



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES**  
**Thursday, September 17, 2020, 3 p.m.**

The regularly scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was conducted via a virtual platform, due to the COVID-19 pandemic and in accordance with PHA’s By-Laws that provide for remote participation, while respecting the goals and requirements of the Sunshine Act. The protocols for public participation, including opportunities to submit written or verbal comments and questions, were posted on the PHA website as of April 8, 2020, with directions for real-time public audio access for this September meeting provided thereafter, as well.

The meeting was brought to order at approximately 3:03 p.m. by the Chair, Lynette Brown-Sow. She proceeded to call the names of all the Commissioners, to verify their participation and establish that a quorum was present. The Commissioners participating in the meeting were: Chair Lynette Brown-Sow, Vice-Chair Wetzel, and Commissioners Callahan, Camarda, Coney, Mayo, Purnell, and Wise, as well as President & CEO (“CEO”) Kelvin A. Jeremiah and General Counsel and Board Secretary, Laurence M. Redican.

The Chair requested a moment of silence to help prepare for the work to be done, after which she announced that there had been an Executive Session before the meeting, to discuss litigation.

The CEO reviewed the public comment procedure in place for the virtual meeting and made the following announcements:

1. A moment of silence was requested and observed in honor of Ms. Nellie Reynolds, a steadfast advocate for residents’ rights, who passed away in late August and for whom the PhillySEEDS Scholarship Endowment has been renamed.
2. PHA continues to work with the City regarding the encampment situation.
3. PHA has partnered with the School District to assist with providing virtual learning, including Chrome books for PHA students, three (3) PHA community centers serving as digital access centers, and having PHA computer lab monitor staff available in the computer labs.
4. The Boys & Girls Club is providing remote access learning assistance to a maximum of twenty-two (22) PHA youth at nine sites.
5. Senior “Grab and Go” meals are being delivered to seven (7) senior sites, three days a week, during the pandemic.

The Chair asked whether there were any corrections or amendments to the minutes of the Board meeting of July 16, 2020. Hearing none, the minutes were accepted as submitted.

Six (6) resolutions were presented and unanimously approved by those participating in the vote.

Before the presentation of **Resolution 12108**, attached in Appendix 1, Commissioner Camarda recused herself, stating that she was doing so in order to facilitate transparent discussion, as her re-appointment to the Audit Committee was the subject of the resolution. Following her leaving the virtual meeting, Andrea Bowman, Corporate Secretary, presented the resolution for the re-appointment of Commissioner Camarda to a two-year term, pursuant to the Audit Committee charter.

Commissioner Purnell, Chair of the Audit Committee, on which Commissioner Camarda serves as Vice-Chair, moved for her re-appointment. Following a second, Commissioner Purnell noted that the Audit Committee heartily recommends her re-appointment. There being no public comment (for which an opportunity was provided, as it was for all the resolutions, pursuant to the protocols regarding virtual meetings), the motion was unanimously approved by all those participating in the vote, by roll call, and Commissioner Camarda returned to the meeting.

**Resolution 12109**, attached in Appendix 1, was presented by Tom Callahan, Senior Counsel, Risk Management, Office of General Counsel, to authorize PHA to conclude a policy of insurance for Workers' Compensation and Employer's Liability Insurance coverage with Liberty Mutual Insurance Company, so as to continue to provide the necessary workers' compensation and employer's liability insurance coverage as required by law, in a maximum amount not to exceed thirteen million one hundred seventy-four thousand four hundred forty-seven dollars (\$13,174,447.00). Commissioner Callahan, Chair of the Finance Committee to which the resolution was sent for review, moved for approval of the resolution. Following a second, Commissioner Callahan stated that for this resolution, as true for all those sent to the Finance Committee for review, there was discussion at the committee meeting and a number of questions raised that were answered to the satisfaction of the committee, after which the committee recommends the resolution. There being no further discussion or comment, the motion was unanimously approved, by roll call.

