335 HARLAN ST	2415 INGERSOLL ST
	2336 HARLAN ST	2416 INGERSOLL ST
	2337 HARLAN ST	2418 INGERSOLL ST
	2338 HARLAN ST	2420 INGERSOLL ST
	2339 HARLAN ST	2421 INGERSOLL ST
	2340 HARLAN ST	2422 INGERSOLL ST
	2341 HARLAN ST	2423 INGERSOLL ST
	2342 HARLAN ST	2424 INGERSOLL ST
	2343 HARLAN ST	2425 INGERSOLL ST
	2344 HARLAN ST	2426 INGERSOLL ST
	2345 HARLAN ST	2427 INGERSOLL ST
	2346 HARLAN ST	2428 INGERSOLL ST
	2347 HARLAN ST	2429 INGERSOLL ST
	2349 HARLAN ST	2430 INGERSOLL ST
	2351 HARLAN ST	2431 INGERSOLL ST

College Avenue	Harlan Street	Ingersoll Street
	2400 HARLAN ST 2401 HARLAN ST 2403 HARLAN ST 2405 HARLAN ST 2406 HARLAN ST 2407 HARLAN ST 2408 HARLAN ST 2409 HARLAN ST 2410 HARLAN ST 2411 HARLAN ST 2412 HARLAN ST 2413 HARLAN ST 2414 HARLAN ST 2415 HARLAN ST 2417 HARLAN ST 2419 HARLAN ST 2421 HARLAN ST 2422 HARLAN ST 2423 HARLAN ST 2424 HARLAN ST 2425 HARLAN ST 2426 HARLAN ST 2427 HARLAN ST 2428 HARLAN ST 2429 HARLAN ST 2430 HARLAN ST 2432 HARLAN ST 2433 HARLAN ST 2435 HARLAN ST 2436 HARLAN ST 2438 HARLAN ST 2441 HARLAN ST 2501 HARLAN ST 2503 HARLAN ST 2505 HARLAN ST 2509 HARLAN STREET 2510 HARLAN STREET 2511 HARLAN STREET	2433 INGERSOLL ST 2434 INGERSOLL ST 2435 INGERSOLL ST 2437 INGERSOLL ST 2439 INGERSOLL ST 2440 INGERSOLL ST 2441 INGERSOLL ST 2443 INGERSOLL ST 2449 INGERSOLL ST 2450 INGERSOLL ST 2452 INGERSOLL ST 2453 INGERSOLL ST 2454 INGERSOLL ST 2455 INGERSOLL ST 2456 INGERSOLL ST 2457 INGERSOLL ST 2500 INGERSOLL ST 2501 INGERSOLL ST 2517 INGERSOLL ST

College Avenue	Harlen Street	Ingersoll Street
	2516 HARLAN ST 2517 HARLAN ST 2518 HARLAN ST 2519 HARLAN ST 2520 HARLAN ST 2522 HARLAN ST 2524 HARLAN ST 2526 HARLAN ST	
Jefferson Street	Lambert Street	Master Street
2001-05 JEFFERSON ST 2007 JEFFERSON ST 2009 JEFFERSON ST 2011 JEFFERSON ST 2013 JEFFERSON ST 2014 JEFFERSON ST 2015 JEFFERSON ST 2016 JEFFERSON ST 2017 JEFFERSON ST 2018 JEFFERSON ST 2019 JEFFERSON ST 2200 JEFFERSON ST 2202 JEFFERSON ST 2204 JEFFERSON ST 2206 JEFFERSON ST 2208 JEFFERSON ST 2210 JEFFERSON ST 2212 JEFFERSON ST 2214 JEFFERSON ST 2216 JEFFERSON ST 2218 JEFFERSON ST 2220 JEFFERSON ST	1401 N LAMBERT ST 1403 N LAMBERT ST 1405 N LAMBERT ST 1407 N LAMBERT ST 1409 N LAMBERT ST	2035 MASTER ST 2036 MASTER ST 2037 MASTER ST 2038 MASTER ST 2040 MASTER ST 2041 MASTER ST 2042 MASTER ST 2043 MASTER ST 2044 MASTER ST 2045 MASTER ST 2046 MASTER ST 2047 MASTER ST 2048 MASTER ST 2049 MASTER ST 2050 MASTER ST 2052 MASTER ST 2054 MASTER ST 2100 MASTER ST 2102 MASTER ST 2104 MASTER ST 2105 MASTER ST 2106 MASTER ST

Jefferson Street	Lambert Street	Master Street
2222 JEFFERSON ST 2224 JEFFERSON ST 2226 JEFFERSON ST 2228 JEFFERSON ST 2230 JEFFERSON ST 2232 JEFFERSON ST 2234 JEFFERSON ST 2236-46 JEFFERSON ST 2401 JEFFERSON ST 2403 JEFFERSON ST 2405 JEFFERSON ST 2409 JEFFERSON ST 2411 JEFFERSON ST 2419 JEFFERSON ST 2421 JEFFERSON ST 2425 JEFFERSON ST 2427 JEFFERSON ST 2441 JEFFERSON ST 2443 JEFFERSON ST 2445 JEFFERSON ST 2447 JEFFERSON ST 2449 JEFFERSON ST 2501 JEFFERSON ST 2503 JEFFERSON ST 2617 JEFFERSON ST		2107 MASTER ST 2112 MASTER ST 2113 MASTER ST 2114 MASTER ST 2115 MASTER ST 2116 MASTER ST 2117 MASTER ST 2119 MASTER ST 2121 MASTER ST 2122 MASTER ST 2124 MASTER ST 2125 MASTER ST 2126 MASTER ST 2127 MASTER ST 2128 MASTER ST 2129 MASTER ST 2138 MASTER ST 2140 MASTER ST 2144 MASTER ST 2148 MASTER ST 2208 MASTER ST 2230 MASTER ST 2232 MASTER ST 2240 MASTER ST 2242 MASTER ST 2244 MASTER ST 2246 MASTER ST 2248 MASTER ST 2550 MASTER ST 2301 MASTER ST 2303 MASTER ST 2305 MASTER ST 2307 MASTER ST 2313 MASTER ST

Jefferson Street	Lambert Street	Master Street
		2315 MASTER ST 2317 MASTER ST 2319 MASTER ST 2321 MASTER ST 2323 MASTER ST 2325 MASTER ST 2327 MASTER ST 2329 MASTER ST 2331 MASTER ST 2333 MASTER ST 2335 MASTER ST 2337 MASTER ST 2339 MASTER ST 2341 MASTER ST 2343 MASTER ST 2401 MASTER ST 2411 MASTER ST 2414 MASTER ST 2415 MASTER ST 2418 MASTER ST 2420 MASTER ST 2422 MASTER ST 2424 MASTER ST 2426 MASTER ST 2428 MASTER ST 2430 MASTER ST 2432 MASTER ST 2434 MASTER ST 2436 MASTER ST 2438 MASTER ST 2440 MASTER ST 2442 MASTER ST 2444 MASTER ST 2448 MASTER ST 2504 MASTER ST

