



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES
Thursday, March 21, 2019, 3 p.m., at 2013 Ridge Ave., Philadelphia, PA 19121

The regularly-scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order at approximately 3:05 p.m. by the Chair, Lynette Brown-Sow. In attendance in person were Commissioners Callahan, Camarda, Coney, Mayo, Purnell, Wetzell and Wise, as well as President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican. Commissioner Staten was absent.

The Chair acknowledged the presence of Councilwoman Jannie Blackwell, who regularly attends PHA Board meetings and whose presence was appreciated by the Chair.¹

The Chair then asked for a moment of silence to help prepare for the work to be done, then related that she had attended the grand opening of the renovated Sharswood Tower for seniors, formerly the Blumberg Senior Tower, earlier this week and that it is a beautiful facility. She commended PHA’s leadership and staff for the work it is doing.

The CEO reviewed the commenting procedure and then concurred with the Chair on the quality of the renovations done to the tower. He also congratulated PhillySEEDS, PHA’s 501(c)(3) affiliate, for having been awarded the 2018 Nan McKay Resident Services Award for a large housing agency and reviewed a number of its accomplishments over the 6 years that it has been in existence.

The CEO congratulated first-time PHA homeowner Mattie Owens, who recently was able to purchase her own home, after being in public housing for over thirty (30) years and not having been able to do so previously, due to high closing costs. Due to a change in the amount of closing cost assistance available for scattered site properties, at the age of eight-eight (88), Ms. Owens is now a proud homeowner.

The Employee of the Month award for March was awarded to Matthew Avallone, Maintenance Foreman, from the Operations department, for his dedicated and thorough service. He was presented with a check, a certificate, and congratulatory applause.

The Chair inquired whether there were any corrections or amendments to the minutes of the Board Meeting of February 21, 2019. Hearing none, the minutes were accepted as submitted.

Five resolutions were presented and unanimously approved by those participating in the vote.

Resolution 12034, attached in Appendix 1, was presented by Jennifer Ragen – Director of Policy, Office of General Counsel (“Policy Director”), to approve amendments to the Admissions and Continued

¹ Jennifer Bennetch, a non-PHA resident who regularly attends PHA Board meetings with her husband and children, and comments against PHA actions, was present and she loudly booed Councilwoman Blackwell, during the Chair’s comments.

Occupancy Policies (“ACOP”) for public housing and the Administrative Plan (“Admin Plan”) applicable to the Housing Choice Voucher Program, as presented on the Summary Sheet attached to the resolution. Vice Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Commissioner Wetzel stated the committee had received a presentation from PHA regarding the changes and recommended approval. There being no further discussion or public comment, for which an opportunity was provided (as it was for all the resolutions), the motion was unanimously approved.

Resolution 12035, attached in Appendix 1, was presented by Jennifer Ragen, Policy Director, to authorize an amendment to PHA’s Moving to Work (“MTW”) FY 2020 Annual Plan or PHA’s MTW FY 2019 Annual Plan, whichever one is in effect at the time that the amendment is approved by the U.S. Department of Housing and Urban Development, for the conversion of thirty (30) vacant public housing units at various scattered site locations in Philadelphia to project-based assistance at one (1) new construction or substantial rehab housing development under the provisions of the Rental Assistance Demonstration Program. Vice Chair Wetzel, as Chair of the Policy and Planning Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Commissioner Wetzel stated the committee had met with PHA staff, reviewed the resolution, and recommended its adoption. There being no further discussion or public comment, the motion was unanimously approved.

Prior to any discussion or presentation regarding **Resolution 12036**, attached in Appendix 1, Commissioner Purnell stated that he would recuse himself due to his appointment being the subject of the resolution, and he left the room. The resolution was then presented by Janea Jordon, Executive Vice President – Office of Audit and Compliance, to re-appoint Commissioner Frederick S. Purnell, Sr. to the Audit Committee as an independent member. Commissioner Camarda, as a member of the Audit Committee that had reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Camarda added that Audit Committee unanimously recommended Commissioner Purnell’s re- appointment and that he currently serves as Chair of that committee. There being no further discussion or public comment, the motion was unanimously approved and Commissioner Purnell returned to participate in the rest of the meeting.²

Resolution 12037, attached in Appendix 1, was presented by Celeste Fields, Senior Executive Vice President/Chief Administrative & Financial Officer, to authorize the adoption of PHA’s FY 2020 Operating and Capital Budgets. The FY 2020 Comprehensive Operating and Capital Budgets project revenues at four hundred fifty-four million five hundred forty-one thousand four hundred thirty dollars (\$454,541,430.00). Expenditures for FY 2020 are projected at four hundred fifty-four million five hundred forty-one thousand four hundred thirty dollars (\$454,541,430.00). The PowerPoint presentation made at the Board meeting is attached as Appendix 2 (the 10th page, which said “Thank You” is not included in the Attachment). Commissioner Callahan, as Chair of the Finance Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Commissioner Callahan stated that the committee had reviewed the budget, and that a presentation had also been made to the full Board regarding it, and that the committee recommended its approval. There being no further discussion or public comment, the motion was unanimously approved.

Resolution 12038, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management, to continue the authorization of PHA to enter into various contracts under

² Ms. Bennetch interrupted the meeting during the presentation of this resolution, with shouting about the need to protect our freedoms.

state and federal cooperative purchasing agreements and similar programs. The authorization would be for contract terms not-to-exceed five (5) years, as entered into during a one-year period, from March 31, 2019 through March 31, 2020, in a total aggregate amount not to exceed twenty-three million dollars (\$23,000,000.00). Further PHA shall continue to provide a quarterly report to the Board of Directors as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00). Commissioner Callahan, as Chair of the Finance Committee to which the resolution had been sent for review, moved for its adoption. Following a second, Commissioner Callahan stated that the committee was familiar with the cooperative contract authorizations, as they had been done for a number of years, they benefit PHA, and the committee recommended approval of the resolution. There being no further discussion or public comment, the motion was unanimously approved.

The meeting was opened for **public comment** at approximately 3:40 p.m., with those who signed up to speak and their topics being noted on Appendix 3.

Around 3:55, the Chair noted that there was no further business, stated that the next meeting would be April 18, 2019, asked for a motion to adjourn, which was seconded.

Prior to there being a vote, Ms. Bennetch ran forward, charging towards the Board of Commissioners and CEO Jeremiah, screaming accusations and threats, with her children in her wake, requiring the PHA police to position themselves between her and the Commissioners. Her husband intervened to have her leave, with their children, after she was yelling accusations regarding the PHA police supposedly setting her home on fire, and threatening that she will retaliate, in courts and in kind.³

The meeting ended at approximately 4:05 p.m.

Respectfully submitted,



Laurence M. Redican
General Counsel
Philadelphia Housing Authority

³ In the public comment period, Ms. Bennetch alleged that PHA was responsible for a fire in her home the day before, and, among other threats, stated: "Burn me down I will burn you the f... down."

APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY
MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, MARCH 21, 2019 at 3 p.m.
AGENDA

- A. **Call to Order** Lynette Brown-Sow, Chair of the Board of Commissioners
- B. **Remarks** Kelvin A. Jeremiah, President & CEO
- C. **Approval of Minutes** of the Board Meeting held February 21, 2019, as distributed.
- D. **New Business**
1. **RESOLUTION APPROVING AMENDMENTS TO THE PHILADELPHIA HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN**

Jennifer Ragen
 2. **RESOLUTION AUTHORIZING AN AMENDMENT TO THE PHILADELPHIA HOUSING AUTHORITY MOVING TO WORK ANNUAL PLAN IN EFFECT AT THE TIME OF APPROVAL OF THE AMENDMENT BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Jennifer Ragen
 3. **RESOLUTION RE-APPOINTING FREDERICK S. PURNELL, SR. TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**

Janea Jordon
 4. **RESOLUTION APPROVING FISCAL YEAR (FY) 2020 OPERATING AND CAPITAL BUDGETS**

Celeste Fields
 5. **RESOLUTION TO CONCLUDE AND TO EXECUTE VARIOUS CONTRACTS UNDER FEDERAL AND STATE COOPERATIVE PURCHASING AND SIMILAR PROGRAMS**

Dave Walsh
- E. **Public Comment Period**

RESOLUTION NO. 12034

RESOLUTION APPROVING AMENDMENTS TO THE PHILADELPHIA HOUSING AUTHORITY'S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN

WHEREAS, the Philadelphia Housing Authority ("PHA") has adopted Admissions and Continued Occupancy Policies ("ACOP") applicable to the Public Housing program, amended February 2018, that provide for PHA to update the ACOP to reflect changes in law or regulations, MTW initiatives, PHA operations, or when needed to ensure staff consistency in operation; and

WHEREAS, PHA has an Administrative Plan applicable to the Housing Choice Voucher Program ("Administrative Plan"), amended May 2018, that provides for PHA to update the Administrative Plan to reflect changes in law or regulations, MTW initiatives, PHA operations, or when needed to ensure staff consistency in operation; and

WHEREAS, PHA has determined that the proposed amendments to the ACOP and the Administrative Plan, as substantially reflected on the Summary Sheet attached to this Resolution, are necessary and appropriate, to promote efficient program administration, conform to legislative and regulatory requirements and the necessity for staff consistency in operation; and

WHEREAS, PHA provided opportunities for public comment on a portion of the proposed amendments, including publishing a notice, posting the changes on PHA's website and soliciting public comments, from December 5, 2018 through January 4, 2019, as well as holding a public hearing on the proposed amendments on December 18, 2018 and making a presentation to resident leadership on December 12, 2018; and

WHEREAS, PHA provided opportunities for public comment on the remainder of the proposed amendments, including publishing a notice, posting the changes on PHA's website and soliciting public comments, from February 8, 2019 through March 10, 2019, as well as holding a public hearing on the proposed amendments on March 5, 2019 2018 and making a presentation to resident leadership on February 13, 2019;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves the changes to the ACOP and Administrative Plan, as substantially reflected on the attached Summary Sheet (attached to this Resolution), to be effective as of 12:01 a.m. on April 1, 2019.

I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/19
Debra M. Kelly
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION FOR ACOP AND ADMINISTRATIVE PLAN CHANGES
Summary of Proposed Changes to the Public Housing Admissions & Continued Occupancy Policy November 29,
2018. February 7, 2019: Added Items 2, 4, 5 and 10

No	Chapter Name Subject Area	Source	Existing ACOP	Proposed ACOP
Chapter 5: Application, Wait List & Tenant Selection				
1.	Establishing and Maintaining Site Based Waiting Lists 5.18	PHA	<ul style="list-style-type: none"> • Not currently included in the Policy • Added policy guidance on changes to waiting list selections for existing applicants 	<ul style="list-style-type: none"> • When an applicant requests a change to his/her site selection and the waiting list for the selected site is closed, PHA will allow an applicant already on the waiting list to select the site with the closed waiting list; however, the date and time of application for the new site will reflect the date of the change. • If an applicant requests a change from SBWL to the 1st Available Unit waiting list or from the 1st Available Unit waiting list to SBWL, PHA will allow the change; however, the applicant will be assigned a new date and time of application for the new waiting list selections.
Chapter 9: Rent				
2.	Total Tenant Payment: Over Income Families 9.4	Housing Opportunity Through Modernization Act of 2016: Final Implementation of Public Housing Income Limit	<ul style="list-style-type: none"> • Not currently included in the Policy 	<ul style="list-style-type: none"> • The monthly rent for a family whose income exceeds 120% of the area median income for two consecutive years is the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit, including amounts from the operating and capital funds, as determined by regulations.
Chapter 10: Verification				
3.	Verification Hierarchy Income Validation Tool EIV Income Reports 10.3 10.8.1 10.8.2	PIH Notice 2018-18 Administrative Guidance for Effective & Mandated Use of the new Income Validation Tool	<ul style="list-style-type: none"> • Not currently included in the Policy 	<ul style="list-style-type: none"> • Included policy on responsibility to use the Income Validation Tool (IVT) as part of the EIV system • Included policy on when IVT reports must be run and applicable follow-up when income discrepancies are identified
Chapter 12: Continued Occupancy				
4.	Over-Income Families 12.3	Housing Opportunity Through Modernization Act of 2016: Final Implementation of Public Housing Income Limit	<ul style="list-style-type: none"> • Not currently included in the Policy 	<ul style="list-style-type: none"> • Under the Housing Opportunity Through Modernization Act (HOTMA) of 2016, over-income is defined as a family with income which exceeds 120% of area median income (AMI). After a family's income has exceeded 120% of AMI for two consecutive years, PHA will charge the family a monthly rent that is the higher of the applicable fair market rent (FMR) or the amount of monthly subsidy for the unit, including amounts from the operating and capital funds, as determined by regulations. • At a regular or interim reexamination, if a family's

No	Chapter Name Subject Area	Source	Existing ACOP	Proposed ACOP
				<p>income exceeds the applicable over-income limit, PHA will document the family file and begin tracking the family's over-income status. A family that is over-income will be placed on an annual recertification frequency beginning with the first regular or interim recertification in which the family exceed the over-income limit.</p> <ul style="list-style-type: none"> • If one year after the applicable regular or interim reexamination the family's income continues to exceed the applicable over-income limit, PHA will notify the family, in writing, that their income has exceeded the over-income limit for one year, and that if the family continues to be over-income for 12 consecutive months, the family will be subject to PHA's over-income rent policies. • If two years after the applicable annual or interim reexamination the family's income continues to exceed the applicable over-income limit, PHA will charge the family a rent that is the higher of the applicable FMR or the amount of monthly subsidy for the unit. PHA will notify the family in writing of their new rent amount which will be effective 30 days after PHA's written notice to the family. • If, at any time, an over-income family experiences a decrease in income, the family may request an interim redetermination of rent in accordance with PHA policy. If, as a result, the previously over-income family is now below the over-income limit, the family is no longer subject to over-income provisions as of the effective date of the recertification. In such instances, PHA will notify the family in writing that over-income policies no longer apply to them. If the family's income later exceeds the over-income limit again, the family will be entitled to a new two-year grace period. • PHA will begin tracking over-income families once these policies have been adopted, but no later than March 24, 2019.
5.	Regular Recertification 12.5	Housing Opportunity Through Modernization Act of 2016: Final Implementation of Public Housing Income Limit	<ul style="list-style-type: none"> • Not currently included in the Policy 	<ul style="list-style-type: none"> • A family, beginning at the first regular or interim recertification where their gross income exceeds 120% of area median income, will be placed on an annual recertification cycle. When and if the family's income decreases to the point where their income no longer exceeds 120% of area median income, PHA will conduct a certification to review the family income and determine the applicable recertification frequency (biennial or triennial) for the family.

