



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES**  
**Thursday, October 19, 2017, 3 p.m., at 12 S. 23rd St., Philadelphia, PA 19103**

The regularly-scheduled 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. In addition to the Chair, Vice-Chair Wetzell and Commissioners Callahan, Camarda, Coney, Danzy, Eiding, Purnell and Wise were in attendance, as well as President & CEO Kelvin A. Jeremiah (“CEO Jeremiah”) and General Counsel and Board Secretary, Laurence M. Redican.

The Chair began the meeting asking for a moment of silence, then shared her remembrances regarding PHA’s long-time resident and friend, Ms. Louise Hanible, who has passed on and will be very missed.

After CEO Jeremiah reviewed the public comment procedure, presentations were made to Employee of the Month: Tiffany Pinkney from Human Resources and recipient of the Excellence in Customer Service Award, Laniece Hale Blackwell from Housing Operations, for their outstanding and much-appreciated contributions. Both received a check, certificate, and a round of applause.

Before making his comments and announcements, CEO Jeremiah then acknowledged and greeted the following representatives from the U.S. Department of Housing and Urban Development (“HUD”): Mid-Atlantic Regional Administrator Joe DeFelice, Philadelphia Regional Office Director Monica Hawkins, and Regional Senior Advisor, Elvis Solivan.

CEO Jeremiah announced that PHA has started accepting applications for the fifty-five (55) units that will be available at Strawberry Mansion, and received over three thousand eight-hundred (3,800) calls within the first fifteen (15) minutes of the opening of the application process. The selection process will be by lottery.

For the Resident Spotlight this month, Maria Buchanan was recognized, in absentia, for having successfully completed PHA’s Certified Nursing Assistant and Phlebotomy program. She is now employed by Genesis Health and was congratulated for her efforts and accomplishments.

The Chair inquired whether there were any corrections or amendments to the minutes of the Board Meeting of September 14, 2017. Hearing none, the minutes were accepted as submitted.

Thirteen resolutions were presented and approved.

**Resolution 11959**, attached in Appendix 1, was presented by Colleen Williams, a partner at the auditing firm of RSM US LLP (“RSM”), which prepared the comprehensive annual financial report and the associated financial statement for the period of April 1, 2016 through March 31, 2017. These were presented for Board approval, following the RSM presentation. As Chair of the Audit Committee that had reviewed the materials, Commissioner Eiding moved for approval of the resolution. After the motion was seconded, Commissioner Eiding stated that the committee recommended its approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution 11960**, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP-SCM”), to authorize PHA to contract with US Regional Occupational Health II, PC dba WORKNET Occupation Medicine for Employee Medical Service Provider services, with the total contract amount not to exceed three hundred fifty-one thousand six hundred eighty dollars (\$351,680.00). Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan stated that the committee had reviewed the resolution and recommended its adoption. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution 11961**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Hispanic Ventures, Inc. and Torrado Construction, Inc. for painting services for PHA, with the total amount to be expended under the contracts not to exceed two million five hundred thousand dollars (\$2,500,000.00). Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Callahan noted that the committee had reviewed the resolution and recommended its adoption and Commissioner Wise asked how many new hires were anticipated as part of the Section 3 commitment. Dave Walsh said that he would get this information to the Commissioner following the meeting. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution No. 11962**, attached in Appendix 1, was presented by Nicholas Dema, Executive Vice President of Development and Design, to authorize PHA to negotiate, finalize and submit various documents to HUD for approval, in order to provide an operating subsidy to New Courtland Apartments at Henry Avenue - Phase I, in an amount not to exceed \$500.00 (five hundred dollars), per unit, per month, for forty-nine (49) units, as detailed in the resolution, and to take other necessary steps in order to be able to provide the subsidy. Commissioner Wetzel, as Chair of the Policy & Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, he noted that the committee had reviewed the resolution and recommended approval, noting that the development was a very good re-use of the location. Following discussion by the Commissioners and there being no public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution No. 11963**, attached in Appendix 1, was presented by Wendi D. Barish, Deputy General Counsel – Office of General Counsel, to authorize PHA to amend its Defined Contribution Plan to allow its current employee participants to receive a “hardship distribution” of some or all of the participant’s account balance, to help in situations of financial emergency. Commissioner Callahan, as Chair of the Finance Committee that reviewed the resolution, moved for its approval. After the motion was seconded, she stated that the committee had reviewed the resolution and recommended its approval. Following discussion by the Commissioners regarding whether employees should be able to use funds from this account in case of hardship, as set forth in the resolution, and there being no public comment, for which an opportunity was provided, the motion was approved. The Commissioners voted as follows, and were polled for their verbal votes, by the General Counsel and Board Secretary, Laurence Fedican: in favor were Chair Brown-Sow, Vice-Chair Wetzel and Commissioners Callahan, Coney, Danzy, and Pumell; against were Commissioners Eiding, Camarda, and Wise.

**Resolution 11964**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with PathWays PA for Medical and Human Services Career Training Services for PHA residents, in a total contract amount not to exceed one million seventy-one thousand

seven hundred twenty dollars (\$1,071,720.00). Commissioner Coney, as Chair of the Resident Services Committee that reviewed the resolution, moved for its approval. After the motion was seconded, Commissioner Coney stated that the committee had met to review the resolution and recommended its approval. Following further discussion and there being no public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolution 11965**, attached in Appendix1, was presented by Nicholas Dema, Executive Vice President of Development and Design, to authorize PHA to submit a disposition application to HUD to dedicate to the City of Philadelphia certain streets in the Sharswood/Blumberg neighborhood that will be built by PHA. Commissioner Wetzel, as Chair of the Policy & Planning Committee that reviewed the resolution, moved for its approval. After the motion was seconded, he noted that the committee had reviewed the resolution and recommended approval. Following discussion and it being noted that construction of the streets by PHA and their maintenance for five (5) years, although they would be given to the City, will involve a cost of approximately 9.9 million dollars (\$9,900,000.00) to PHA. There being no public comment, for which an opportunity was provided, the motion was unanimously approved.