Nassau Street	Nicholas Street	Oxford Street
2401 NASSAU ST	2000 NICHOLAS ST	2000 W OXFORD ST
2403 NASSAU ST	2001 NICHOLAS ST	2002 W OXFORD ST
2405 NASSAU ST	2002 NICHOLAS ST	2004 W OXFORD ST
2406 NASSAU ST	2003 NICHOLAS ST	2006 W OXFORD ST
2407 NASSAU ST	2004 NICHOLAS ST	2012 W OXFORD ST
2408 NASSAU ST	2005 NICHOLAS ST	2022 W OXFORD ST
2409 NASSAU ST	2006 NICHOLAS ST	2030 W OXFORD ST
2410 NASSAU ST	2007 NICHOLAS ST	2038 W OXFORD ST
2411 NASSAU ST	2008 NICHOLAS ST	2040 W OXFORD ST
2412 NASSAU ST	2009 NICHOLAS ST	2042 W OXFORD ST
2413 NASSAU ST	2010 NICHOLAS ST	2044 W OXFORD ST
2414 NASSAU ST	2011 NICHOLAS ST	2046 W OXFORD ST
2415 NASSAU ST	2012 NICHOLAS ST	2048 W OXFORD ST
2416 NASSAU ST	2013 NICHOLAS ST	2050 W OXFORD ST
2417 NASSAU ST	2014 NICHOLAS ST	2136 W OXFORD ST
2418 NASSAU ST	2015 NICHOLAS ST	2215 W OXFORD ST
2419 NASSAU ST	2016 NICHOLAS ST	2217 W OXFORD ST
2420 NASSAU ST	2018 NICHOLAS ST	2223 W OXFORD ST
2421 NASSAU ST	2020 NICHOLAS ST	2225 W OXFORD ST
2422 NASSAU ST	2022 NICHOLAS ST	2227 W OXFORD ST
2423 NASSAU ST	2024 NICHOLAS ST	2229 W OXFORD ST
2424 NASSAU ST	2026 NICHOLAS ST	2231 W OXFORD ST
2425 NASSAU ST	2028 NICHOLAS ST	2233 W OXFORD ST
2426 NASSAU ST	2030 NICHOLAS ST	2241 W OXFORD ST
2427 NASSAU ST	2031 NICHOLAS ST	2243 W OXFORD ST
2428 NASSAU ST	2032 NICHOLAS ST	2245 W OXFORD ST
2429 NASSAU ST	2033 NICHOLAS ST	2313 W OXFORD ST
2430 NASSAU ST	2034 NICHOLAS ST	2315 W OXFORD ST
2431 NASSAU ST	2036 NICHOLAS ST	2325 W OXFORD ST
2432 NASSAU ST	2038 NICHOLAS ST	2327 W OXFORD ST
2433 NASSAU ST	2040 NICHOLAS ST	2329 W OXFORD ST
2434 NASSAU ST	2042 NICHOLAS ST	2331 W OXFORD ST
2435 NASSAU ST	2044 NICHOLAS ST	2339 W OXFORD ST
2436 NASSAU ST	2046 NICHOLAS ST	2341 W OXFORD ST
2437 NASSAU ST	2400 NICHOLAS ST	2343 W OXFORD ST
2438 NASSAU ST	2401 NICHOLAS ST	2345 W OXFORD ST
2439 NASSAU ST	2402 NICHOLAS ST	2400 W OXFORD ST
2440 NASSAU ST	2403 NICHOLAS ST	2401 W OXFORD ST
2442 NASSAU ST	2404 NICHOLAS ST	2402 W OXFORD ST
2444 NASSAU ST	2405 NICHOLAS ST	2404 W OXFORD ST

Nassau Street	Nicholas Street	Oxford Street
2446 NASSAU ST 2448 NASSAU ST 2450 NASSAU ST 2452 NASSAU ST	2409 NICHOLAS ST 2416 NICHOLAS ST 2418 NICHOLAS ST 2420 NICHOLAS ST 2421 NICHOLAS ST 2423 NICHOLAS ST 2426 NICHOLAS ST 2429 NICHOLAS ST 2430 NICHOLAS ST 2431 NICHOLAS ST 2432 NICHOLAS ST 2433 NICHOLAS ST 2434 NICHOLAS ST 2435 NICHOLAS ST 2437 NICHOLAS ST 2439 NICHOLAS ST 2440 NICHOLAS ST 2441 NICHOLAS ST 2446 NICHOLAS ST 2447 NICHOLAS ST 2448 NICHOLAS ST 2449 NICHOLAS ST 2450 NICHOLAS ST 2455 NICHOLAS ST	2406 W OXFORD ST 2408 W OXFORD ST 2409 W OXFORD ST 2410 W OXFORD ST 2411 W OXFORD ST 2412 W OXFORD ST 2413 W OXFORD ST 2414 W OXFORD ST 2415 W OXFORD ST 2416 W OXFORD ST 2417 W OXFORD ST 2418 W OXFORD ST 2419 W OXFORD ST 2420 W OXFORD ST 2422 W OXFORD ST 2424 W OXFORD ST 2426 W OXFORD ST 2428 W OXFORD ST 2429 W OXFORD ST 2430 W OXFORD ST 2432 W OXFORD ST 2433 W OXFORD ST 2434 W OXFORD ST 2436 W OXFORD ST 2438 W OXFORD ST 2440 W OXFORD ST 2441 W OXFORD ST 2442 W OXFORD ST 2443 W OXFORD ST 2444 W OXFORD ST 2445 W OXFORD ST 2446 W OXFORD ST 2447 W OXFORD ST 2448 W OXFORD ST 2449 W OXFORD ST 2501 W OXFORD ST 2521 W OXFORD ST 2523 W OXFORD ST 2527 W OXFORD ST 2532 W OXFORD ST 2616 W OXFORD ST