No	Chapter Name Subject Area	Source	Existing ACOP	Proposed ACOP
6.	Interim Recertification	PHA	<ul style="list-style-type: none"> Revised policy to reflect verification of only the income/deduction information which has changed. When a family reports applicable changes in wages/benefits and/or applicable increases in permissible deductions, PHA will verify all income and expense information for the family member for whom the change is reported. 	<ul style="list-style-type: none"> When a family reports applicable changes in wages/benefits and/or applicable increases in permissible deductions, PHA will verify only the income/deduction information which has changed for the family member for whom the change is reported.

Chapter 20: Special Programs & Allocations

7.	Super-Preference	PHA	<ul style="list-style-type: none"> Removed current super-preference language and combined super-preference with special preference language 	<ul style="list-style-type: none"> Removed and combined with special preference policy language below
8.	Special Preference 20.3	PHA	<ul style="list-style-type: none"> PHA may provide emergency rental assistance in cases of extreme emergencies and natural disaster. PHA has authorized the Mayor or the Managing Director of the City of Philadelphia to certify households for emergency rental assistance in cases of extreme emergencies and natural disaster. These applicants will be serviced as certified by the Mayor of the City of Philadelphia and 	<ul style="list-style-type: none"> PHA has established a Special Preference to provide emergency rental assistance to qualified households who have been directly affected by natural disasters or other extreme emergencies. The number of applicants eligible for this preference shall not exceed fifty (50) housing opportunities annually. However, the number of housing opportunities provided annually may be increased in accordance with additional federal rental subsidies and/or other housing resources provided to PHA in connection with a natural disaster declared by the President of the United States, where applicable. Applicants must be certified and referred by either the Mayor or the Managing Director of the City of Philadelphia; be income eligible; and, meet all applicable program eligibility and suitability requirements. Applicants who are approved and determined eligible by PHA for the Special Preference shall take priority over all other applicants on PHA's waiting list.

No	Chapter Name Subject Area	Source	Existing ACOP	Proposed ACOP
			<p>will not exceed fifty (50) housing opportunities annually. Applicants must meet the applicable program eligibility requirements as well as qualify under the specific guidelines for the program(s). Applicants eligible for Special Preference Vouchers will generally be referred by Mayor's office or the Managing Director of the City of Philadelphia.</p>	
9.	Good Neighbors Make Good Neighborhoods 20.5	PHA	<ul style="list-style-type: none"> • Updated language for consistency with current Blueprint MOU to include "residential programs" and changed "households" to "individuals or families". • As part of the PHA Good Neighbors Make Good Neighborhoods program (formerly called "Blueprint to End Homelessness"), PHA will make additional housing opportunities available for households leaving transitional housing per the terms of the MOU with the City of Philadelphia dated April 2009, as amended. 	<ul style="list-style-type: none"> • As part of the PHA Good Neighbors Make Good Neighborhoods program (formerly called "Blueprint to End Homelessness"), PHA will make additional housing opportunities available for individuals or families that have been living in Transitional Housing or Residential Programs and are certified by the City as Housing Ready per the terms of the MOU with the City of Philadelphia dated April, 2009, as amended.

No	Chapter Name Subject Area	Source	Existing ACOP	Proposed ACOP
10.	Emergency Transfer Plan for Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking Appendix G	VAWA Final Rule	<ul style="list-style-type: none"> Not currently included in the Policy 	<p>Transfers to Other Housing Providers or Programs:</p> <ul style="list-style-type: none"> Transfers to other housing providers or programs are considered external emergency transfers and will require tenants to undergo an application process in order to reside in the new unit. Transfers within the tenant's current housing program are considered internal emergency transfers and tenants may reside in the new unit without having to undergo an application process.

**Summary of Proposed Changes to the HCV Administrative Plan November 29, 2018
February 7, 2019: Added Items 9 & 10**

No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
Chapter 4: Eligibility				
11.	Income Eligibility 4.5	PHA	<ul style="list-style-type: none"> Not currently included in the Plan Included allowable discretionary provisions on income eligibility 	<p>Indicates that the following additional types of families are income-eligible for the HCV program:</p> <ul style="list-style-type: none"> A low-income Family that currently resides in a PHA public housing development, but is being displaced due to modernization, rehabilitation, RAD conversion or other reasons due to no fault of the Family; A Family residing in "expiring use" developments where the Family's household income does not exceed 80% of Area Median Income (or "low-income"); A Family residing in a housing development which is eligible for the receipt of Enhanced Vouchers according to applicable law, may be eligible for the Section 8 program provided that the household gross income does not exceed 95% of area median income.
Chapter 10: Verification				
12.	Verification Hierarchy Income Validation Tool EIV Income Reports 10.8 10.8.1 10.8.2	PIH Notice 2018-18 Administrative Guidance for Effective & Mandated Use of the new Income Validation Tool	<ul style="list-style-type: none"> Not currently included in the Plan 	<ul style="list-style-type: none"> Included policy on responsibility to use the Income Validation Tool (IVT) as part of the EIV system Included policy on when IVT reports must be run and applicable follow-up when income discrepancies are identified