**Resolution 12110**, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President, Supply Chain Management ("EVP-SCM"), to authorize PHA to contract with Temple University to provide Community Health Worker career training to PHA's residents and employment opportunities, to serve PHA residents who have been impacted by COVID-19, with the total amount to be expended not to exceed one million six hundred fifty-nine thousand eight hundred twenty dollars (\$1,659,820.00). Commissioner Coney, Chair of the Resident Services Committee to which the contract was sent for review, moved for its adoption. Following a second, Commissioner Coney stated that the committee had reviewed the resolution, found that it would be beneficial for PHA residents as it provided good economic opportunities, and recommended its approval. Following additional discussion from the Board, the motion was unanimously approved, by roll call.

**Resolution 12111**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract for the provision of congregate meal services to elderly and disabled PHA residents, as funded by a grant from the U.S. Department of Housing and Urban Development ("HUD"), which grant PHA has received for over the past fifteen (15) years. The contracts would be with Foodarama Caterers, Inc.; Victoria's Kitchen; and Joshua's Catering, for up to five (5) years and with the total maximum aggregate amount to be expended under the contracts not to exceed two hundred fifty-two thousand one hundred fifty dollars (\$252,150.00). Commissioner Callahan, as Chair of the Finance Committee, to which the resolution was sent for review prior to its presentation to the Board, moved for its approval. Following a second, and there being no discussion, the motion was unanimously approved, by roll call.

**Resolution 12112**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to enter into a task order contract with Dale Corporation for construction management services for Blumberg Phase 4A – Demolition, Infrastructure and New Construction of 58 Enterprise Green Community Certified, Rental Assistance Demonstration Units and Community Building, in an amount not to exceed twenty six million two hundred seven thousand seven hundred twenty eight dollars (\$26,207,728.00). Commissioner Callahan, as Chair of the Finance Committee, which reviewed the resolution prior to its presentation to the Board, moved for its approval. After a second, Commissioner Callahan stated that the Finance Committee appreciated the detail provided regarding the resolution. There being no further discussion, the motion was unanimously approved, by roll call.

**Resolution 12113**, attached in Appendix 1, was presented by Joshua McQuoid – Assistant Vice President of Human Resources, to authorize PHA to adopt an amendment to the PHA Defined Contribution Retirement Savings Plan that will provide employees to access needed funds in the event they or a household member has experienced an adverse financial impact due to the COVID-19 pandemic, as authorized in Section 2202 of the Coronavirus Aid, Relief, and Economic Security Act (“CARES Act”). Commissioner Callahan, as Chair of the Finance Committee, to which the resolution was sent for review prior to its presentation to the Board, moved for its approval. Following a second and there being no discussion, the motion was unanimously approved, by roll call.

The Public Comment Period began at approximately 3:35 p.m. Consistent with the procedures for public comment at virtual meetings, as published on PHA’s website since April, the first ten (10) comments received, whether via email or recorded voice mail, were then played/read at the meeting. The comments consisted of nine (9) emails and one (1) voicemail that was summarized instead of played, due to its containing personal information, such as home address and telephone number. The two emails are attached as Appendix 2. The comments that were read into the record and the summary of the email are attached in Appendix 2. After the reading of the comments, it was also noted that the Commissioners would be apprised of any appropriate follow-up.

Following a motion to adjourn and a consensus to do so, the Chair stated that the next meeting would be October 15, 2020 (although she will be absent from that meeting), and the meeting ended at approximately 3:45 p.m.