Redner Street	Ridge Avenue	Seybert Street
2001 REDNER ST	2000 RIDGE AVE	2000 SEYBERT ST
2003 REDNER ST	2001-11 RIDGE AVE	2002 SEYBERT ST
2005 REDNER ST	INCL 1400 N 20TH ST	2004 SEYBERT ST
2007 REDNER ST	2002 RIDGE AVE	2006 SEYBERT ST
2009 REDNER ST	2004 RIDGE AVE	2008 SEYBERT ST
2011 REDNER ST	2006 RIDGE AVE	2010 SEYBERT ST
2013 REDNER ST	2008 RIDGE AVE	2012 SEYBERT ST
2015 REDNER ST	2010 RIDGE AVE	2014 SEYBERT ST
2017 REDNER ST	2012 RIDGE AVE	2016 SEYBERT ST
2019 REDNER ST	2014 RIDGE AVE	2018 SEYBERT ST
2021 REDNER ST	2015 RIDGE AVE	2020 SEYBERT ST
2023 REDNER ST	2016 RIDGE AVE	2022 SEYBERT ST
2025 REDNER ST	2017 RIDGE AVE	2024 SEYBERT ST
2027 REDNER ST	2018 RIDGE AVE	2026 SEYBERT ST
2029 REDNER ST	2019 RIDGE AVE	2205 SEYBERT ST
2031 REDNER ST	2020 RIDGE AVE	2207 SEYBERT ST
2033 REDNER ST	2021 RIDGE AVE	2209 SEYBERT ST
2035 REDNER ST	2022 RIDGE AVE	2210 SEYBERT ST
2037 REDNER ST	2023 RIDGE AVE	2211 SEYBERT ST
2039 REDNER ST	2025 RIDGE AVE	2221 SEYBERT ST
2044-48 REDNER ST	2027 RIDGE AVE	2222 SEYBERT ST
2041 REDNER ST	2029 RIDGE AVE	2223 SEYBERT ST
2043 REDNER ST	2030 RIDGE AVE	2225 SEYBERT ST
2045 REDNER ST	2031 RIDGE AVE	2226 SEYBERT ST
2047 REDNER ST	2032 RIDGE AVE	2227 SEYBERT ST
2049 REDNER ST	2033 RIDGE AVE	2228 SEYBERT ST
2051 REDNER ST	2035 RIDGE AVE	2229 SEYBERT ST
2052 REDNER ST	2037 RIDGE AVE	2230 SEYBERT ST
2053 REDNER ST	2038 RIDGE AVE	2231 SEYBERT ST
2055 REDNER ST	2039 RIDGE AVE	2232 SEYBERT ST
2400 REDNER ST	2041 RIDGE AVE	2233 SEYBERT ST
2401 REDNER ST	2042 RIDGE AVE	2234 SEYBERT ST
2402 REDNER ST	2043 RIDGE AVE	2235 SEYBERT ST
2403 REDNER ST	2044 RIDGE AVE	2237 SEYBERT ST
2404 REDNER ST	2045 RIDGE AVE	2238 SEYBERT ST
2405 REDNER ST	2046 RIDGE AVE	2239 SEYBERT ST
2406 REDNER ST	2047-49 RIDGE AVE	2241 SEYBERT ST
2407 REDNER ST	2050 RIDGE AVE	2245 SEYBERT ST
2408 REDNER ST	2051 RIDGE AVE	2308 SEYBERT ST
2409 REDNER ST	2052 RIDGE AVE	
	2053 RIDGE AVE	

Redner Street	Ridge Avenue	Seybert Street
2410 REDNER ST	2054 RIDGE AVE	2310 SEYBERT ST
2411 REDNER ST	2055 RIDGE AVE	2314 SEYBERT ST
2412 REDNER ST	2056 RIDGE AVE	2318 SEYBERT ST
2413 REDNER ST	2057-61 RIDGE AVE	2320 SEYBERT ST
2414 REDNER ST	2060 RIDGE AVE	2322 SEYBERT ST
2415 REDNER ST	2062 RIDGE AVE	2328 SEYBERT ST
2416 REDNER ST	2063 RIDGE AVE	2330 SEYBERT ST
2417 REDNER ST	2064 RIDGE AVE	2338 SEYBERT ST
2418 REDNER ST	2065 RIDGE AVE	2340 SEYBERT ST
2419 REDNER ST	2066 RIDGE AVE	2401 SEYBERT ST
2420 REDNER ST	2067 RIDGE AVE	2414 SEYBERT ST
2421 REDNER ST	2069 RIDGE AVE	2421 SEYBERT ST
2422 REDNER ST	2071 RIDGE AVE	2422 SEYBERT ST
2423 REDNER ST	2072 RIDGE AVE	2435 SEYBERT ST
2424 REDNER ST	2073 RIDGE AVE	2437 SEYBERT ST
2425 REDNER ST	2074 RIDGE AVE	2438 SEYBERT ST
2426 REDNER ST	2075 RIDGE AVE	2439 SEYBERT ST
2427 REDNER ST	2076 RIDGE AVE	2442 SEYBERT ST
2428 REDNER ST	2077 RIDGE AVE	2449 SEYBERT ST
2429 REDNER ST	2078 RIDGE AVE	2451 SEYBERT ST
2430 REDNER ST	2103-07 RIDGE AVE	2457 SEYBERT ST
2431 REDNER ST	2104 RIDGE AVE	2501 SEYBERT ST
2432 REDNER ST	2106 RIDGE AVE	2503 SEYBERT ST
2433 REDNER ST	2109 RIDGE AVE	
2434 REDNER ST	2111 RIDGE AVE	
2435 REDNER ST	2112 RIDGE AVE	
2436 REDNER ST	2113-23 RIDGE AVE	
2437 REDNER ST	2116 RIDGE AVE	
2438 REDNER ST	2118 RIDGE AVE	
2439 REDNER ST	2120 RIDGE AVE	
	2122 RIDGE AVE	
	2124 RIDGE AVE	
	2126 RIDGE AVE	
	2209 RIDGE AVE	
	2210 RIDGE AVE	
	2211 RIDGE AVE	
	2212 RIDGE AVE	
	2213 RIDGE AVE	
	2215 RIDGE AVE	

Redner Street	Ridge Avenue	Seybert Street
	2214 RIDGE AVE 2216 RIDGE AVE 2217 RIDGE AVE 2218 RIDGE AVE 2220 RIDGE AVE 2222 RIDGE AVE 2230 RIDGE AVE 2232 RIDGE AVE 2234 RIDGE AVE 2236 RIDGE AVE 2238 RIDGE AVE 2240 RIDGE AVE	
Sharswood Street	Stewart Street	Stillman Street
2009 SHARSWOOD ST 2011-23 SHARSWOOD ST 2025 SHARSWOOD ST 2100-20 SHARSWOOD ST 2301 SHARSWOOD ST 2302 SHARSWOOD ST 2303 SHARSWOOD ST 2304 SHARSWOOD ST 2305 SHARSWOOD ST 2306 SHARSWOOD ST 2307 SHARSWOOD ST 2308 SHARSWOOD ST 2309 SHARSWOOD ST 2310 SHARSWOOD ST 2311 SHARSWOOD ST 2312 SHARSWOOD ST 2313 SHARSWOOD ST 2314 SHARSWOOD ST 2315 SHARSWOOD ST 2316 SHARSWOOD ST 2317 SHARSWOOD ST 2318 SHARSWOOD ST 2319 SHARSWOOD ST 2320 SHARSWOOD ST	2231 STEWART ST 2233 STEWART ST 2302 STEWART ST 2304 STEWART ST 2306 STEWART ST 2308 STEWART ST 2310 STEWART ST 2312 STEWART ST 2314 STEWART ST 2316 STEWART ST 2318 STEWART ST 2320 STEWART ST 2322 STEWART ST 2324 STEWART ST 2326 STEWART ST 2328 STEWART ST 2330 STEWART ST 2332 STEWART ST 2334 STEWART ST 2336 STEWART ST 2338 STEWART ST 2340 STEWART ST 2342 STEWART ST 2344 STEWART ST	1540 N STILLMAN ST