No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
Chapter 16: Continued Occupancy				
13.	Interim Recertification 16.16	PHA	<ul style="list-style-type: none"> • Revised policy to reflect verification of only the income/deduction information which has changed. • When a family reports applicable changes in wages/benefits and/or applicable increases in permissible deductions, PHA will verify all income and expense information for the family member for whom the change is reported. 	<ul style="list-style-type: none"> • When a family reports applicable changes in wages/benefits and/or applicable increases in permissible deductions, PHA will verify only the income/deduction information which has changed for the family member for whom the change is reported.
Chapter 22: Special Programs & Allocations				
14.	Super-Preference	PHA	<ul style="list-style-type: none"> • Removed current super-preference language and combined super-preference with special preference language 	<ul style="list-style-type: none"> • Removed and combined with special preference policy language below
15.	Special Preference 22.2	PHA	<ul style="list-style-type: none"> • PHA may provide emergency rental assistance in cases of extreme emergencies and natural disaster. PHA has authorized the Mayor or the Managing Director of the City of Philadelphia to certify households for emergency rental assistance in cases of extreme emergencies and natural disaster. These applicants will be serviced as certified by the Mayor of the City of Philadelphia and will not exceed fifty (50) housing opportunities annually. Applicants must meet the applicable program eligibility requirements as well as qualify under the specific guidelines for the program(s). Applicants eligible for Special Preference Vouchers will generally be referred by Mayor's office or the Managing Director of the City of Philadelphia. 	<ul style="list-style-type: none"> • PHA has established a Special Preference to provide emergency rental assistance to qualified households who have been directly affected by natural disasters or other extreme emergencies. The number of applicants eligible for this preference shall not exceed fifty (50) housing opportunities annually. However, the number of housing opportunities provided annually may be increased in accordance with additional federal rental subsidies and/or other housing resources provided to PHA in connection with a natural disaster declared by the President of the United States, where applicable. Applicants must be certified and referred by either the Mayor or the Managing Director of the City of Philadelphia; be income eligible; and, meet all applicable program eligibility and suitability requirements. Applicants who are approved and determined eligible by PHA for the Special Preference shall take priority over all other applicants on PHA's waiting list.

No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
16.	Mainstream Vouchers 22.4	2017 Mainstream NOFA	<ul style="list-style-type: none"> • Not currently included in the Plan • Added policy language for consistency with NOFA requirements 	<ul style="list-style-type: none"> • Generally, Mainstream vouchers provide funding to assist non-elderly persons with disabilities. Where NOFAs are issued and include specific eligibility requirements for Mainstream vouchers, PHA will follow the requirements as stated in the NOFA and in PHA's approved funding application. • <u>Mainstream Vouchers:</u> • Mainstream vouchers provide funding to non-elderly disabled persons who are: <ul style="list-style-type: none"> ○ Transitioning out of institutional or other segregated settings, ○ At serious risk of institutionalization, ○ Homeless, or ○ At risk of becoming homeless <p>The eligible household member DOES NOT need to be the head of household. Eligibility for the voucher is determined at the time the voucher is first issued to the family. Non-elderly persons with disabilities who turn 62 after receiving their voucher will not lose assistance.</p> <p>For Mainstream vouchers, PHA will provide a preference to non-elderly persons with disabilities transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless who are referred to PHA through Continuum of Care providers and who will certify that the referral meets the qualification for these vouchers. Applicants within this preference will be selected by date and time of application.</p> <p>PHA will issue Mainstream vouchers in the following order:</p> <ul style="list-style-type: none"> • Non-elderly persons with disabilities transitioning out of institutional and other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless who are referred by Continuum of Care providers. • Non-elderly persons with disabilities transitioning out of institutional and other segregated settings, at serious risk of

No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
				<p>institutionalization, homeless, or at risk of becoming homeless who apply outside of Continuum of Care providers.</p> <ul style="list-style-type: none"> • Non-elderly disabled individual from the waiting list • When a Mainstream voucher turns over, PHA will issue the voucher to the next eligible Mainstream household according to the issuance criteria stated above. • PHA will apply MTW policies to Mainstream vouchers unless inconsistent with Appropriations Act requirements or the requirements of the applicable NOFA. If a conflict occurs, the Appropriations Act and/or this funding notice govern.
17.	Mainstream 5 Vouchers 22.5	Mainstream 5 Funding	<ul style="list-style-type: none"> • Not currently included in the Plan • Added policy to reflect requirements for Five Year Mainstream Vouchers including application of MTW policies 	<ul style="list-style-type: none"> • PHA will apply MTW policies to Mainstream 5 (MS5) vouchers unless inconsistent with Appropriations Act requirements or the requirements of the applicable NOFA. If a conflict occurs, the Appropriations Act and/or this funding notice govern. • MS5 vouchers must be issued to families where the head, spouse or co-head is a person with disabilities. The qualifying family member does not have to be non-elderly. When a MS5 voucher turns over, the voucher must be reissued to a family where the head, spouse or co-head is a person with disabilities.
18.	Good Neighbors Make Good Neighborhoods 22.9	PHA	<ul style="list-style-type: none"> • Updated language for consistency with current Blueprint MOU to include "residential programs" and changed "households" to "individuals or families". • As part of the PHA Good Neighbors Make Good Neighborhoods program (formerly called "Blueprint to End Homelessness"), PHA will make additional housing opportunities available for households leaving transitional housing per the terms of the MOU with the City of Philadelphia dated 	<ul style="list-style-type: none"> • As part of the PHA Good Neighbors Make Good Neighborhoods program (formerly called "Blueprint to End Homelessness"), PHA will make additional housing opportunities available for individuals or families that have been living in Transitional Housing or Residential Programs and are certified by the City as Housing Ready per the terms of the MOU with the City of Philadelphia dated April, 2009, as amended.

No	Chapter Name Subject Area	Source	Existing Admin Plan	Proposed Admin Plan
			April 2009, as amended.	
19.	Appendix J Emergency Transfer Plan For Victims Of Domestic Violence, Dating Violence, Sexual Assault, Or Stalking (Tenant Based)	VAWA Final Rule	<ul style="list-style-type: none"> Not included in the Plan 	<p>Transfers to Other Housing Providers or Programs:</p> <ul style="list-style-type: none"> Transfers to other housing providers or programs are considered external emergency transfers and will require tenants to undergo an application process in order to reside in the new unit. Transfers within the tenant's current housing program are considered internal emergency transfers and tenants may reside in the new unit without having to undergo an application process.
20.	Appendix K Emergency Transfer Plan For Victims Of Domestic Violence, Dating Violence, Sexual Assault, Or Stalking (Unit Based)	VAWA Final Rule	<ul style="list-style-type: none"> Not included in the Plan 	<p>Transfers to Other Housing Providers or Programs:</p> <ul style="list-style-type: none"> Transfers to other housing providers or programs, including transfers to other UBV developments, are considered external emergency transfers and will require tenants to undergo an application process in order to reside in the new unit. Transfers within the tenant's current housing program, except for transfers to other UBV developments, are considered internal emergency transfers and tenants may reside in the new unit without having to undergo an application process.