**Resolutions 11966 – 11971**, attached in Appendix1, were presented by Nicholas Dema, Executive Vice President of Development and Design, to authorize PHA to submit disposition applications for the six (6) properties that are each a subject of a resolution (they are identical except for the addresses) to HUD to dispose of PHA's administrative buildings, at the addresses noted on each resolution, since the new consolidated headquarters will render those locations unnecessary. Commissioner Wetzel, as Chair of the Policy & Planning Committee that reviewed the resolutions, moved for the approval of each of the six (6) resolutions, as one motion. After the motion was seconded, he noted that the committee had reviewed the resolutions and recommended approval. There being no further discussion or public comment, for which an opportunity was provided, the motion was unanimously approved.

**The public comment period** began at approximately 4:10 p.m., after which the Chair noted that the date for the next meeting will be November 16, 2017.

Before the meeting was adjourned at approximately 4:30 p.m., HUD Regional Administrator Joe DeFelice commented that he wanted to thank PHA for its welcome of HUD Secretary Carson at the Vaux Big Picture High School event and also stated that there are very positive discussions at HUD about the model being provided by PHA.

The sign-up sheet with the names of those who signed up to speak in the general comment period (no one signed up to speak on any resolutions), with a designation of the topics addressed by the speakers, is attached as Appendix 2.

Respectfully submitted,



*Laurence M. Redican*  
General Counsel  
Philadelphia Housing Authority

# APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY  
MEETING OF THE BOARD OF COMMISSIONERS  
12 S. 23<sup>rd</sup> St.  
PHILADELPHIA, PA 19103  
THURSDAY, OCTOBER 19, 2017, at 3 p.m.  
AGENDA

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- 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 September 14, 2017, as distributed.
- D. **New Business**
1. **RESOLUTION ADOPTING THE COMPREHENSIVE ANNUAL FINANCIAL REPORT OF THE PHILADELPHIA HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING MARCH 31, 2017**  
  
Nnena Ukwa
  2. **RESOLUTION AUTHORIZING A CONTRACT FOR AN EMPLOYEE MEDICAL SERVICE PROVIDER WITH US REGIONAL OCCUPATIONAL HEALTH II, PC DBA WORKNET OCCUPATION MEDICINE**  
  
Dave Walsh
  3. **RESOLUTION AUTHORIZING CONTRACTS FOR INTERIOR AND EXTERIOR MAINTENANCE PAINTING SERVICES WITH HISPANIC VENTURES, INC. AND TORRADO CONSTRUCTION, INC.**  
  
Dave Walsh
  4. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND TAKE OTHER STEPS NECESSARY TO PROVIDE AN OPERATING SUBSIDY FOR THE NEWCOURTLAND APARTMENTS AT HENRY AVENUE-PHASE I**  
  
Nicholas Dema
  5. **RESOLUTION AUTHORIZING AMENDMENT TO THE DEFINED CONTRIBUTION PLAN TO ALLOW A PARTICIPANT TO RECEIVE A "HARDSHIP DISTRIBUTION"**  
  
Wendi Barish
  6. **RESOLUTION AUTHORIZING A CONTRACT WITH PATHWAYS PA FOR MEDICAL AND HUMAN SERVICES CAREER TRAINING SERVICES FOR PHILADELPHIA HOUSING AUTHORITY RESIDENTS**  
  
Dave Walsh

- 7. RESOLUTION AUTHORIZING THE DEDICATION OF BUCKNELL STREET EXTENDING FROM OXFORD STREET TO JEFFERSON STREET, TWENTY-THIRD STREET EXTENDING FROM OXFORD STREET SOUTHWARD TO JEFFERSON STREET, AND BOLTON STREET EXTENDING FROM CROSKY STREET TO TWENTY-THIRD STREET, SUBJECT TO APPROVAL BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

Nicholas Dema

- 8. RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 712 N. 16<sup>th</sup> ST.**

Nicholas Dema

- 9. RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 3440 BARTRAM AVE.**

Nicholas Dema

- 10. RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 3100 PENROSE FERRY ROAD**

Nicholas Dema

- 11. RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 1800 S. 32<sup>nd</sup> ST.**

Nicholas Dema

- 12. RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 1606 SWAIN ST.**

Nicholas Dema

- 13. RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 1201 W. SOMERSET ST.**

Nicholas Dema

#### **E. Public Comment Period**

**RESOLUTION NO. 11959**

**RESOLUTION ADOPTING THE COMPREHENSIVE ANNUAL FINANCIAL REPORT  
OF THE PHILADELPHIA HOUSING AUTHORITY FOR THE FISCAL YEAR ENDING  
MARCH 31, 2017**


**WHEREAS**, the law of the Commonwealth of Pennsylvania requires that all general-purpose local governments and component units publish a complete set of financial statements presented in conformity with Generally Accepted Accounting Principles ("GAAP") and audited in accordance with Generally Accepted Auditing Standards ("GAAS") by a firm of certified public accountants; and

**WHEREAS**, the Philadelphia Housing Authority ("PHA") contracted with RSM US LLP ("RSM"), to conduct the required audit of PHA's financial statements, business-type activities, blended component units, and each PHA major fund, for the fiscal year that ended March 31, 2017, pursuant to applicable procedures, which RSM has done; and

**WHEREAS**, the PHA Audit Committee has met with RSM, the PHA President & CEO, PHA's Chief Financial Officer, and PHA's Office of Audit and Compliance, after the completion of PHA's audit, to review and discuss the audit report and the associated audit results; and

**WHEREAS**, the PHA Audit Committee has recommended acceptance of the comprehensive annual financial report, as prepared by RSM, and the associated financial statement, as prepared by PHA management, for the period of April 1, 2016 through March 31, 2017, dated October 19, 2017, which have been reviewed by RSM, PHA management and the Audit Committee and distributed and presented to PHA's Board of Commissioners;

**BE IT RESOLVED**, that PHA's Board of Commissioners hereby adopts and approves the comprehensive annual financial report, dated October 19, 2017, and the associated financial statements, for the period of April 1, 2016 through March 31, 2017.