Sharswood Street	Stewart Street	Stillman Street
2321 SHARSWOOD ST 2322 SHARSWOOD ST 2323 SHARSWOOD ST 2324 SHARSWOOD ST 2325 SHARSWOOD ST 2326 SHARSWOOD ST	2346 STEWART ST 2348 STEWART ST 2350 STEWART ST 2401 STEWART ST 2403 STEWART ST 2405 STEWART ST 2407 STEWART ST 2408 STEWART ST 2409 STEWART ST 2410 STEWART ST 2411 STEWART ST 2412 STEWART ST 2413 STEWART ST 2414 STEWART ST 2415 STEWART ST 2416 STEWART ST 2417 STEWART ST 2418 STEWART ST 2419 STEWART ST 2420 STEWART ST 2421 STEWART ST 2422 STEWART ST 2423 STEWART ST 2424 STEWART ST 2425 STEWART ST 2426 STEWART ST 2427 STEWART ST 2428 STEWART ST 2429 STEWART ST 2430 STEWART ST	

Sharswood Street	Stewart Street	Stillman Street
	2431 STEWART ST 2432 STEWART ST 2433 STEWART ST 2434 STEWART ST 2435 STEWART ST 2436 STEWART ST 2437 STEWART ST 2438 STEWART ST 2439 STEWART ST 2440 STEWART ST 2441 STEWART ST 2442 STEWART ST 2443 STEWART ST 2444 STEWART ST 2445 STEWART ST 2447 STEWART ST 2449 STEWART ST 2451 STEWART ST 2453 STEWART ST 2455 STEWART ST	
Taylor Street	Turner Street	West Thompson Street
1203 N TAYLOR ST 1212 N TAYLOR ST 1224 N TAYLOR ST	2020 TURNER ST 2021 TURNER ST 2022 TURNER ST 2023 TURNER ST 2024 TURNER ST 2025 TURNER ST 2026 TURNER ST 2027 TURNER ST 2028 TURNER ST 2029 TURNER ST 2030 TURNER ST	2201 W THOMPSON ST 2223 W THOMPSON ST 2233 W THOMPSON ST 2235 W THOMPSON ST

Taylor Street	Turner Street	West Thompson Street
	2031 TURNER ST 2032 TURNER ST 2033 TURNER ST 2034 TURNER ST 2035 TURNER ST 2036 TURNER ST 2037 TURNER ST 2038 TURNER ST 2039 TURNER ST 2040 TURNER ST 2041 TURNER ST 2042 TURNER ST 2043 TURNER ST 2044 TURNER ST 2045 TURNER ST 2046 TURNER ST 2047 TURNER ST 2048 TURNER ST 2400 TURNER ST 2402 TURNER ST 2414 TURNER ST 2415 TURNER ST 2416 TURNER ST 2417 TURNER ST 2418 TURNER ST 2419 TURNER ST 2420 TURNER ST 2421 TURNER ST 2422 TURNER ST	

Taylor Street	Turner Street	West Thompson Street
	2427 TURNER ST 2429 TURNER ST 2430 TURNER ST 2431 TURNER ST 2432 TURNER ST 2433 TURNER ST 2434 TURNER ST 2435 TURNER ST 2436 TURNER ST 2437 TURNER ST 2439 TURNER ST 2443 TURNER ST 2445 TURNER ST 2455 TURNER ST 2506 TURNER ST 2508 TURNER ST 2511 TURNER ST 2515 TURNER ST 2529 TURNER ST 2534 TURNER ST 2540 TURNER ST	

	Woodstock Street	
	1507-43 N. WOODSTOCK STREET (INCL. 2002-04 REDNER) 1508 N WOODSTOCK ST 1509 N WOODSTOCK ST 1510 N WOODSTOCK ST 1511 N WOODSTOCK ST 1512 N WOODSTOCK ST 1513 N WOODSTOCK ST 1514 N WOODSTOCK ST 1515 N WOODSTOCK ST 1516 N WOODSTOCK ST 1517 N WOODSTOCK ST 1518 N WOODSTOCK ST 1519 N WOODSTOCK ST 1520 N WOODSTOCK ST 1521 N WOODSTOCK ST 1522 N WOODSTOCK ST 1523 N WOODSTOCK ST 1524 N WOODSTOCK ST 1525 N WOODSTOCK ST 1526 N WOODSTOCK ST 1527 N WOODSTOCK ST	

RESOLUTION NO. 11781

**RESOLUTION AMENDING A MEMORANDUM OF UNDERSTANDING WITH YOUTH
ADVOCATE PROGRAMS, INC. TO SUPPORT RELOCATION EFFORTS AT THE BLUMBERG
APARTMENTS AND OTHER RELATED ACTIVITIES**

WHEREAS, the Philadelphia Housing Authority (“PHA”) provides quality affordable housing to families with low incomes as a designated Moving to Work Agency; and

WHEREAS, the mission of Youth Advocate Programs, Inc. (“YAP”) is to provide individuals who are, have been, or may be subject to compulsory care with the opportunity to develop, contribute and be valued as assets so that communities have safe, proven effective and economical alternatives to institutional placement; and

WHEREAS, PHA and YAP are currently partners on the Choice Neighborhoods Initiative (“CNI”) for Sharswood/Blumberg and YAP is piloting a model social service program; and

WHEREAS, as part of PHA’s Sharswood/Blumberg Transformation Plan, PHA named YAP on the U.S. Department of Housing and Urban Development Planning Grant as the People Lead, responsible for developing a social service delivery plan; and

WHEREAS, PHA wishes to expand the existing social services being provided by YAP to PHA residents under their current Memorandum of Understanding (“MOU”), to include advisory social services for PHA residents involved in the relocation from the Blumberg Apartments Multi-Family site, to support families before, during and after the relocation process; and

WHEREAS, under the existing MOU, PHA is to pay YAP ninety-eight thousand dollars (\$98,000.00) in non-federal matching grant funds, and the proposed amendment would add an amount not to exceed sixty thousand dollars (\$60,000.00) to provide for the additional services related to relocation; and

WHEREAS, PHA and YAP wish to add the following language to the current MOU:

Advisory Services to Support the Blumberg Apartments Relocation

YAP shall be responsible for the provision of Advisory Social Services for all residents being relocated at the Blumberg Apartments Multi-Family site. The social services shall include but not be limited to case management, family needs assessments, provision of and referrals to needed services, and ensuring the ease and efficiency of relocation and connection to services before, during and after relocation. YAP shall be compensated in an amount not to exceed \$60,000 for this activity, which began on May 1, 2015.