RESOLUTION NO. 12035

RESOLUTION AUTHORIZING AN AMENDMENT TO THE PHILADELPHIA HOUSING AUTHORITY MOVING TO WORK ANNUAL PLAN IN EFFECT AT THE TIME OF APPROVAL OF THE AMENDMENT BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, the Philadelphia Housing Authority ("PHA") is a participant in the Moving to Work ("MTW") Demonstration Program pursuant to an agreement with the U.S. Department of Housing and Urban Development ("HUD"); and

WHEREAS, under the terms of its participation in the MTW program, PHA must submit an MTW Annual Plan ("MTW Plan") for HUD approval each fiscal year, which describes proposed MTW plans and activities; HUD approved PHA's MTW Plan for Fiscal Year 2019; and the PHA Board of Commissioners approved the MTW Plan for Fiscal Year 2020 on December 20, 2018, which was subsequently submitted to and is pending HUD approval; and

WHEREAS, HUD administers the Rental Assistance Demonstration ("RAD") program, under which public housing units can be converted to long-term project based assistance, and, with PHA Board approval, PHA has previously applied to HUD for the conversion under RAD of certain PHA public housing units, including certain long-term vacant and distressed scattered site public housing units, which applications have been subsequently approved by HUD; and

WHEREAS, HUD regulations require submission of an Amendment to the MTW Plan for all RAD conversions, which Amendment must be approved by the Board of Commissioners; and

WHEREAS, PHA has identified thirty (30) vacant scattered site public housing units to convert under the RAD "transfer of assistance" provisions to one (1) newly constructed or substantially rehabilitated development, Sharswood Phase I, as described in the Plan Amendment; and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on the MTW Plan Amendment, including scheduling at least one (1) public hearing, by: 1) making available copies of the MTW Plan Amendment to the public and to residents; 2) holding a public hearing on March 5, 2019; 3) posting the MTW Plan Amendment on PHA's website; 4) briefing Resident Leadership at the February 2019 Resident Roundtable meeting; 5) conducting a public comment period from February 8 to March 10, 2019; and 6) taking into consideration any comments received during the public comment period and public hearing;

BE IT RESOLVED, that the Board of Commissioners does hereby approve the Amendment to the MTW Plan that is in effect at the time of HUD approval of the Amendment, whether that be as Amendment #1 to PHA's HUD-approved MTW Annual Plan for Fiscal Year 2019 or as Amendment #1 to PHA's MTW Annual Plan for Fiscal Year 2020 (which was submitted to HUD for approval in December 2018) , as distributed to the Board of Commissioners and referenced herein, and authorizes PHA's Chair and/or its President & CEO or his or her authorized designee(s) to take all steps necessary to finalize and secure HUD approval of and to implement the Amendment, as set forth above.

I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/19

[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12036

RESOLUTION RE-APPOINTING FREDERICK S. PURNELL, SR. TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER

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

Section II. Membership

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

Section III. Independent Members

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

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

WHEREAS, Commissioner Frederick S. Purnell, Sr. was appointed to the Audit Committee by the Board of Commissioners for a (2) two-year term as an independent member, by Resolution No. 11920, on March 16, 2017, and currently serves as Chair of the Audit Committee; and

WHEREAS, the Audit Committee recommends his reappointment;

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

I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/19
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12037

RESOLUTION APPROVING FISCAL YEAR (FY) 2020 OPERATING AND CAPITAL BUDGETS

WHEREAS, the Philadelphia Housing Authority ("PHA") Board of Commissioners approved and adopted Resolution No.11525, dated April 26, 2012, which authorized the implementation of the PHA Budget Policies and Procedures Manual; and

WHEREAS, the PHA Budget Policies and Procedures Manual outlines the policies, procedures and practices required to produce the PHA's Annual Operating and Capital Budgets and to assure consistency, accuracy, and tracking of PHA's allocation of resources; and

WHEREAS, PHA has developed balanced FY 2019 Operating and Capital Budgets for the Low Income Public Housing ("LIPH"), Housing Choice Vouchers ("HCV") and the Capital/Replacement Housing Factor ("CFP/RHF") Programs; and


WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") requires a certification from the Chair of the Board of Commissioners as to: the Board's approval of the budget; that all statutory and regulatory requirements have been met; and that the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents; and

WHEREAS, the Charter of the Finance Committee, as adopted by the PHA Board of Commissioners on May 21, 2015, by Resolution No. 11777, states that the Committee's responsibilities include the following: "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; and require and monitor corrective actions to bring the organization into compliance with its budget and other financial targets;" and

WHEREAS, the Finance Committee has reviewed and approved the FY 2020 Operating and Capital Budgets, in substantially the form presented at the Board meeting of March 21, 2019, previously presented to the Board, and as will be to be attached to the minutes of the Board meeting; and

WHEREAS, PHA certifies that all statutory and regulatory requirements have been met; and the proposed budget expenditures are necessary in the efficient and economical operation of the housing programs and services provided for low-income residents;

BE IT RESOLVED that the PHA Board of Commissioners hereby approves the FY 2020 Operating and Capital Budgets, in substantially the form presented at the Board meeting of March 21, 2019, previously presented to the Board, and to be attached to the minutes of that Board meeting, and authorizes the Chair of the Board of Commissioners to complete and submit to HUD any required certification as to Board approval of the FY 2020 budget, as well as any previously Board-approved budgets from the past two (2) years.

I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/19

ATTORNEY FOR PHA

RESOLUTION NO. 12038

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

WHEREAS, the Philadelphia Housing Authority ("PHA") has passed eight resolutions since November of 2010, allowing PHA to continuously benefit by entering into contracts with various governmental and private entities for the full range of goods and services available under Federal and State Cooperative purchasing and similar programs, in aggregate amounts from approximately thirty million dollars (\$30,000,000.00) to twenty million dollars (\$20,000,000.00), with the most recent one being Resolution No. 11985, approved on March 15, 2018, for twenty-four million seven hundred fifty thousand dollars (\$24,750,000.00); and

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

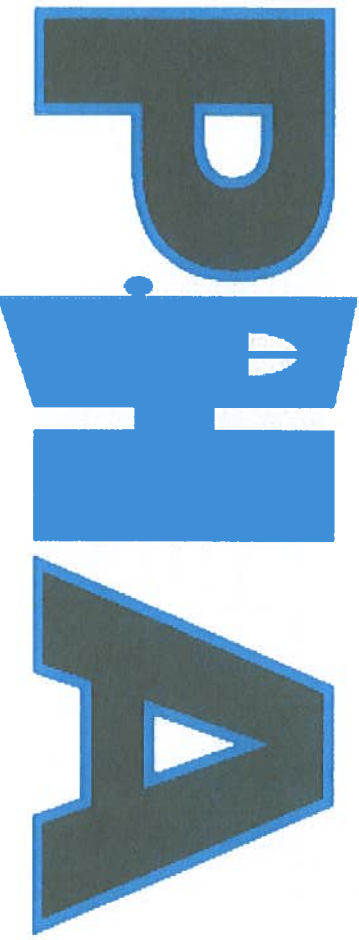
WHEREAS, such Federal and State cooperative purchasing and similar programs offer competitively obtained and standardized prices, terms and conditions, enable acquisitions to be effected on a streamlined basis, and are consistent with the Uniform Administrative Requirements, Cost Principles, and Audit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

WHEREAS, Board Resolution No. 11985, adopted on March 15, 2018, provided one-year authorization for PHA to enter into such purchasing contracts under Federal, State or City cooperative purchase agreements, for terms not to exceed five (5) years and in an aggregate amount not to exceed twenty-four million seven hundred fifty thousand dollars (\$24,750,000.00); and

WHEREAS, PHA wishes to extend such authorization for another one-year period, from March 31, 2019 through March 31, 2020, with contract terms entered into pursuant to such extension not to exceed five (5) years, in a total aggregate annual amount not to exceed twenty-three million dollars (\$23,000,000.00); and to continue the best practice of providing a quarterly report to the PHA Board of Commissioners as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00), although this resolution would provide the requisite pre-approval for such contracting under Control Policy and Procedure #10, as amended;

BE IT RESOLVED, that the President &CEO or his authorized designee is authorized to take all actions necessary to enter into contracts, for terms not-to-exceed five (5) years, under the Federal and State cooperative purchasing and similar programs, for a one-year period, from March 31, 2019 through March 31, 2020, in a total aggregate amount not to exceed twenty-three million dollars (\$23,000,000.00), subject to the availability of funds therefor, and PHA shall provide a quarterly report to the Board of Directors as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00).