I hereby certify that this was  
APPROVED BY THE BOARD ON 10/19/17  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 11960**

**RESOLUTION AUTHORIZING A CONTRACT FOR AN EMPLOYEE MEDICAL SERVICE PROVIDER WITH US REGIONAL OCCUPATIONAL HEALTH II, PC DBA WORKNET OCCUPATION MEDICINE**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for an employee medical service provider and a Request for Proposal was developed for the selection of a company to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

**WHEREAS**, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

**WHEREAS**, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon the consensus evaluation, and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a contract be awarded to US Regional Occupational Health II, PC dba WORKNET Occupation Medicine; and

**WHEREAS**, work is to be assigned to the awardee at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of this contract; and

**WHEREAS**, it is recommended that the amount to be expended under the contract shall not exceed three hundred fifty-one thousand six hundred eighty dollars (\$351,680.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year base period is one hundred thirty-five thousand one hundred sixty dollars (\$135,160.00);
- 2) The not-to exceed amount for the first one-year option period is sixty-nine thousand nine hundred twenty dollars (\$69,920.00);
- 3) The not-to exceed amount for the second one-year option period is seventy-one thousand five hundred sixty-five dollars (\$71,565.00); and
- 4) The not-to exceed amount for the third one-year option period is seventy-five thousand thirty-five dollars (\$75,035.00);

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with US Regional Occupational Health II, PC dba WORKNET Occupation Medicine, for a total amount not to exceed three hundred fifty-one thousand six hundred eighty dollars (\$351,680.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract, including determining whether the options available under the contract shall be exercised.

**RESOLUTION NO. 11961**

**RESOLUTION AUTHORIZING CONTRACTS FOR INTERIOR AND EXTERIOR MAINTENANCE PAINTING SERVICES WITH HISPANIC VENTURES, INC. AND TORRADO CONSTRUCTION, INC.**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for interior and exterior painting services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

**WHEREAS**, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

**WHEREAS**, the proposals were reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Hispanic Ventures, Inc. and Torrado Construction, Inc.; and

**WHEREAS**, work is to be assigned to the awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of the contract; and

**WHEREAS**, it is recommended that the aggregate amount to be expended under the two (2) contracts shall not exceed two million five hundred thousand dollars (\$2,500,000.00) with a two (2) year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two (2) year base period is one million dollars (\$1,000,000.00); and
- 2) The not-to exceed aggregate amount for each of the three (3) one (1) year option periods is five hundred thousand dollars (\$500,000.00);

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Hispanic Ventures, Inc. and Torrado Construction, Inc., subject to the availability of funds therefor, as set forth above, in a total contract amount, including options, not to exceed two million five hundred thousand dollars (\$2,500,000.00) and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was  
**APPROVED BY THE BOARD ON** 10/19/17  
*Samuel M. Reda*  
ATTORNEY FOR PHA



**RESOLUTION NO. 11962**

**RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO OBTAIN APPROVAL FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND TAKE OTHER STEPS NECESSARY TO PROVIDE AN OPERATING SUBSIDY FOR THE NEWCOURTLAND APARTMENTS AT HENRY AVENUE-PHASE I**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") desires to increase the number of affordable housing units in the City of Philadelphia through public-private partnerships and issued a request for proposals – Solicitation No. P-004572 ("RFP") in October of 2015 to partner with developers to provide new or preserve existing low-income housing opportunities in Philadelphia, to be awarded on a rolling basis; and

**WHEREAS**, pursuant to the terms of the RFP, NewCourtland Elder Services ("NewCourtland"), submitted a proposal to PHA, requesting an operating subsidy without capital funding, which the RFP review committee, after additional review processes, including Board committee and resident leadership review, recommends for award; and

**WHEREAS**, NewCourtland, a provider of healthcare and housing services to low-income seniors, plans to substantially renovate the "Terrace Building," located at 3232 Henry Avenue, Philadelphia, PA, into forty-nine (49) public housing/low-income housing tax credit units for seniors, with community space and supportive services for the residents (the "Development"); and

**WHEREAS**, the Development is the first phase of a multi-phased project that will be located on a 15-acre site in Northwest Philadelphia, which will create an elder care campus that will co-locate housing and services in order to enhance the quality of care for seniors and allow them to age-in-place, with the larger development project expected to include additional phases of affordable senior housing, community gardens, ample parking, community space and supportive services for all residents; and

**WHEREAS**, subject to NewCourtland's fulfillment of all applicable program requirements, PHA will provide an operating subsidy to the Development in an amount not to exceed \$500.00 (five hundred dollars), per unit, per month (the "Operating Subsidy Amount"); and

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

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the PHA President & CEO and/or his authorized designee(s) ("Authorized Officer") to negotiate, finalize and submit the Documents to HUD for approval for the purposes set forth above, and to execute, deliver and perform the obligations required under such Documents once finalized and approved by HUD, and to take all actions necessary or desirable to effectuate these resolutions and provide the Operating Subsidy Amount to the Development.

I hereby certify that this was  
**APPROVED BY THE BOARD ON** 10/19/17  
*Jan M. Redman*  
**ATTORNEY FOR PHA**

**RESOLUTION NO. 11963**

**RESOLUTION AUTHORIZING AMENDMENT TO THE DEFINED CONTRIBUTION PLAN TO ALLOW A PARTICIPANT TO RECEIVE A "HARDSHIP DISTRIBUTION"**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has determined it would be in the best interest of its current employees to allow each employee participating in the plan ("participant") to receive a "hardship distribution" of some or all of the participant's account balance to alleviate certain immediate financial emergencies; and

**WHEREAS**, in order for the PHA to allow employees to receive a "hardship distribution", an amendment to the Plan is required; and

**WHEREAS**, PHA wishes to amend the Plan to permit a "hardship distribution" in accordance with the permissible guidelines set forth by the Internal Revenue Code;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President and CEO, and/or his designee(s) to take all necessary steps to adopt an amendment to the Plan, substantially in the form attached hereto, to permit any participant in the Plan to receive a "hardship distribution" from the employee's Plan.