BE IT RESOLVED, that the Board of Commissioners hereby authorizes PHA’s President & CEO and/or his authorized designee(s) to enter into an MOU, in the substantially the form attached hereto, for YAP to provide services to residents to support relocation and all other services referenced therein, with the total amount not to exceed one hundred fifty-eight thousand dollars (\$158,000.00), as set forth above and subject to the availability of funds therefor.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/21/15
Barbara Colson, General Counsel
ATTORNEY FOR PHA



MEMORANDUM OF UNDERSTANDING

BY

AND

BETWEEN

YOUTH ADVOCATE PROGRAMS, INC.

AND

THE PHILADELPHIA HOUSING AUTHORITY

October 31, 2014 - October 31, 2016

AS AMENDED

MAY 21, 2015

This **MEMORANDUM of UNDERSTANDING** (hereafter called the "MOU"), entered into by and between Youth Advocate Programs, Inc. ("YAP"), and the Philadelphia Housing Authority (hereafter referred to as "PHA"), effective the 31st day of October 2014,

WITNESSETH

WHEREAS, PHA is a public body, corporate and politic, organized and existing as a public housing authority in accordance with the Housing Authorities Law of 1937, which appears at Title 35, §1541 *et seq.*, of the Pennsylvania Statutes; and

WHEREAS, YAP is a national non-profit social service organization with its main Philadelphia office located at 719 W. Girard Avenue, Philadelphia, PA 19123; and

WHEREAS, the mission of PHA is to provide safe, decent, and sanitary housing for persons of low income, in accordance with the United States Housing Act of 1937, as amended, which appears at Title 42, §1437 *et seq.*, United States Code, and the Pennsylvania Housing Authorities Law of 1937; and

WHEREAS, the mission of YAP is to provide individuals who are, have been or may be subject to compulsory care with the opportunity to develop, contribute and be valued as assets so that communities have safe, proven effective and economical alternatives to institutional placement; and

WHEREAS, PHA has an interest in partnering with the YAP as the designated lead People Planner for the development of the Transformation Plan under the U.S. Department of Housing and Urban Development ("HUD") – Choice Neighborhoods Initiative ("CNI") for the Blumberg/Sharswood Community; and

WHEREAS, in furtherance of mutual objectives for planning the transformation of the Sharswood/Blumberg neighborhood, YAP and PHA agree to partner with each other to collaborate with neighborhood residents on a small project that will try the ideas raised by residents for connecting the community to a variety of services and use the outcomes of the trial project to refine the People Plan component of the Transformation Plan on implementation of comprehensive social services; and

WHEREAS, in furtherance of mutual objectives, YAP and PHA agree there could be no better time, than at present, to collaborate on the development of the CNI Transformation Plan and develop programs and identify the resources to support "doing while planning" activities in service to Blumberg/Sharswood residents; and

NOW THEREFORE, based upon the mutual promises, covenants, and conditions set forth herein, and agreeing to be bound hereby, YAP and PHA agree and commit to work closely on the following initiatives:

AGREEMENT

- 1. INCORPORATION.** The background set forth herein above is specifically made part of this MOU.
- 2. ACTIVITIES.**

A. Advisory Services to Support the Blumberg Apartments Relocation

YAP shall be responsible for the provision of Advisory Social Services for all residents being relocated at the Blumberg Apartments Multi-Family site. The social services shall include but not be limited to case management, family needs assessments, provision of and referrals to needed services, and ensuring the ease and efficiency of relocation and connection to services before, during and after relocation. YAP shall be compensated in an amount not to exceed \$60,000 for this activity, which began on May 1, 2015.

B. Development of a Transformation Plan for CNI Blumberg/Sharswood

YAP is hereby designated the lead People Planner for the development of the Transformation Plan (hereafter, the "Plan") for the Blumberg/Sharswood CNI. PHA will support YAP's activities to develop the Plan under the HUD CNI Planning Grant to execute those activities. It is understood and expressly agreed that YAP's ability to complete its work as People Planner will depend on PHA's timely assistance (e.g., making PHA personnel available for meetings, providing needed information) and compensation as provided through the primary contractor – Wallace, Roberts and Todd. Such compensation will include YAP's administrative costs and costs associated with holding community meetings. In seeking to accomplish its goals as People Planner of the Plan, YAP shall:

1. meet with representatives of PHA, Wallace Roberts and Todd ("WRT"), and other planning team members and stakeholders to coordinate the planning process (hereafter, the "Working Group");
2. compile, review and analyze those draft Plan elements related to Sharswood/Blumberg Residents' access to safety, education, health, wellness and employment resources (as specified in subparts 3 – 9 below);
3. provide input on needs assessment questions and results;
4. lead up to four work sessions with PHA and WRT representatives in order to develop a supportive services strategy to meet the needs of the Sharswood/Blumberg Residents and that will address, among other needs:
 - i. Hard to Serve Youth,
 - ii. Afterschool programming and job training opportunities, and
 - iii. additional specific issues identified through Needs Assessment and Household level surveys;
5. identify others who may join the Working Group and contribute to the Plan;
6. work with Beech Interplex to focus specifically on the following activities:
 - i. Housing Services & Resources for the Sharswood Neighborhood Residents, and
 - ii. Job Training & Employment Opportunities for Sharswood Residents;
7. develop with support of the Working Group preliminary vision, goals, strategies, and metrics for the CNI People Plan;
8. provide the following deliverables as evidence of planning: Meetings Notes, Presentations materials, photos of Task Force Work Sessions, Written plan comments, needs assessment comments, draft People Plan narrative elements to be incorporated into the overall transformation plan;
9. present findings and recommendations at the Sharswood/Blumberg CNI as well as at future HUD, and Sharswood Blumberg CNI Meetings that take place during the effective dates of this MOU.

C. Collaborative Grant Writing

YAP will work closely with the PHA to seek collaborative grants together if appropriate potential funding is identified, especially those related to the development of data methodology, data collection and analysis of PHA data as well as research grants where appropriate. Neither YAP nor PHA can guarantee that any such funding opportunities will be identified, pursued or obtained.