Respectfully submitted,



*Laurence M. Redican*  
*General Counsel*  
*Philadelphia Housing Authority*

# APPENDIX 1

THE PHILADELPHIA HOUSING AUTHORITY  
MEETING OF THE BOARD OF COMMISSIONERS  
2013 RIDGE AVE.<sup>1</sup>  
PHILADELPHIA, PA 19121  
THURSDAY, SEPTEMBER 17, 2020 at 3 p.m.  
AGENDA

---

- A. **Call to Order** Lynette Brown-Sow, Chair
- B. **Remarks** Kelvin A. Jeremiah, President & CEO
- C. **Approval of the Minutes of the Board Meeting held July 16, 2020, as distributed**
- D. **New Business**
  - 1. **RESOLUTION RE-APPOINTING BONNIE CAMARDA TO THE PHILADELPHIA HOUSING AUTHORITY AUDIT COMMITTEE AS AN INDEPENDENT MEMBER**  
Janea Jordon
  - 2. **RESOLUTION AUTHORIZING A CONTRACT WITH LIBERTY MUTUAL INSURANCE COMPANY FOR WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE COVERAGE**  
Tom Callahan
  - 3. **RESOLUTION AUTHORIZING A CONTRACT WITH TEMPLE UNIVERSITY FOR A COMMUNITY HEALTH WORKER TRAINING PROGRAM**  
Dave Walsh
  - 4. **RESOLUTION AUTHORIZING CONTRACTS FOR FEDERALLY GRANT-FUNDED MEAL SERVICES FOR THE CONGREGATE HOUSING SERVICE PROGRAM, FOR THE ELDERLY AND DISABLED, WITH FOODARAMA CATERERS, INC.; VICTORIA'S KITCHEN; AND JOSHUA'S CATERING**  
Dave Walsh
  - 5. **RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR BLUMBERG PHASE 4A – DEMOLITION, INFRASTRUCTURE AND NEW CONSTRUCTION OF FIFTY-EIGHT (58) ENTERPRISE GREEN COMMUNITY CERTIFIED, RENTAL ASSISTANCE DEMONSTRATION (RAD) UNITS AND COMMUNITY BUILDING**  
Dave Walsh
  - 6. **RESOLUTION AUTHORIZING THE ADOPTION OF A PLAN AMENDMENT TO THE PHA DEFINED CONTRIBUTION RETIREMENT SAVINGS PLAN REGARDING COVID-19 RELATED DISTRIBUTIONS**  
Joshua McQuoid
- E. **Public Comment Period**

---

<sup>1</sup> This meeting is being conducted virtually, pursuant to the procedures on the PHA website at [www.pha.phila.gov](http://www.pha.phila.gov), due to safety and health concerns for our residents, staff, the Board, and the public, due to the COVID-19 pandemic.

**RESOLUTION NO. 12108**

**RESOLUTION RE-APPOINTING BONNIE CAMARDA 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 Camarda was appointed to the Audit Committee by the Board of Commissioners for a (2) two-year term as an independent member, by Resolution No. 12013, on September 20, 2018, and has ably served as Vice-Chair on that committee; and

**WHEREAS**, the Audit Committee recommends her reappointment;

**BE IT RESOLVED**, that the PHA Board of Commissioners does hereby approve and consent to the re-appointment of Commissioner Bonnie Camarda 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

*[Signature]* 9/17/2020  
ATTORNEY FOR PHA

**RESOLUTION NO. 12109**

**RESOLUTION AUTHORIZING A CONTRACT WITH LIBERTY MUTUAL INSURANCE COMPANY FOR WORKERS' COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE COVERAGE**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") is required to maintain workers' compensation and employer's liability insurance coverage; and

**WHEREAS**, the current workers' compensation insurance policy expires on October 15, 2020; and

**WHEREAS**, pursuant to Resolution No.11957, approved by this Board on September 14, 2017, PHA entered into a contract with Conner Strong & Buckelew ("Conner") on November 29, 2017, for the provision of qualified, professional insurance and brokerage services; and

**WHEREAS**, at PHA's request, and in compliance with procurement regulations, Conner has solicited premium quotations from four (4) insurers in the market place; and

**WHEREAS**, three (3) insurers offered premium and coverage quotations: Liberty Mutual Insurance Company ("Liberty Mutual"), which is the incumbent insurer; Zurich Insurance Company; and Hartford Insurance Company; and