I hereby certify that this was
APPROVED BY THE BOARD ON 3/21/19
[Signature]
ATTORNEY FOR PHA



PHILADELPHIA HOUSING AUTHORITY

OPENING DOORS TO OPPORTUNITIES

**FISCAL YEAR 2020
COMPREHENSIVE BUDGET**

April 1, 2019 - March 31, 2020

Administration and Finance

Kevin A. Jeremiah, President & CEO
Celeste C. Fields, Chief Administrative & Financial Officer
Kevin B. Shields, Director of Budget

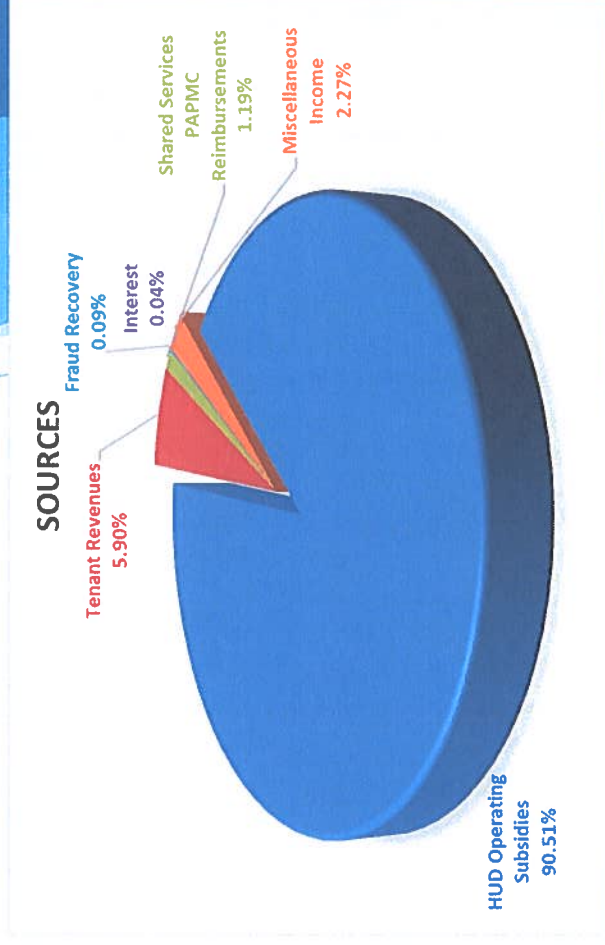
Fiscal Year 2020 Comprehensive Budget

The Philadelphia Housing Authority (PHA) provides affordable housing for more than 31,000 low-income households, including seniors, people with disabilities and families with children. More than 90% of households served by PHA qualify as "extremely low-income", with household incomes less than 30% of Area Median Income.

PHA's two primary housing programs are Public Housing and the Housing Choice Voucher (HCV) Program. PHA relies on the US Department of Housing and Urban Development (HUD) to fund these programs.

More than 90% of PHA's funding is from annual Congressional appropriations to three HUD funding sources:

1. Public Housing Operating Fund,
2. Public Housing Capital Fund; and
3. HCV Housing Assistance Payments Fund.



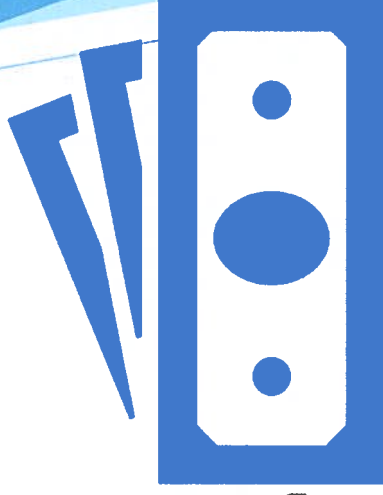
Budget Presentation

- ▶ The FY 2019 Comprehensive Budget is presented in a Sources and Uses format. Depreciation and amortization are not included in this presentation. As a result, the financial information presented in this Budget is not intended to comply with Generally Accepted Accounting Principles.
- ▶ To provide meaningful comparisons to the FY 2019 budget, figures from the approved FY 2018 Board Approved Budget are included in the Summary Budget Overview Schedules.

Budget Highlights

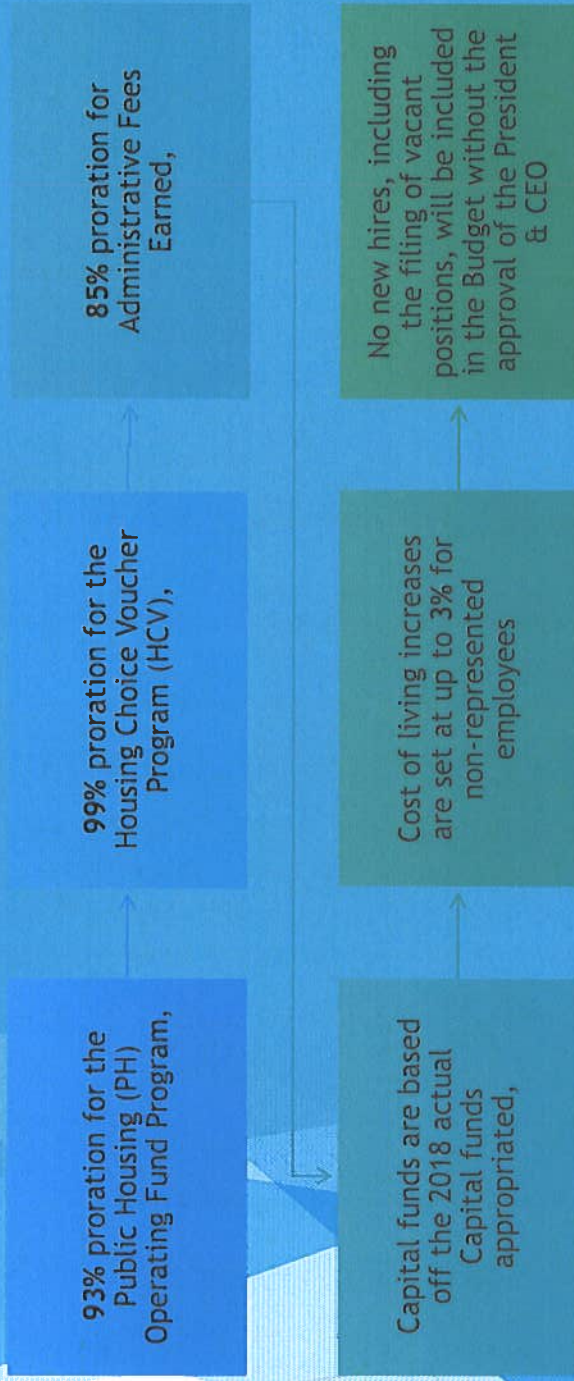
Total Combined Sources and Uses of funds of **\$454.5 million**, which, PHA anticipates a **8.28%** increase over the FY 2019 budget.