D. Use of Space for Planning Activities

YAP and PHA will work collaboratively to identify space in the Blumberg/Sharswood area for the execution of planning and programming activities.

E. Youth and Family Services Pilot Project

PHA and YAP will leverage financial and administrative resources to develop a pilot program, over a period of six months, to serve a small number of youth and families in the Blumberg/Sharswood neighborhood to expand their engagement in the planning effort and be connected to social services that will enhance their connections to the community. PHA's total contribution to the

project shall not exceed \$98,000 and it will be leveraged by YAP. The pilot program shall achieve the following objectives:

- i. Identify youth and families that have high needs and low connection to services;
 - ii. Work with the youth and families by providing family based supportive services and connection to social services;
 - iii. Survey the families to learn what worked and how those services would be improved and expanded under a Transformation Plan.
3. **AMENDMENTS.** This MOU may be amended by the President and Chief Executive Officer of PHA and YAP, through its authorized representative, in writing signed by both parties, contingent upon review and signature by YAP legal counsel and the PHA legal counsel. No oral representation, warranty, condition, or agreement of any kind or nature whatsoever shall be binding upon the parties hereto unless incorporated in this agreement in the form of an amendment.
The invalidity or unenforceability of any one or more provisions of this MOU shall not affect the validity or enforceability of the remaining portions of this MOU, unless the invalidity or unenforceability would substantially deprive a party of the benefits of this MOU.
4. **DISSOLUTION.** Either PHA or YAP may terminate this MOU by giving thirty (30) days notice in writing, unless a shorter period of notice is mutually agreeable.
5. **DUAL HOLD HARMLESS CLAUSE.** Each party to this MOU shall hold the other harmless from, and indemnify the other against, any and all third-party claims, demands and actions based upon or arising out of its activities, including those of its employees and agents, and shall, upon request, defend any and all actions brought against the other party based upon any such claims or demands.
6. **TERM AND REVIEW OF MOU.**
- A. The initial term of this MOU will be from October 31, 2014 to the ending date of October 31, 2016.
 - B. The parties may agree to extend the term of this MOU and revise or amend the services outlined herein for up to two (2) additional one (1) year terms. Any such decision to extend the term of the MOU will be made in writing by August 1, 2015.
 - C. If the MOU expires and is not renewed, the affiliation between the parties will be dissolved as of the end of the then-current Term.
7. **NOTICE.** Any notice required to be given hereunder shall be made by U.S. Registered Mail, return receipt requested, postage pre-paid, and shall be deemed to have been received on the date noted on the receipt returned to sender. Any such notice shall be addressed as follows:

YAP:

Philadelphia Youth Advocate Program

719 W. Girard Avenue
Philadelphia, PA 19123
Attention: Office of the President

With a copy to:

Youth Advocate Programs, Inc.
2007 No. Third Street
Harrisburg, PA 17102

Attention: General Counsel
Philadelphia Housing Authority:
12 S. 23rd Street

Philadelphia, PA 19103
Attention: President and CEO

8. CHOICE OF LAW. This MOU is executed pursuant to and shall be construed under the laws of the Commonwealth of Pennsylvania. In the event that a dispute arises under this MOU that cannot be resolved by the parties, jurisdiction shall rest with a Pennsylvania tribunal of competent jurisdiction.

10. CONFIDENTIALITY. As part of this MOU, PHA and YAP may share data containing certain information including, but not limited to, information about staff, resident population, initiatives, business, operations, litigation, properties, financial condition, plans, intellectual property, trade secrets, technologies, processes, business relationships and/or vendors. All such information, furnished, whether oral, written, or recorded/electronic, and regardless of the manner in which it is furnished, is referred to in this MOU as "**Confidential Information.**" The term "Confidential Information" shall also include all reports, summaries, compilations, analyses, notes or other information prepared by the either party or its representatives that are based on, contain or reflect any Confidential Information. Unless otherwise agreed to in writing by both parties agree (a) to keep all Confidential Information confidential and not to disclose or reveal any Confidential Information to any person, and (b) not to disclose to any person any information about the MOU or any other facts relating thereto, or the fact that Confidential Information has been made available to either parties representatives, in each case other than to those of its representatives who are actively and directly participating in, or otherwise need to know for purposes of performing, the MOU.

Both parties agree to take the same steps to safeguard and protect the confidentiality of the Confidential Information as it takes with respect to its own confidential information. Both parties will cause its representatives to observe the terms of this article of the MOU and will be responsible for any breach of its terms by its representatives.

Both parties agree that it will use the Confidential Information only for purposes of performing the MOU.

In the event that either party is requested pursuant to, or required by, applicable law, regulation or legal process to disclose any Confidential Information, that party will provide the other party with prompt notice of such request or requirement.

Upon completion of the MOU, each party will either certify the destruction of, or promptly deliver to the other, all Confidential Information, including all copies, reproductions, summaries, compilations, third party analyses or extracts thereof or based thereon in its possession or in the possession of any representative thereof.

THIS SECTION INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties hereto, have caused this Memorandum of Understanding to be executed by their respective officers the date and year of the hereinabove mentioned.

Youth Advocate Programs, Inc.

Philadelphia Housing Authority

Dana Newman
President
Philadelphia, YAP

Kelvin A. Jeremiah
President and Chief Executive Officer

Date

Date

RESOLUTION NO. 11782

RESOLUTION AUTHORIZING A CONTRACT AMENDMENT WITH MORGAN CONSTRUCTION MANAGEMENT, LLC AND MURPHY'S TRANSPORTATION SERVICES, INC. FOR MOVING SERVICES FOR RELOCATION

WHEREAS, the Philadelphia Housing Authority ("PHA") had identified a need for moving services for relocation and, by Resolution No. 11739, adopted on November 20, 2014, authorized the award of contracts to Morgan Construction Management, LLC ("Morgan") and Murphy's Transportation Services, Inc. ("Murphy's"); and

WHEREAS, the contracts with Morgan and Murphy's were for a two (2) year base period with three (3) additional one-year option periods; with a limitation on expenditures for each of the periods, and with a total aggregate amount to be spent under the two contracts, combined, including the exercise of any options, not to exceed six hundred twenty-seven thousand three hundred sixty-two dollars (\$627,362.00); and

WHEREAS, PHA is currently working on the Norman Blumberg Redevelopment, and under this redevelopment, PHA will demolish two (2) high rise buildings and fifteen (15) low-rise three-story town house buildings, for a total of four-hundred fourteen (414) residential units ; and

WHEREAS, PHA has a need to move and relocate four-hundred fourteen (414) households from the Norman Blumberg Apartments to various PHA locations; and