I hereby certify that this was  
APPROVED BY THE BOARD ON 10/19/17  
[Signature]  
ATTORNEY FOR PHA

**ATTACHMENT TO RESOLUTION RE: AMENDMENT TO THE DEFINED BENEFIT PLAN**

**PHILADELPHIA HOUSING AUTHORITY**

**DEFINED CONTRIBUTION PLAN**

Amended and Restated Effective January 1, 2013

**Amendment 2017-1**

WHEREAS, the Philadelphia Housing Authority (the "Employer") established the Philadelphia Housing Authority Defined Contribution Plan (the "Defined Contribution Plan");

WHEREAS, the Employer is authorized to amend the Plan pursuant to Section 8(a) of such Plan; and

WHEREAS, the Employer desires to amend the Defined Contribution Plan to allow a Participant to receive a "hardship distribution" of some or all of the Participant's account balance to alleviate certain financial emergencies.

NOW THEREFORE, the Defined Contribution Plan is hereby amended as follows:

Section 1 of the Plan shall be amended to add the following Section 1(nn) as follows:

(nn) "*Hardship*" shall mean a Participant's immediate and heavy need for funds as set forth in Section 6(j)(vi):

Section 6 of the Plan shall be amended to add the following Section 6(j) as follows:

(j) Hardship Withdrawals

(i) General. Upon approval of the Plan Administrator, a Participant may withdraw their vested Account in the event of Hardship as defined below

(ii) Application. A Participant shall apply for a Hardship withdrawal in the form and manner prescribed by the Plan Administrator. The Participant's application shall represent that the withdrawal is to be made because of Hardship.

(iii) Exhaustion of Resources. A Hardship withdrawal shall not be permitted until a Participant has obtained all distributions (other than Hardship distributions) and all non-taxable loans available under all retirement plans maintained by the Employer.

(iv) Limitation on Amount. The amount of a Hardship withdrawal may in no event exceed the amount required to meet the immediate financial need created by the Hardship. The Plan Administrator may grant a Hardship withdrawal of less than the amount requested if it concludes that the lesser amount is sufficient to meet the Participant's immediate financial need.

(v) Tax Obligations. The amount of a Hardship withdrawal may include the amount required to pay any federal, state, and local income taxes and penalties that will result from the Hardship withdrawal.

(vi) Immediate and Heavy Financial Need. The provisions of this Section 6 notwithstanding, the Plan shall provide for Hardship withdrawals for the purpose of satisfaction of the deemed immediate and heavy financial need. A distribution under the Plan is hereby deemed to be on account of an immediate and heavy financial need of a Participant if the distribution is for one of the following:

- (1) Expenses for (or necessary to obtain) medical care that would be deductible under Code Section 213(d) (determined without regard to whether the expenses exceed 7.5% of adjusted gross income);
- (2) Costs directly related to the purchase of a principal residence for the Participant (excluding mortgage payments);
- (3) Payment of tuition, related educational fees, and room and board expenses, for up to the next twelve (12) months of post-secondary education for the Participant, the Participant's spouse, children, or dependents (as defined in Code Section 152);
- (4) Payments necessary to prevent the eviction of the Participant from the Participant's principal residence or foreclosure on the mortgage on that residence;
- (5) Payments for burial or funeral expenses for the Participant's deceased parent, spouse, children or dependents (as defined in Code Section 152); or
- (6) Expenses for the repair of damage to the Participant's principal residence that would qualify for the casualty deduction under Code Section 165 (determined without regard to whether the loss exceeds 10% of adjusted gross income).

Except as otherwise provided, the above amendments shall be effective as of the date of execution.

IN WITNESS WHEREOF, this Amendment has been executed this \_\_\_\_\_ day of October 2017.

PHILADELPHIA HOUSING AUTHORITY

ATTEST:

By: \_\_\_\_\_  
Kelvin A. Jeremiah, President & CEO

\_\_\_\_\_

**RESOLUTION NO. 11964**

**RESOLUTION AUTHORIZING A CONTRACT WITH PATHWAYS PA FOR MEDICAL AND HUMAN SERVICES CAREER TRAINING SERVICES FOR PHILADELPHIA HOUSING AUTHORITY RESIDENTS**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for medical and human services career training for PHA residents and a Request for Proposal was developed for the selection of a company to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

**WHEREAS**, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

**WHEREAS**, the proposal was reviewed and evaluated by an evaluation committee and the supporting documents were reviewed by the Contracting Officer; and

**WHEREAS**, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a contract be awarded to Pathways PA; and

**WHEREAS**, work is to be assigned to the awardee at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered in accordance with the contract terms at any time during the course of these contracts; and

**WHEREAS**, it is recommended that the amount to be expended under the contract, shall not exceed one million seventy-one thousand seven hundred twenty dollars (\$1,071,720.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year base period is four hundred nine thousand seven hundred dollars (\$409,700.00);
- 2) The not-to-exceed amount for the first one-year option period is two hundred fourteen thousand one hundred sixty dollars (\$214,160.00);
- 3) The not-to-exceed amount for the second one-year option period is two hundred twenty thousand six hundred twenty dollars (\$220,620.00); and
- 4) The not-to-exceed amount for the third one-year option period is two hundred twenty-seven thousand two hundred forty dollars (\$227,240.00);

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Pathways, PA for a total amount not to exceed one million seventy-one thousand seven hundred twenty dollars (\$1,071,720.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract, including determining whether the options available under the contract shall be exercised.