**WHEREAS**, in consultation with Conner, PHA has reviewed the proposals and determined that the Liberty Mutual proposal provides the best workers' compensation and employer's liability insurance coverage option for PHA; and

**WHEREAS**, the "Maximum Premium" for the Liberty Mutual insurance is thirteen million one hundred seventy-four thousand four hundred forty-seven dollars (\$13,174,447.00), which would reflect a "worst case scenario" of claims and expenses; and

**WHEREAS**, the "Total Expected Premium" for Liberty Mutual is four million six hundred ninety- seven thousand four hundred forty-seven dollars (\$4,697,447.00); and

**WHEREAS**, it is recommended that PHA contract with Liberty Mutual for workers' compensation coverage for a maximum amount not to exceed thirteen million one hundred seventy-four thousand four hundred forty-seven dollars (\$13,174,447.00) for the policy period from October 15, 2020 to October 15, 2021 to pay premiums and cash collateral and to maintain an appropriate reserve to be used to pay deductible amounts on claims, as necessary during the policy period;

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes PHA's President & CEO and/or his authorized designee(s) to take all necessary actions to conclude and to execute a policy of insurance for PHA's workers' compensation and employer's liability insurance with Liberty Mutual Insurance Company for a maximum amount, subject to the availability of funds therefor, not to exceed thirteen million one hundred seventy-four thousand four hundred forty-seven dollars (\$13,174,447.00)

*Faint circular stamp, likely from the Philadelphia Housing Authority, containing illegible text.*

I hereby certify that this was  
APPROVED BY THE BOARD ON 9/17/2020  
*[Signature]*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12110**

**RESOLUTION AUTHORIZING A CONTRACT WITH TEMPLE UNIVERSITY FOR A  
COMMUNITY HEALTH WORKER TRAINING PROGRAM**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for the Community Health Workers 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 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 review process, it is recommended that a contract be awarded to Temple University; 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 the contract; and

**WHEREAS**, it is recommended that the amount to be expended under the contract shall not exceed one million six hundred fifty-nine thousand eight hundred twenty dollars (\$1,659,820.00) with an eight (8) month base period and two (2) one-year options as follows:

- 1) The not-to-exceed amount for the eight (8) month base period is five hundred two thousand dollars (\$502,000.00);
- 2) The not-to-exceed amount for the first one (1) year option is five hundred fifty-two thousand two hundred dollars (\$552,200.00); and
- 3) The not-to-exceed amount for the second one (1) year option is six hundred seven thousand four hundred twenty dollars (\$607,420.00);

**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 Temple University subject to the availability of funds therefor, as set forth above, in a total contract amount not to exceed one million six hundred fifty-nine thousand eight hundred twenty dollars (\$1,659,820.00) and to take all necessary actions relating to such contract.

I hereby certify that this was  
APPROVED BY THE BOARD ON 9/17/2020  
*Aceme Medina*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12111**

**RESOLUTION AUTHORIZING CONTRACTS FOR FEDERALLY GRANT-FUNDED MEAL SERVICES FOR THE CONGREGATE HOUSING SERVICE PROGRAM, FOR THE ELDERLY AND DISABLED, WITH FOODARAMA CATERERS, INC.; VICTORIA'S KITCHEN; AND JOSHUA'S CATERING**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for continuing to provide meal services through the federal Congregate Housing Services Program ("CHSP"), with funds for the same being provided to PHA under a U.S. Department of Housing and Urban Development ("HUD") grant, to provide meals needed by frail elderly residents and residents with disabilities in federally subsidized housing, as PHA has done for at least the past fifteen (15) years; and

**WHEREAS**, under CHSP, PHA provides two meals, with specified nutritional requirements, twice a day to an average of twenty-five (25) persons meeting the HUD definition of being frail elderly (62 years or older), disabled, and temporarily disabled persons who are residents of federally subsidized housing and are unable to perform at least three activities of daily living; and