WHEREAS, due to the large scope of this project, PHA wishes to have the financial flexibility to use Morgan and Murphy's for the relocation needs and therefore to amend the contracts approved in Resolution 11739 to allow PHA to remove the per-year spending limits and be able to access the total aggregate amount of funding approved for the contracts' full terms and all option years;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to amend PHA's contracts with Morgan Construction Management, LLC and Murphy's Transportation Services, Inc., as entered into pursuant to Resolution 11739, to be for the same contract period and amount as previously authorized, but without any yearly limitation on the contract expenditure amount, so that the contracts, as commenced on December 15, 2015, may continue until such time as the not-to-exceed funding limit or the end of the contracts term is reached, as stated in Resolution No. 11739, subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/21/15
Barbara Adams, General Counsel
ATTORNEY FOR PHA

RESOLUTION NO. 11783

RESOLUTION AUTHORIZING AN AMENDMENT TO RESOLUTION NO. 11765 TO DESIGNATE HARTFORD STEAM BOILER INSURANCE COMPANY AS THE INSURER FOR BOILER AND MACHINERY INSURANCE

WHEREAS, the Philadelphia Housing Authority (“PHA”) has a need for various insurance policies including Boiler & Machinery insurance; and

WHEREAS, PHA adopted Resolution 11765 on February 19, 2015 authorizing insurance contracts with various insurers for a number of types of insurance; and

WHEREAS, pursuant to proper procurement procedures, PHA’s insurance broker, Conner, Strong & Buckelew, had obtained a quotation from Hartford Steam Boiler Insurance Company to provide Boiler & Machinery insurance to PHA, which quotation was the one selected by PHA; and

WHEREAS, PHA incorrectly indicated in the attachment to Resolution 11765 that Travelers Insurance Company had been selected to provide Boiler & Machinery insurance to PHA; and

WHEREAS, the Boiler & Machinery insurance is being provided to PHA by Hartford Steam Boiler Insurance Company; and

WHEREAS, the coverage and all other terms and provisions remain in force;

BE IT RESOLVED, that Resolution 11765 is hereby amended to authorize PHA to contract with Hartford Steam Boiler Insurance Company and the contract in place with said insurer is hereby ratified.



I hereby certify that this was
APPROVED BY THE BOARD ON 5/21/15
Barbara Adams, General Counsel
ATTORNEY FOR PHA

RESOLUTION NO. 11784

RESOLUTION AUTHORIZING CONTRACTS WITH CATCH INC., BOYS & GIRLS CLUBS OF PHILADELPHIA, THE DREAM PROGRAM, INC., AND LEGACY SCHOOL SERVICES, INC. FOR SUMMER YOUTH PROGRAMS

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for summer youth programs 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, it is recommended that contracts be awarded to CATCH Inc., Boys & Girls Clubs of Philadelphia, The Dream Program, Inc., and Legacy School Services, Inc.; and

WHEREAS, work is to be assigned to each of the four (4) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered at any time during the course of this contract; and

WHEREAS, it is recommended that the aggregate amount to be expended under the four (4) contracts, combined, shall not exceed three hundred thousand dollars (\$300,000.00), for a two-month contractual period;

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 CATCH Inc., Boys & Girls Clubs of Philadelphia, The Dream Program, Inc., and Legacy School Services, Inc. for a total aggregate amount not to exceed three hundred thousand dollars (\$300,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts.



I hereby certify that this was
APPROVED BY THE BOARD ON 5/21/15
Barbara Adams, General Counsel
ATTORNEY FOR PHA

RESOLUTION NO. 11785

**RESOLUTION AMENDING THE CHARTER OF THE PHILADELPHIA HOUSING
AUTHORITY AUDIT COMMITTEE REGARDING ELIGIBILITY FOR THE POSITIONS OF
CHAIR AND VICE- CHAIR OF THE AUDIT COMMITTEE**

WHEREAS, the Philadelphia Housing Authority (“PHA”) created an Audit Committee (“Committee”), by Resolution Number 11571, on November 30, 2012, the charter of which was amended on October 23, 2015, by Resolution Number 11735; and

WHEREAS, under the current charter, the Chair and Vice-Chair of the Audit Committee are to be elected by and be members of the Audit Committee, but it is also required that both the Chair and Vice-Chair be members of the Board of Commissioners; and

WHEREAS, the Audit Committee wishes to change this requirement, so that only the Chair be required to be both a member of the Audit Committee and the Board of Commissioners, not the Vice-Chair, in order to increase eligibility for the Vice-Chair position; and

WHEREAS, the third sentence in Section II of the charter states as follows: “The Chair and the Vice Chair shall be selected from members of the PHA’s Board of Commissioners who are also members of the Committee;” and

WHEREAS, the Audit Committee wishes to change the above-quoted sentence in the charter to read as follows: “The Chair shall be a member of the Audit Committee who is also a member of PHA’s Board of Commissioners;”

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves the amendment to the Audit Committee Charter, as set forth above and reflected in the attachment hereto, effective immediately.

I hereby certify that this was
APPROVED BY THE BOARD ON 5/21/15
Juliana Cohen, General Counsel
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION FOR AMENDMENT TO CHARTER OF THE AUDIT COMMITTEE

**PHILADELPHIA HOUSING AUTHORITY
AUDIT COMMITTEE CHARTER, as amended on May 21, 2015**

Section I. Purpose

The Audit Committee ("Committee") is established by the Philadelphia Housing Authority ("PHA") Board of Commissioners ("Board") for the primary purpose of assisting the Board in overseeing the:

- Integrity of PHA's financial reporting, including assessing the independent auditor's qualification and independence;
- Adequacy of PHA's internal controls, including the performance of PHA's internal audit function; and
- Compliance with statutory and regulatory requirements.

The Committee should facilitate open communication among the independent auditor for PHA; PHA's Office of Audit and Compliance, Executive Office, and Finance Department; and the PHA Board.

The Committee will primarily fulfill its responsibilities by carrying out the activities described in Section V of this Charter.

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. In the spirit of recent federal legislation (Sarbanes-Oxley Act of 2002) and the accompanying Securities and Exchange Commission's implementing rule that pertains to publicly traded companies, 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.

Each Independent Member will serve without salary.

PHA shall provide for the defense and indemnification of each Independent Member in a civil action or proceeding in any state or federal court, arising out of any alleged act or omission which PHA finds occurred while the Independent Member was acting within the scope of the terms of this Charter and was not in violation of any rule or regulation of PHA at the time the alleged act or omission occurred.