I hereby certify that this was

APPROVED BY THE BOARD ON 10/19/17

*Lawrence M. Redican*  
ATTORNEY FOR PHA

**RESOLUTION NO. 11965**

**RESOLUTION AUTHORIZING THE DEDICATION OF BUCKNELL STREET EXTENDING FROM OXFORD STREET TO JEFFERSON STREET, TWENTY-THIRD STREET EXTENDING FROM OXFORD STREET SOUTHWARD TO JEFFERSON STREET, AND BOLTON STREET EXTENDING FROM CROSKY STREET TO TWENTY-THIRD STREET, TO THE CITY OF PHILADELPHIA, SUBJECT TO APPROVAL BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") received authorization from the Board of Commissioners through Resolution No. 11675 to submit a demolition application to HUD to create a new development at the demolished Norman Blumberg Apartments ("Blumberg") site; and

**WHEREAS**, a portion of the land owned by PHA in Sharswood/Blumberg, specifically, Bucknell Street extending from Oxford Street to Jefferson Street, Twenty-third Street extending from Oxford Street Southward to Jefferson Street, and Bolton Street extending from Croskey Street to Twenty-third Street (the "Streets"), is to be reconstructed into streets and dedicated to the City of Philadelphia; and

**WHEREAS**, PHA desires authorization to submit an application to the U.S. Department of Housing and Urban Development ("HUD") to dispose of the Streets to the City of Philadelphia; and

**WHEREAS**, with disposition approval from HUD, PHA will dedicate the said Streets as part of the revitalization of the Sharswood/Blumberg neighborhood; and

**WHEREAS**, the disposition of the Streets is in the best interest of PHA, its residents, and the City of Philadelphia;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to submit a Disposition Application to HUD, and to take all necessary actions to carry out the provisions of this resolution to effectuate the conveyances.

**RESOLUTION NO. 11966**

**RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 712 N. 16<sup>th</sup> ST.**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") is the owner of property at 712 N. 16<sup>th</sup> Street, as more particularly described on Attachment "A" (the "Property"); and

**WHEREAS**, PHA currently, or formerly, used the Property as an administrative or operational facility; and

**WHEREAS**, PHA is in the process of developing a new office headquarters and operational facility, so that this Property is no longer useful or necessary for its operations; and

**WHEREAS**, PHA intends to sell or lease the Property depending on what will generate the greatest benefit to PHA, which is understood by the City of Philadelphia; and

**WHEREAS**, the disposition of the Property requires approval by the U.S. Department of Housing and Urban Development ("HUD") and is in the best interest of PHA, its residents, and the City of Philadelphia;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and or his designee(s) to: 1) submit a Disposition Application to HUD, for the purpose set forth above, 2) effectuate the conveyance of the Property, whether by sale or by lease, and 3) to take all necessary actions to carry out the provisions of this resolution, as set forth above.

I hereby certify that this was  
APPROVED BY THE BOARD ON 10/19/17  
*Ramona M. Redman*  
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION RE: PROPERTY AT 712 NORTH 16th STREET

... lots (or pieces of ground with the buildings and improvements) in the 15th Ward of the City of Philadelphia, described according to a Survey and Plan of Properties made for Stross, Greenberg and Company by Thomas J. ... Surveyor and Registrar of the 2nd District on August 1, 1967 and adopted August 18, 1967, as follows, to wit:

... at a point on the Easterly side of 16th Street (30-foot wide) ... 1 degree, 11 minutes 00 seconds East, along the said Easterly side of ... Street the distance of 54 feet, 0 inches from the Easterly side of ... Street ... bearing South 78 degrees, 30 minutes, 0 seconds ...



107-515

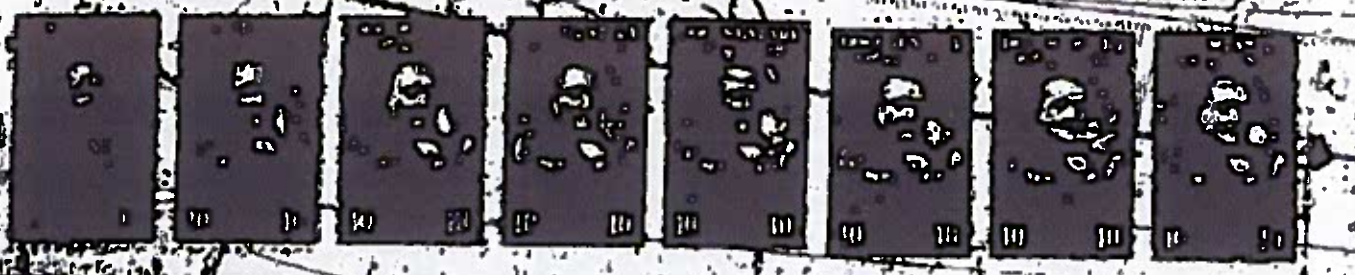
distance of 30 feet, 6 inches to a point on the westerly side of a 2 feet, 6 inches wide alley by deed which leads Southwardly connecting with a 3 feet wide alley by deed which leads Eastwardly thence South 11 degrees, 00 minutes, 00 seconds West along the westerly side of said 2 feet, 6 inches wide alley by deed passing through macadam paving 27 feet, 5 inches to a point on the Northerly side of a Parking Lot (macadam paved) thence North 80 degrees, 59 minutes, 26 seconds West along the Northerly side of said Parking Lot and passing through macadam paving 16 feet, 7 1/8 inches to an angle point, thence North 78 degrees, 59 minutes, 00 seconds West passing along the Northerly side of said Parking Lot and passing through macadam paving 20 feet, 0 1/4 inches to a point on the said Easterly side of 16th Street thence North 11 degrees, 21 minutes, 00 seconds East along the said Easterly side of 16th Street passing along the westerly side of said macadam paved area 18 feet, 0 inches to a point, being the first established point and place of beginning. BEING No. 711 E. 16th Street.