**WHEREAS**, a Request for Proposal was developed for the selection of companies to address fulfilling this requirement for providing congregate meals, according to established procedures and all applicable laws regarding public contracts, and was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to twenty-nine (29) qualified entities on PHA's Outreach List and/or to those who responded to the invitation; and

**WHEREAS**, the five (5) proposals were received, 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 contracts be awarded to Foodarama Caterers, Inc.; Victoria's Kitchen; and Joshua's Catering; two of which are minority-owned or women-owned businesses and the third will be hiring Section 3 residents to fulfill the contract; and

**WHEREAS**, work is to be assigned to each of the three (3) 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 at the discretion of the Contracting Officer; and

**WHEREAS**, it is recommended that the aggregate amount to be expended under the three (3) contracts, combined, shall not exceed two hundred fifty-two thousand one hundred fifty dollars (\$252,150.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The not-to-exceed aggregate amount for the two-year year base period is one hundred thousand eight hundred sixty dollars (\$100,860.00); and
- 2) The not-to-exceed aggregate amount for each of the three (3) one-year option periods is fifty thousand four hundred thirty dollars (\$50,430.00);

**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 Foodarama Caterers, Inc.; Victoria's Kitchen; and Joshua's Catering for a total aggregate amount not to exceed two hundred fifty-two thousand one hundred fifty dollars (\$252,150.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.

I hereby certify that this was  
APPROVED BY THE BOARD ON 9/17/2020  
  
ATTORNEY FOR PHA



**RESOLUTION NO. 12112**

**RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR BLUMBERG PHASE 4A – DEMOLITION, INFRASTRUCTURE AND NEW CONSTRUCTION OF FIFTY-EIGHT (58) ENTERPRISE GREEN COMMUNITY CERTIFIED, RENTAL ASSISTANCE DEMONSTRATION (RAD) UNITS AND COMMUNITY BUILDING**

**WHEREAS**, the Philadelphia Housing Authority (“PHA”) has identified a need for construction management services for Blumberg Phase 4A – Demolition, Infrastructure and New Construction of fifty-eight (58) Enterprise Green Community Certified, Rental Assistance Demonstration (“RAD”) Units and Community Building 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**, Blumberg Phase 4A will be creating the fifty-eight (58) new replacement low-income rental units on primarily long-term vacant and blighted lots for former Blumberg relocated tenants to return, who are very low or low-income residents; and

**WHEREAS**, any units not used by returning residents from Blumberg will then be available to those currently on the waitlist and/or current PHA residents impacted by re-locations; and

**WHEREAS**, the entire Blumberg redevelopment, of which this is Phase 4A, is designed to maintain affordable housing in an increasingly attractive neighborhood and the average income for residents in the previous phase was approximately sixteen thousand dollars (\$16,000.00) per year; and

**WHEREAS**, the maximum rent will be capped at sixty (60) percent of area median income; and

**WHEREAS**, the Request for Proposal was supplied to the appropriate companies among PHA’s contracted vendors, the only ones eligible to bid on this task order, under the Large Construction Management Contract; and

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

**WHEREAS**, based upon the consensus evaluation, it is recommended that a task order contract be awarded to Dale Corporation, which has demonstrated an outstanding record in subcontracting with minority-owned and women-owned businesses and making Section 3 hires; and

**WHEREAS**, it is further recommended that the contract be for a total amount not to exceed twenty six million two hundred seven thousand seven hundred twenty-eight dollars (\$26,207,728.00);

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee to conclude and execute a task order contract with Dale Corporation, in a total task order amount not to exceed twenty six million two hundred seven thousand seven hundred twenty-eight dollars (\$26,207,728.00), subject to availability of funds therefor, as set forth above, and to take all necessary actions relating to such contract

I hereby certify that this was  
APPROVED BY THE BOARD ON 9/17/2020  
  
ATTORNEY FOR PHA

**RESOLUTION NO. 12113**

**RESOLUTION AUTHORIZING THE ADOPTION OF A PLAN AMENDMENT TO THE PHA  
DEFINED CONTRIBUTION RETIREMENT SAVINGS PLAN REGARDING COVID-19  
RELATED DISTRIBUTIONS**