Section IV. Frequency of Meetings

The Audit Committee shall meet on an as needed basis but not less than four times a year. Minutes of each meeting will be taken. The Audit Committee will report to the Board on an as needed basis but not less than once a year. A majority shall constitute a quorum. An agenda will be prepared for each meeting and sent to each Audit Committee member in advance of such meeting. All actions of the Audit Committee will be by a majority vote. Unless otherwise instructed, the Internal Audit Manager of PHA's Office of Audit and Compliance will attend all Audit Committee meetings, which may be in executive sessions at the request of the EVP of the Office of Audit and Compliance. Any other attendees must be by Audit Committee invitation only.

Section V. Responsibilities and Duties

To fulfill its responsibilities and duties, the Audit Committee shall:

A. Integrity of Financial Reporting

1. Recommend to the Board the appointment of the independent auditor responsible for conducting the annual Single Audit. The Audit Committee's recommendations will be based upon the recommendations of the PHA evaluation committee that reviews the proposals submitted in response to a Request for Proposals (RFP) issued by PHA, except in the event that a current auditor is recommended for another year under the option provisions of a contract awarded pursuant to an RFP, in which case the Committee's recommendations will be based upon the recommendations of the OAC following the latter's evaluation of the prior year's audit.
2. Monitor that open communication exists among the independent auditor; PHA's Executive Office, Finance Department and the Audit Committee including corrective action taken to address prior audit findings.
3. Understand all significant accounting judgments and estimates made by management in preparing the financial statements including the methodology used in making those estimates.
4. Determine that PHA management has a complete understanding of laws, regulations and agreements that could materially affect PHA's financial statements.
5. Meet with the independent auditor, President & CEO and PHA's Finance Department to discuss the audit scope including changes in the entity's operations and significant new issues and accounting policies and practices affecting PHA's financial statements. This meeting should occur prior to the start of the audit work.
6. Meet with the independent auditor, President & CEO and PHA's Finance Department after the completion of the audit work but prior to the issuance of the final reports to discuss

the audit results and draft documents. Review the independent auditor's opinion regarding whether (1) the financial statements are presented fairly in all material respects in conformity with generally accepted accounting principles, and (2) the schedule of expenditures of federal awards is presented fairly in all material respects in relation to the financial statements taken as a whole. In addition, the Audit Committee should discuss the report of the independent auditors on compliance and on internal control over financial reporting.

B. Adequacy of Internal Controls

1. Determine that the PHA has written control procedures in place including current accounting policy and procedure manuals. In addition, ensure that these policies and procedures are effectively communicated to employees.
2. Understand PHA's key performance indicators and the processes used to measure results against them.
3. Understand new significant program changes or initiatives and corresponding internal controls.
4. Understand the key operations and administrative risks facing PHA. Identification of these risks will be obtained from numerous sources including the independent auditor, PHA's management, the Office of Audit and Compliance and external auditors.
5. Understand PHA's internal controls to address these risks including relevant policies and procedures.
6. Review the Office of Audit and Compliance's annual audit plan including any changes to the plan. Review the Office of Audit and Compliance's audit reports to ensure that relevant, quality audits of PHA's operations including significant risk areas are done in a timely, complete and professional manner.
7. Review assessments of the adequacy of existing internal controls to address risk. Sources of these assessments include the independent auditor, other external auditors, President & CEO, Office of Audit and Compliance and PHA's Finance and Information Systems Departments.
8. Review management responses to audit findings including the independent auditor's report to management to determine if appropriate and timely corrective actions were taken. Follow-up with management in instances where corrective action has not been taken.

C. Compliance with Statutory and Regulatory Requirements

1. Obtain an understanding of PHA's written policies and procedures to ensure that they comply with applicable laws and regulations.
2. Review assessment of compliance with applicable laws and regulations from the independent auditor, President & CEO, the Office of Audit and Compliance, and General Counsel.

Section VI. Reports

The Audit Committee shall report periodically to the Board regarding the Audit Committee's activities. In addition, the Audit Committee will submit a written, annual report to the Board summarizing its activities.

APPENDIX 2

**MAY 21, 2015 SIGN-UP SHEET FOR THE
GENERAL PUBLIC COMMENT PERIOD
AT THE END OF THE BOARD MEETING**
(3 minutes per person)



*Why include
designated projects*

Please **PRINT** your name and generally identify your topic:

1. Name: Judith Robinson
Maintenance Issue? Yes ___ No Other (topic): Sharswood/Blumberg
Tenants RIGHTS
2. Name: Barbara Terry
Maintenance Issue? Yes ___ No ___ Other (topic): GGFE lease chg. issue
3. Name: Glenn Reed
Maintenance Issue? Yes ___ No ___ Other (topic): FHA Police
4. Name: Vanessa Hamilton Raymond Rosen
Maintenance Issue? Yes No ___ Other (topic): Management
5. Name: _____
Maintenance Issue? Yes ___ No ___ Other (topic): _____

May 2015 SIGN-UP SHEET FOR SPECIFIC RESOLUTIONS -- cont'd

- **Reso. #1:** Charters for 3 Board Committees
- **Reso. #2:** Lobbying Activities Policy
- **Reso. #3:** Queen Lane Recreational Space
- **Reso. #4:** Blumberg Properties Acquisition
- **Reso. #5:** MOU with Youth Advocate Programs
- **Reso. #6:** Contract Amendment w/ Movers
- **Reso. #7:** Amendment of Insurance Resolution
- **Reso. #8:** Summer Youth Programs
- **Reso. #9:** Audit Charter Amendment

7. Name: Bornae Brinson Reso. #1 ___ 2 ___ 3 X 4 ___ 5 ___ 6 ___ 7 ___ 8 ___ 9 ___
8. Name: Judith Robinson Reso. #1 ___ 2 ___ 3 ___ 4 X 5 ___ 6 ___ 7 ___ 8 ___ 9 ___
9. Name: Louise Harible Reso. #1 ___ 2 ___ 3 ___ 4 X 5 ___ 6 ___ 7 ___ 8 X 9 ___
10. Name: _____ Reso. #1 ___ 2 ___ 3 ___ 4 ___ 5 ___ 6 ___ 7 ___ 8 ___ 9 ___
11. Name: _____ Reso. #1 ___ 2 ___ 3 ___ 4 ___ 5 ___ 6 ___ 7 ___ 8 ___ 9 ___
12. Name: _____ Reso. #1 ___ 2 ___ 3 ___ 4 ___ 5 ___ 6 ___ 7 ___ 8 ___ 9 ___
13. Name: _____ Reso. #1 ___ 2 ___ 3 ___ 4 ___ 5 ___ 6 ___ 7 ___ 8 ___ 9 ___
14. Name: _____ Reso. #1 ___ 2 ___ 3 ___ 4 ___ 5 ___ 6 ___ 7 ___ 8 ___ 9 ___
15. Name: _____ Reso. #1 ___ 2 ___ 3 ___ 4 ___ 5 ___ 6 ___ 7 ___ 8 ___ 9 ___