AND THE SECOND BEING at a point of intersection formed by the westerly side of 16th Street (50 foot wide) and the Southern side of Swain Street (10 foot wide), thence South 11 degrees, 21 minutes, 00 seconds East along the said westerly side of 16th Street the distance of 67 feet, 0 1/8 inches to a point on the Northerly side of Olive Street (20 foot wide), thence North 46 degrees, 44 minutes, 17 seconds West along the said Northerly side of Olive Street 92 feet, 7 1/8 inches to a point, thence North 11 degrees, 21 minutes, 00 seconds East passing through a wall 50 feet, 4 inches to a point on the said Southern side of Swain Street thence South 78 degrees, 59 minutes, 00 seconds East along the said Southern side of Swain Street 91 feet, 1 inch to a point on the said westerly side of 16th Street, being the first established point and place of beginning. BEING Nos. 710-712-714-716 E. 16th Street.

AND THE THIRD BEING at a point on the Southern side of Swain Street (10 foot wide) measured North 78 degrees, 59 minutes, 00 seconds West along the said Southern side of Swain Street, the distance of 91 feet, 1 inch from the westerly side of 16th Street (50 foot wide), thence extending South 17 degrees, 21 minutes, 00 seconds West passing through a wall 30 feet, 4 inches to a point on the Northerly side of Olive Street (20 foot wide), thence South 66 degrees, 57 minutes, 17 seconds West along the said Northerly side of Olive Street 44 feet, 2 1/4 inches to a point, thence North 11 degrees, 21 minutes, 00 seconds East passing through a wall 50 feet, 9 5/8 inches to a point on the said Southern side of Swain Street, thence South 78 degrees, 59 minutes, 00 seconds East along the said Southern side of Swain Street, 18 feet, 0 inches to a point, being the first established point and place of beginning. BEING No. 7106 Swain Street.

BEING the same premises which Mitchell Lewis and Rita his wife, State of New Jersey, as Trustee for the benefit of the Beneficiary of the Trust, created by the will of Mitchell Lewis, deceased, dated October 28, 1904, and recorded in Philadelphia County, Pa. Book of A.D. No. 243, page 215, etc., conveyed into Cynara Investments, a Co-Partnership, formed under an Agreement dated February 11, 1926, their heirs, executors, administrators and assigns. The premises were described to be held as partnership property.

7-20



**RESOLUTION NO. 11967**

**RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 3440 BARTRAM AVE.**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") is the owner of property at 3440 Bartram Avenue, as more particularly described on Attachment "A" (the "Property"); and

**WHEREAS**, PHA currently, or formerly, used the Property as an administrative or operational facility; and

**WHEREAS**, PHA is in the process of developing a new office headquarters and operational facility, so that this Property is no longer useful or necessary for its operations; and

**WHEREAS**, PHA intends to sell or lease the Property depending on what will generate the greatest benefit to PHA, which is understood by the City of Philadelphia; and

**WHEREAS**, the disposition of the Property requires approval by the U.S. Department of Housing and Urban Development ("HUD") and is in the best interest of PHA, its residents, and the City of Philadelphia;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and or his designee(s) to: 1) submit a Disposition Application to HUD, for the purpose set forth above, 2) effectuate the conveyance of the Property, whether by sale or by lease, and 3) to take all necessary actions to carry out the provisions of this resolution, as set forth above.

I hereby certify that this was  
APPROVED BY THE BOARD ON 10/19/17

*Anna M. Redie*  
ATTORNEY FOR PHA

**ATTACHMENT TO RESOLUTION RE: PROPERTY AT 3440 BARTRAM AVENUE**

**BLOCK 56 S 3 LOT 120**

ALL THAT CERTAIN tract or parcel of land with the buildings and improvements thereon erected.

SITUATE in the 40th Ward of the City of Phila. and described in accordance with a Plan of Property for Conston Corporation by Edward J. Dragun & Associates dated 8/1/1988 and last revised 10/31/1988 as follows:

BEGINNING at a point in the curved Northerly right-of-way line of Bartram Ave. (various widths) said point being the following two courses and distances from the Westerly end of a 100 foot radius connecting said line of Bartram Ave. with the Northwesterly right-of-way line of Essington Ave. (108 feet wide) thence (a) North 65 degrees 19 minutes 42 seconds West along said Northerly line of Bartram Ave. a distance of 113.80 feet to a point of curvature; thence (b) along same, along a curve to the left, having a radius of 1992.359 feet, an arc distance of 97.12 feet to said beginning point; thence (1) along same, along a curve to the left, having a radius of 1992.359 feet an arc distance of 329.29 feet to a point; (2) North 36 degrees 40 minutes 18 seconds East along land of now or formerly Delaware Valley Foreign Trade Zone, Inc. and crossing a 25 feet wide Gulf Oil Easement and a 65 feet wide right of way reserved for public utility a distance of 589.76 feet to a point; thence (3) 53 degrees 19 minutes 42 seconds East along said land, a distance of 310.00 feet to a point; thence (4) South 36 degrees 40 minutes 18 seconds West along said land, and recrossing said Easement and right of way a distance of 479.818 feet to a point and place of beginning.

TOGETHER with the aforesaid 65.00 foot right-of-way reserved for public utility purposes and being located entirely within the above described parcel parallel with course (3) of the property herein described. Horizontal datum is based on the 10th Survey District of City of Philadelphia horizontal datum.

CONTAINING 3.77 ACRES

BEING NO. 3440 BARTRAM AVE.