**WHEREAS**, section 2202 of the Coronavirus Aid, Relief, and Economic Security Act ("CARES Act"), enacted on March 27, 2020, including subsequent guidance issued, provides for special distribution options and expands permissible loans from certain retirement plans; and

**WHEREAS**, PHA's Defined Contribution Retirement Plan qualifies as an eligible plan under the CARES Act; and

**WHEREAS**, it is understood that the special distribution options and permissible loan options are strictly applicable to scenarios involving the experience of an adverse financial consequence due to COVID-19 or SARS-CoV-2, as defined within the CARES Act;

**BE IT RESOLVED**, that the PHA Board of Commissioners hereby approves the adoption of an amendment or amendments to the PHA Defined Contribution Retirement Savings Plan to allow for COVID-19 related distributions within strict adherence of the CARES Act provisions, and authorizes the President & CEO and/or his authorized designee(s) to take the necessary steps to ensure said adoption.

I hereby certify that this was  
APPROVED BY THE BOARD ON 9/17/2020  
*James Redican*  
ATTORNEY FOR PHA

# APPENDIX 2

## PUBLIC COMMENTS READ AT THE 9/17/20 BOARD MEETING

#1

Hi I'm Mina Shakarshy, a concerned citizen of Philadelphia. I ask that you adhere to the demands of the Philly encampments and increase access to vacant PHA housing for low-income residents, and set restrictions on selling off PHA property. You should also end the clearing of homeless encampments, and give permission to camp or set up tiny house developments anywhere in the city. We need to support homeless folks in Philadelphia, especially right now because of the pandemic.

Best, Mina – [Wrote 2x, second one reiterated the 7 demands in #6]

.....  
#2

Hi there!

I recently drove by the encampments by the art museum and my heart goes out to those who feel they have no other option but to set up a tent outside on the streets of Philadelphia. I have to say that I am impressed with the difference in reaction from our city versus what is happening across the country. However, I would like this authority to do something to help these people.

Can we please do something about this? Can we do fully subsidized rental assistance until a few weeks/months post-pandemic being over? Can we get some tiny homes and set them in a lot or something like that?

A reminder that we ARE the City of Brotherly Love. Where is the love???

What can I do to support this as a concerned citizen? I will protest, beg, gather donations you name it.

Thanks for reading this. Looking forward to hearing from you.

Best, Myrtle

.....  
#3

Hello,

I am writing to ask you to support the demands presented by the encampment on the parkway.

These demands include:

- increasing access to vacant PHA housing for low-income residents
- restrictions on selling off PHA property
- an end to the clearing of homeless encampments
- permission to camp or set up tiny-house developments anywhere in the city

I have the privilege of being housed in Ward 15, and I fully support the encampment. We must act to provide our unhoused neighbors with adequate housing, especially considering the increased health risks of the pandemic.

In solidarity,

Jenna Bellasai

.....

**#4**

Hi! I'm emailing as a concerned Philadelphia citizen. my zip code is 19145. The encampments in Philadelphia represent your failure to provide adequate public housing. I understand why you would want them removed as they make very clear your inability to appropriately support this city's neediest citizens. Our simple demands include: increasing access to vacant PHA housing for low-income residents and restrictions on selling off PHA property, end to the clearing of homeless encampments, and permission to camp or set up tiny-house developments anywhere in the city.

Please stop threats to clear the encampments and support housing for all who need it.