- ▶ Major spending components of the Budget include:
 - ▶ **\$171.8 million** for Housing Assistance payments through the MTW Housing Choice Voucher (HCV) program, which includes Rental Assistance Demonstration (RAD), Veterans Administration Supportive Housing (VASH) and Family Unification (FUP) programs.
 - ▶ **\$105.1 million** for salaries and benefits, including tenant services.
 - ▶ **\$20.1 million** for Administrative Expenses.
 - ▶ **\$20.8 million** for Utility Expenses, which is **\$2.4 million** increase over FY 2019.
 - ▶ **\$12.9 million** Insurance Expenses for FY 2020.
 - ▶ **\$56.5 million** in Capital Improvements, New Development, RAD and Energy Performance measurements for FY 2020.



Budget Assumptions

PHA receives over 90% of its funding from HUD. All funding is based on estimates of the last three fiscal years. This budget has been developed based on new FY 2020 commitments and assumptions approved by the President & CEO.

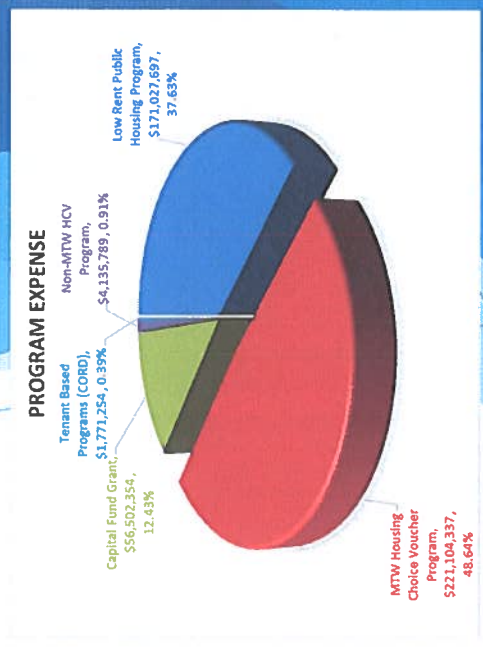


FY 2020 Budget Overview

PHA is committed to transparency and providing detailed financial information to residents, the board, elected officials and all stakeholders with an interest in Public Housing. This Budget and Financial Plan provides detailed information about Operating and Capital Budgets.

PHA's FY 2020 budget is \$454.5 million which consists of the following components:

- ▶ Low Rent Public Housing Program \$171.0 million
- ▶ MTW Housing Choice Voucher Program \$221.0 million
- ▶ Capital Fund Grant \$ 56.5 million
- ▶ Non-MTW HCV Program \$ 4.1 million
- ▶ Tenant Based Programs (other sources) \$ 1.8 million



FY 2020 Sources

Sources	Low Income Public Housing - MTW - 99%	Housing Choice Voucher Program - MTW - 99%	Capital Funding - MTW	Total MTW	HCV Programs - Non MTW	Community Outreach & Development Department (CORD)	PROPOSED Budget FY 2020	MID YEAR ADJUSTED Budget FY 2019	FY 2020 Over (Under) FY 2019 MID YEAR ADJUSTED Budget	FY 2020 % Over (Under) FY 2019 MID YEAR ADJUSTED Budget
Current Year Revenues										
HUD PH Operating Subsidies	\$ 128,299,533	\$ -	\$ -	\$ 128,299,533	\$ -	\$ -	\$ 128,299,533	\$ 133,491,101	\$ (5,191,568)	-4.05%
Tenant Revenues	\$ 26,809,745	\$ -	\$ -	\$ 26,809,745	\$ -	\$ -	\$ 26,809,745	\$ 26,667,612	\$ 142,133	0.53%
HUD HCV Subsidies	\$ -	\$ 189,585,253	\$ -	\$ 189,585,253	\$ 3,308,631	\$ 1,771,254	\$ 194,665,138	\$ 204,083,830	\$ (9,418,692)	-4.84%
HUD RAD Subsidies	\$ -	\$ 11,564,904	\$ -	\$ 11,564,904	\$ -	\$ -	\$ 11,564,904	\$ 4,293,288	\$ 7,271,616	62.88%
Capital Funds	\$ -	\$ -	\$ 56,502,354	\$ 56,502,354	\$ -	\$ -	\$ 56,502,354	\$ 41,007,017	\$ 15,495,337	27.42%
Administrative Fees	\$ -	\$ 19,554,180	\$ -	\$ 19,554,180	\$ 827,158	\$ -	\$ 20,381,338	\$ 17,596,218	\$ 2,785,120	13.67%
Shared Services PAPMC Reimbursements	\$ 5,418,419	\$ -	\$ -	\$ 5,418,419	\$ -	\$ -	\$ 5,418,419	\$ -	\$ 5,418,419	100.00%
Interest	\$ 100,000	\$ 100,000	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 200,000	\$ -	0.00%
Fraud Recovery	\$ 200,000	\$ 200,000	\$ -	\$ 400,000	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ -	0.00%
Miscellaneous Income	\$ 10,200,000	\$ 100,000	\$ -	\$ 10,300,000	\$ -	\$ -	\$ 10,300,000	\$ 4,231,914	\$ 6,068,086	58.91%
Total Current Year Revenues	\$ 171,027,697	\$ 221,104,337	\$ 56,502,354	\$ 448,634,388	\$ 4,135,789	\$ 1,771,254	\$ 454,541,430	\$ 431,970,980	\$ 22,570,450	4.97%