**RESOLUTION NO. 11968**

**RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 3100 PENROSE FERRY ROAD**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") is the owner of property at 3100 Penrose Ferry Road, as more particularly described on Attachment "A" (the "Property"); and

**WHEREAS**, PHA currently, or formerly, used the Property as an administrative or operational facility; and

**WHEREAS**, PHA is in the process of developing a new office headquarters and operational facility, so that this Property is no longer useful or necessary for its operations; and

**WHEREAS**, PHA intends to sell or lease the Property depending on what will generate the greatest benefit to PHA, which is understood by the City of Philadelphia; and

**WHEREAS**, the disposition of the Property requires approval by the U.S. Department of Housing and Urban Development ("HUD") and is in the best interest of PHA, its residents, and the City of Philadelphia;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and or his designee(s) to: 1) submit a Disposition Application to HUD, for the purpose set forth above, 2) effectuate the conveyance of the Property, whether by sale or by lease, and 3) to take all necessary actions to carry out the provisions of this resolution, as set forth above.

I hereby certify that this was  
**APPROVED BY THE BOARD ON** 10/19/17  
*Laura M. Fedina*  
**ATTORNEY FOR PHA**

**ATTACHMENT TO RESOLUTION RE: PROPERTY AT 3100 PENROSE FERRY ROAD**

**LEGAL DESCRIPTION FOR PHA LAND**

ALL THAT CERTAIN parcel or tract of land now or formerly Pennsylvania Housing Authority, being Bound by Penrose Ferry Road, the Schuylkill Expressway and a railroad right of way, situate in the City of Philadelphia, Commonwealth of Pennsylvania, as shown on Drawing Nos. S161 and S162, dated September 04, 2007, as prepared by Advanced GeoServices, West Chester, PA, and being more particularly bounded and described as follows to wit:

BEGINNING at the point of intersection of the westerly right-of-way line of Penrose Ferry Road (50 Feet Wide) with the southerly right-of-way line of Interstate 76,

THENCE 1) Along the westerly right of way line of Penrose Ferry Road South 34 degrees 54 minutes 46 seconds West, a distance of 359.787 feet to a point,

THENCE 2) Leaving said right of way line North 75 degrees 01 minutes 20 seconds West, a distance of 1412.159 feet to a point on the easterly right of way of a railroad right of way.

THENCE 3) Along same, North 14 degrees 58 minutes 40 seconds East, a distance of 618.171 feet to a point of curve;

THENCE 4) Along said curve on a non tangent arc deflecting to the left being the southerly right of way of Interstate 76, having a radius of 799.86 feet a distance along the arc of length 676.634 feet to a point;

THENCE 5) Along same, South 54 degrees 01 minute 27 seconds East, a distance of 901.683 feet to a point;

THENCE 6) Along same, South 38 degrees 45 minutes 30 seconds East, a distance of 34.171 feet to the point and Place of Beginning.

Containing in Area: 565,311 square feet or 12.978± Acres

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**RESOLUTION NO. 11969**

**RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 1800 S. 32<sup>nd</sup> STREET**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") is the owner of property at 1800 S. 32<sup>nd</sup> Street, as more particularly described on Attachment "A" (the "Property"); and

**WHEREAS**, PHA currently, or formerly, used the Property as an administrative or operational facility; and

**WHEREAS**, PHA is in the process of developing a new office headquarters and operational facility, so that this Property is no longer useful or necessary for its operations; and

**WHEREAS**, PHA intends to sell or lease the Property depending on what will generate the greatest benefit to PHA, which is understood by the City of Philadelphia; and

**WHEREAS**, the disposition of the Property requires approval by the U.S. Department of Housing and Urban Development ("HUD") and is in the best interest of PHA, its residents, and the City of Philadelphia;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and or his designee(s) to: 1) submit a Disposition Application to HUD, for the purpose set forth above, 2) effectuate the conveyance of the Property, whether by sale or by lease, and 3) to take all necessary actions to carry out the provisions of this resolution, as set forth above.

I hereby certify that this was  
APPROVED BY THE BOARD ON 10/19/17

*James M. Redin*

ATTORNEY FOR PHA

**ATTACHMENT TO RESOLUTION RE: PROPERTY AT 1800 S. 32<sup>nd</sup> STREET**

**Block 2**

Block 2 being bounded by the proposed easterly right-of-way line of 32<sup>nd</sup> Street (50' wide), the proposed westerly right-of-way line of Napa Street (44' wide), the proposed southerly right-of-way line of Moore Street (50' wide) and the proposed northerly right-of-way line of Mifflin Street (50' wide) and described as follows:

**THENCE (1) BEGINNING** at a point of intersection of the easterly right-of-way line of 32<sup>nd</sup> Street with the northerly right-of-way line of Mifflin Street, N 07°47'14" E a distance of 400.153 feet along the right-of-way line of 32<sup>nd</sup> Street to a point;

**THENCE (2)** leaving said right-of-way line along the southerly right-of-way line of Moore Street, S 82°12'46" E a distance of 169.500 feet to a point;

**THENCE (3)** leaving said right-of-way line along the westerly right-of-way line of Napa Street, S 07°47'14" W, a distance of 400.153 feet to a point;

**THENCE (4)** leaving said right-of-way line along the northerly right-of-way line of Mifflin Street, N 82°12'46" W, a distance of 169.50 feet to the point of BEGINNING.

CONTAINING 1.55707 ACRES OF LAND, MORE OR LESS  
BEING 1800-1822 S. Napa Street and 1801 - 1823 S. 32<sup>nd</sup> St.

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**RESOLUTION NO. 11970**

**RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 1606 SWAIN STREET**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") is the owner of property at 1606 Swain Street, as more particularly described on Attachment "A" (the "Property"); and

**WHEREAS**, PHA currently, or formerly, used the Property as an administrative or operational facility; and

**WHEREAS**, PHA is in the process of developing a new office headquarters and operational facility, so that this Property is no longer useful or necessary for its operations; and

**WHEREAS**, PHA intends to sell or lease the Property depending on what will generate the greatest benefit to PHA, which is understood by the City of Philadelphia; and

**WHEREAS**, the disposition of the Property requires approval by the U.S. Department of Housing and Urban Development ("HUD") and is in the best interest of PHA, its residents, and the City of Philadelphia;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and or his designee(s) to: 1) submit a Disposition Application to HUD, for the purpose set forth above, 2) effectuate the conveyance of the Property, whether by sale or by lease, and 3) to take all necessary actions to carry out the provisions of this resolution, as set forth above.