--

Nora West  
Georgetown University  
School of Foreign Service 2015

.....  
**#5**

Hello,

My name is Stephanie and I am a resident of Philadelphia and a concerned citizen here in Mantua. I am emailing you in support of the Philadelphia houseless community. I demand the following from the Philadelphia Housing Authority:

1. Transfer all vacant properties to land trust for permanent low-income housing.
2. Cease acquiring and selling properties to private entities until all PHA waiting list applicants are housed.
3. Fire all the cops and city workers who do not treat the houseless with respect and dignity.
4. Repeal all camping ordinances within city limits.
5. Sanction the camp on Benjamin Franklin Parkway as permanent, legal and valid.
6. Sanction other camps across the city including the one on Ridge Ave and Jefferson.
7. Stop all "service days," encampment resolutions, and houseless sweeps that harass unhoused people/
8. Support self-funded and self-governed tiny houses for houseless people.

Considering that Philadelphia's poverty and homelessness rate is high compared to other cities in the country, we should do better. Philly should help our houseless folks settle into a comfortable and safe house with adequate resources to ensure their bright and promising future here.

Thank you and have a great day.

.....

**#6**

Dear board members,

My name is Rachel Robbins and I live in 19145. I am emailing to ask the PHA to support the demands of the homeless encampments in our city. Please see them listed below.

1. Transfer all vacant properties to land trust for permanent low-income housing
2. Cease acquiring/selling properties to private entities until all PHA waiting list applicants are housed.
3. Fire all cops and city works who do NOT TREAT THE HOUSELESS WITH RESPECT AND DIGNITY.
4. Repeal all camping ordinances within city limits.
5. Sanction the camp on Ben Franklin Parkway as permanent, legal and valid. Sanction other camps across the city.

6. Stop all "service days", encampment resolutions, and houseless sweeps that harass unhoused people.
7. Support self-funded and self-governed tiny houses for houseless people.

Thank you. Rachel Robbins

.....  
**#7**

Please look into this urgent matter. There has been a possible mis-type or quote amount owed concerning my move to vacate apartment, from building [address redacted], Philadelphia in august 2019, due to the dangers compromising my health. Matters beyond my control including mental health are now in default because of incorreccted information filed by housing and applications filed else where has been denied.

In July of 2017 discussions were held between Mr. Jerimiah and myself with concerns, that it may be appropriate at the time to have the apartment inspected. However the inspection only repaired the rioting wall, and the promise to reimburse all cost to move had been ignored with no response to date.

Furthermore, after the move in August 2017 my health continued to decline and I suffered comprecations after a stoke, thus the lateness of this letter.

Please have someone return a response by calling [phone number redacted].

Thank you, Arlene Johnson

*[As noted at the Board meeting: This was forwarded within PHA, she was contacted, and it was explained that PHA coverage is only for moves from one PHA site to another, and no evidence of Kelvin Jeremiah or other PHA representatives telling her the moving costs would be paid]*

.....  
**#8**

Good afternoon,

My name is Rachel Gomberg and I am a Philadelphia resident and teacher and a concerned citizen. I am emailing you today in support of the Philadelphia houseless community. My demands are that the PHA:

1. Transfer all vacant properties to land trust for permanent low-income housing
2. Cease acquiring/selling properties to private entities until all PHA waiting list applicants are housed.
3. Fire all cops and city works who do NOT TREAT THE HOUSELESS WITH RESPECT AND DIGNITY.
4. Repeal all camping ordinances within city limits.
5. Sanction the camp on Ben Franklin Parkway as permanent, legal and valid. Sanction other camps across the city.
6. Stop all "service days", encampment resolutions, and houseless sweeps that harass unhoused people.
7. Support self-funded and self-governed tiny houses for houseless people.

If you truly care you will take action. Thank you for your time.

Sincerely, Rachel Gomberg

.....  
**#9**

From Monique:

We need help at Haddington home 5520 vine street projects it's nasty up here please clean up crew emergency *[As noted at the Board meeting: This was forwarded within PHA and addressed by Operations]*

**#10** – Voicemail from Helen McNeil – not being played due to her including personal information, but was an inquiry as to why she is being charged rent when she had to leave her PHA property due to an unauthorized occupancy situation. [*As noted at the Board meeting: This was forwarded within PHA, she was contacted, and a response provided – there is no current balance*]