FY 2020 Uses

Uses	Low Income Public Housing - MTW - 90%	Housing Choice Voucher Program - MTW - 99%	Capital Funding - MTW	Total MTW	HCV Programs - Non MTW	Community Outreach & Development Department (CORD)	Proposed Budget FY 2020	MID YEAR ADJUSTED Budget FY 2019	FY 2020 Over (Under) FY 2019 Approved Budget	FY 2020 % Over (Under) FY 2019 Approved Budget
Operating Expenses										
Total Salaries & Benefits	\$ 79,614,842	\$ 17,879,908	\$ 3,503,020	\$ 100,997,770	\$ -	\$ -	\$ 100,997,770	\$ 102,906,306	\$ (1,908,536)	-1.89%
Total Administrative Expenses	\$ 13,098,370	\$ 4,685,627	\$ 2,000,000	\$ 19,783,996	\$ -	\$ 346,776	\$ 20,130,772	\$ 20,321,047	\$ (190,275)	-0.95%
Total Utility Expenses	\$ 20,834,550	\$ -	\$ -	\$ 20,834,550	\$ -	\$ -	\$ 20,834,550	\$ 18,350,138	\$ 2,484,412	11.92%
Total Insurance Expenses	\$ 12,779,062	\$ 123,131	\$ 38,419	\$ 12,940,612	\$ -	\$ -	\$ 12,940,612	\$ 12,273,567	\$ 667,045	5.15%
Tenant Services										
Total Tenant Services	\$ 256,600	\$ 6,940,744	\$ -	\$ 7,197,344	\$ -	\$ 1,419,978	\$ 8,617,322	\$ 7,724,299	\$ 893,023	10.36%
Other Program Expenses										
Subsidy Payments - Limited Partnerships	\$ 17,616,555	\$ -	\$ -	\$ 17,616,555	\$ -	\$ -	\$ 17,616,555	\$ 17,071,967	\$ 544,588	3.09%
Housing Assistance Payments (HAP)	\$ -	\$ 155,832,000	\$ -	\$ 155,832,000	\$ 4,135,789	\$ -	\$ 159,967,789	\$ 170,565,080	\$ (10,597,291)	-6.62%
Rental Assistance Demonstration (RAD)	\$ -	\$ 11,895,780	\$ -	\$ 11,895,780	\$ -	\$ -	\$ 11,895,780	\$ 3,036,021	\$ 8,859,759	74.48%
Maintenance - Materials / Contracts	\$ 13,122,082	\$ 7,000	\$ -	\$ 13,129,082	\$ -	\$ -	\$ 13,129,082	\$ 12,855,600	\$ 273,482	2.08%
Protective Services Contracts	\$ 1,549,885	\$ 60,000	\$ -	\$ 1,609,885	\$ -	\$ -	\$ 1,609,885	\$ 1,956,938	\$ (347,053)	-21.56%
Defined Benefit Pension Contribution	\$ 4,837,453	\$ 5,712,199	\$ -	\$ 10,549,652	\$ -	\$ -	\$ 10,549,652	\$ 10,749,452	\$ (199,800)	-1.89%
Allowance for Bad Debt	\$ 703,220	\$ -	\$ -	\$ 703,220	\$ -	\$ -	\$ 703,220	\$ 556,266	\$ 146,954	20.90%
Other General Expenses	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ -	\$ -	\$ 450,000	\$ 300,000	\$ 150,000	33.33%
Total Other Program Expenses	\$ 37,829,196	\$ 173,956,979	\$ -	\$ 211,786,175	\$ 4,135,789	\$ -	\$ 215,921,964	\$ 217,091,323	\$ (1,169,360)	-0.54%
Total Operating Expenses	\$ 164,412,619	\$ 203,586,389	\$ 5,541,439	\$ 373,540,447	\$ 4,135,789	\$ 1,766,754	\$ 379,442,990	\$ 378,666,681	\$ 776,309	0.20%
Capital/Non-Operating Expenses										
Non-Routine / Equipment	\$ 369,785	\$ -	\$ -	\$ 369,785	\$ -	\$ 4,500	\$ 374,285	\$ 1,882,343	\$ (1,508,058)	-402.92%
Debt Service Payment	\$ 905,788	\$ 905,788	\$ 9,224,563	\$ 11,036,138	\$ -	\$ -	\$ 11,036,138	\$ 11,238,250	\$ (202,112)	-1.83%
Capital Improvement Activities	\$ 5,339,505	\$ 16,612,161	\$ 41,736,352	\$ 63,688,017	\$ -	\$ -	\$ 63,688,017	\$ 25,101,316	\$ 38,586,701	60.59%
Total Capital/Non-Operating Expenses	\$ 6,615,078	\$ 17,517,948	\$ 50,960,915	\$ 75,093,941	\$ -	\$ 4,500	\$ 75,098,440	\$ 38,221,909	\$ 36,876,532	49.10%
Total Operating & Capital Expenses	\$ 171,027,697	\$ 221,104,337	\$ 56,502,354	\$ 448,634,388	\$ 4,135,789	\$ 1,771,254	\$ 454,541,430	\$ 416,888,590	\$ 37,652,841	8.28%
Net Operating Gain/(Loss)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,082,391	\$ (15,082,391)	

FY 2020 Capital Projects

Capital Improvements	\$ 5,918,000
504 Site Modifications/Fair Housing	\$ 345,000
Heating Upgrades	\$ 250,000
Painting	\$ 200,000
Sanitary Upgrades	\$ 3,700,000
Scattered Site Demolition	\$ 823,000
Sitework - Concrete Repairs	\$ 600,000
Energy Performance	\$ 6,404,697
EPC PHASE II FY 2020 - Plumbing & Electrical Upgrades	\$ 6,404,697
Modernization	\$ 6,000,000
Scattered Sites - Long Term Vacant Rehabilitation	\$ 6,000,000
New Development	\$ 45,778,098
Blumberg PH 07 - 110 Rental and Homeownership Units	\$ 8,930,786
Blumberg PH 08 - 55 On-Site Units	\$ 4,333,312
Blumberg PH 09 - 35 Homeownership Units	\$ 5,014,000
North Central CNI Phase V - 45 Replace.;61 Afford; 22 Mrkt Units	\$ 9,500,000
Strawberry Mansion / Gordon PH 2	\$ 18,000,000
Rental Assistance Demonstration (RAD)	\$ 22,500,000
27th & Susquehanna	\$ 6,500,000
Harrison Plaza	\$ 12,000,000
Suffolk Manor	\$ 4,000,000
Total Capital Projects	\$ 86,600,795

APPENDIX 3

MARCH 2019 SIGN-UP SHEET FOR THE GENERAL PUBLIC COMMENT PERIOD AT THE END OF THE BOARD MEETING

(3 minutes per person)

Please note that the following *shall not be allowed*:
defamatory, uncivil, harassing or rude comments;
conduct such as booing, hissing, and/or cursing; and
disruptive behavior –

(Resolution No. 11502, approved 1/26/2012).

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

Name: Samantha Stone-Burton

Maintenance Issue? Yes ___ No ___ Other (topic): PHA Police Presence

Name: TRINA Ballard

Maintenance Issue? Yes ___ No ___ Other (topic): Fair hill

Name: CAROLYN NELSON

Maintenance Issue? Yes ___ No ___ Other (topic): fair hill

Name: Denise Tubanks

Maintenance Issue? Yes ___ No Other (topic): Section 8 Tenant
Failed inspection
Landlord eviction

Name: Jennifer Bennett

Maintenance Issue? Yes ___ No ___ Other (topic): PHA set fire to my home

11/1/19