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I hereby certify that this was  
APPROVED BY THE BOARD ON 10/19/17  
*Jan Mc Kee*  
ATTORNEY FOR PHA

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**ATTACHMENT TO RESOLUTION RE: PROPERTY AT 1606 SWAIN STREET**

**PREMISES "A"**

THENCE, extending Westward along the North side of the said Fairmount Avenue, one hundred and seven feet right and one-quarter inches; thence extending Northward at right angle with the said Fairmount Avenue, one hundred feet to the South side of Olive Street; thence extending Eastward along same and parallel with the said Fairmount Avenue, one hundred and twenty-one feet eleven and seveneighth inches to the West side of the said Sixteenth Street; and thence Southwardly along the West side of the said Sixteenth Street one hundred and one feet and one-quarter of an inch to the point and place of beginning.

BEING 1601-1609 Fairmount Avenue and 700-06 North 16<sup>th</sup> Street

**PREMISES "B"**

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE on the North side of Fairmount Avenue at the distance of one hundred and seven feet eight and one-fourth inches Westward from the West side of Sixteenth Street in the Fifteenth Ward of the City of Philadelphia.

CONTIANING in front or breadth on the said Fairmount Avenue eighteen feet and extending in length or depth Northward of that wide one hundred feet to Olive Street.

BEING known as No. 1611 Fairmount Avenue.

**PREMISES "C"**

ALL THAT CERTAIN lot or piece of ground SITUATE in the Fifteenth Ward of the City of Philadelphia and described according to a Survey and Plan thereof made by Frederick T. Thorpe, Jr., Surveyor and Regulator of the Third Survey District on March 27, 1946, as follows to wit:

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SITUATE on the Northerly side of Olive Street at the distance of one hundred ten feet nine and three-eighths inches Westwardly from the Westerly side of Sixteenth Street; thence extending Northwardly on a line parallel with the said Sixteenth Street thirty-four feet nine and five-eighths inches to a point; thence extending Westwardly on a line parallel with Swain Street twenty-nine feet one and one-quarter inches to a point; thence extending southwardly on a line parallel with Sixteenth Street ten feet six and three-eighth inches; thence exntending still Southwardly on a line at right angles to Olive Street twenty-eight feet to a point in the Northwesternly line of Olive Street, thence extending Eastwardly along the same, twenty-five feet four and seven-eighths inches to the first mentioned point and place of beginning.

BEING known as No. 1609-11 Olive Street.

**RESOLUTION NO. 11971**

**RESOLUTION AUTHORIZING THE SUBMISSION OF A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT IN CONNECTION WITH THE SALE AND/OR LEASE OF A PHILADELPHIA HOUSING AUTHORITY ADMINISTRATIVE BUILDING AT 1201 W. SOMERSET STREET**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") is the owner of property at 1201 W. Somerset Street, as more particularly described on Attachment "A" (the "Property"); and


**WHEREAS**, PHA currently, or formerly, used the Property as an administrative or operational facility; and

**WHEREAS**, PHA is in the process of developing a new office headquarters and operational facility, so that this Property is no longer useful or necessary for its operations; and

**WHEREAS**, PHA intends to sell or lease the Property depending on what will generate the greatest benefit to PHA, which is understood by the City of Philadelphia; and

**WHEREAS**, the disposition of the Property requires approval by the U.S. Department of Housing and Urban Development ("HUD") and is in the best interest of PHA, its residents, and the City of Philadelphia;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO and or his designee(s) to: 1) submit a Disposition Application to HUD, for the purpose set forth above, 2) effectuate the conveyance of the Property, whether by sale or by lease, and 3) to take all necessary actions to carry out the provisions of this resolution, as set forth above.

I hereby certify that this was  
APPROVED BY THE BOARD ON 10/19/17  
  
ATTORNEY FOR PHA

**ATTACHMENT TO RESOLUTION RE: PROPERTY AT 1201 W. SOMERSET STREET**

ALL THAT CERTAIN lot or piece of ground with the messuage or tenement thereon erected, SITUTE on the Northerly side of Somerset Street and the Westerly Side of 12<sup>th</sup> Street, in the 37<sup>th</sup> Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Somerset Street 60 feet and extending in length or depth between parallel lines at right angles with the said Somerset Street and along the Westerly side of said 12<sup>th</sup> Street, 100 feet to the middle of a certain 4 feet wide alley.

BOUNDED Westerly by ground now or late of Hiram Miller, Northerly by the Northern moiety of an alley, Easterly by said 12<sup>th</sup> Street and Southerly by said Somerset Street.

BEING 1201-07 West Somerset Street.

# APPENDIX 2

# APPENDIX 2

## OCTOBER 2017 SIGN-UP SHEET FOR THE GENERAL PUBLIC COMMENT PERIOD AT THE END OF THE BOARD MEETING (3 minutes per person)



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

Name: Deivise Eubanks - spoke re: utility issue (spoke to Brent)  
Maintenance Issue? Yes \_\_\_ No  Other (topic): Section

Name: Ollie Earline Easley - did not speak  
Maintenance Issue? Yes  No \_\_\_ Other (topic): (spoke to Jack)

Name: Mary Muller spoke re: maintenance issues at Champlost Noel Muller - she wants to speak  
Maintenance Issue? Yes  No \_\_\_ Other (topic): (spoke to Jack)

Name: Gina Gateward  
Maintenance Issue? Yes \_\_\_ No \_\_\_ Other (topic): HCV Inspections

Name: Jennifer Bennetch  
Maintenance Issue? Yes \_\_\_ No  Other (topic): corruption/deception PHA staff