



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES

Thursday, December 16, 2021, 3 p.m.

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

The Chair, Lynette Brown-Sow, welcomed the meeting participants and brought the meeting to order at approximately 3:05 p.m.

The President & CEO (“CEO”) made the following announcements:

1. Congratulations and appreciation were extended to Wendi Barish, Senior Deputy General Counsel, will be leaving PHA this week to serve as an elected judge on the Philadelphia Court of Common Pleas.
2. PHA continues to work with Temple to bring boosters and initial vaccinations for COVID to its residents, as well as offering them at the Vaux Community Building.
3. The significance of PHA’s role as an economic engine and supporter of minority (MBE) and women-owned (WBE) businesses was underscored this year, with the final contracting numbers for the year, for those two groups, again exceeding the goals of 20% and 10%, respectively, and PHA has invested over five hundred million dollars in MBE firms in the past decade.

While Board meetings have not had the “Resident Spotlight” for some time, due to changes in the meetings due to COVID concerns, light was focused at this meeting on two achievers from PHA resident ranks: Nija Wiggins and Corey Gant. Both have participated in the Section 3 PHA Entrepreneurship Fellowship Program, a new business incubator program at the Vaux Community Building, for which Commissioner Coney was the galvanizing and committed force behind its creation. They are part of the first cohort and Ms. Wiggins has a launched a food truck business that sells gourmet corn on the cob, called Corny, LLC, while Mr. Gant has started a car detailing car detailing and upholstery cleaning business, called Satisfying Suds. Both received encouragement and congratulations from the Board.

The Chair did a roll call of the Commissioners to ensure that there was a quorum, which there was. All Commissioners except for Commissioner Camarda participated: Chair Brown-Sow, Vice-Chair Wetzel, and Commissioners Callahan, Coney, Mayo, Purnell, Shahid, Wetzel, and Wise. The CEO and General Counsel and Board Secretary, Laurence M. Redican also participated.

The Chair then asked whether there were any changes to the minutes of the Board meeting of November 18, 2021, as submitted. Hearing none, the minutes were approved as submitted.

Six (6) resolutions were presented, reviewed, and unanimously approved.

Resolution No. 12183, attached in Appendix 1, was presented by Jennifer Ragen, Director of Policy, to authorize PHA to submit to the U.S. Department of Housing and Urban Development (“HUD”) PHA’s Moving to Work (“MTW”) Fiscal Year 2023 Annual Plan (“Plan”), which includes: 1) the Rental Assistance Demonstration Program Significant Amendments for two (2) developments, 2) amendment of a formerly approved Significant Amendment, and 3) a consolidated budget, as well as to submit one (1) Significant Amendment to the FY 2022 Plan, which is for conversion of one hundred eighty-eight (188) low-rise units at Harrison Plaza. The resolution was reviewed by the Policy & Planning Committee before being presented at the Board meeting and Vice-Chair Wetzel, as Chair of that committee, moved for its approval. Following a second, discussion, and the opportunity for public comment (an opportunity offered for all the resolutions and there was none for any of them), the motion was unanimously approved, by roll call.

Resolution No. 12184 attached in Appendix 1, was presented by Jennifer Ragen, Director of Policy, to approve amendments to both the Admissions and Continued Occupancy Policy for public housing and the Administrative Plan for the Housing Choice Voucher Program. The resolution was reviewed by the Policy & Planning Committee and Vice-Chair Wetzel, Chair of that committee, moved for its adoption. There being no comments or discussion, the motion was unanimously approved, by roll call.

Resolution No. 12185, attached in Appendix 1, was presented by Nicholas Dema, Executive Vice-President, Planning & Development, to authorize PHA to submit a Demolition Application to HUD for the demolition of fourteen (14) structures, as needed for the construction of the PHA logistics warehouse Center, previously approved by the Board. Policy & Planning reviewed the resolution before its presentation to the Board and its Chair, Board Vice-Chair Wetzel, moved for its adoption. Following a second and discussion, the motion was unanimously approved, by roll call.

Resolution No. 12186, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP-SCM”), to authorize PHA to issue a task order to Dale Corporation for construction management services for Blumberg Stage 6A – Demolition, Infrastructure, Rehab and New Construction of 65 Enterprise Green Community Certified, Rental Assistance Demonstration Units. The total amount of the task order is not to exceed thirty-two million five hundred thirty-two thousand one hundred ninety-two dollars (\$32,532,192.00). The resolution was reviewed by the Policy & Planning Committee and Vice-Chair Wetzel, Chair of that committee, moved for its adoption. After the motion was seconded and further comments were made, the motion was unanimously approved, by roll call.

Resolution No. 12187, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with both W.P. Cooke Tire and Lube on the Go Oil Mobile, LLC, for PHA tire repair and replacement services. The total aggregate amount to be expended under the contracts, including the exercise of any options, is not to exceed four hundred five thousand dollars (\$405,000.00). This resolution was reviewed by the Finance Committee and Commissioner Callahan, as its chair, moved for its adoption. After a second, and additional comment, the motion was unanimously approved, by roll call.

Resolution No. 12188, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to contract with Watts Facility Solutions and Creativescape, Inc. for High and Low Rise Window Washing Services. The total aggregate amount to be expended under these contracts, including the exercise of any options, is not to exceed one million eight hundred twenty-six thousand ninety dollars (\$1,826,090.00). This resolution was reviewed by the Resident Services Committee. Its Chair, Commissioner Coney, moved for its adoption. Following a second and Commissioner Coney’s noting that the resolution reflected PHA’s responsiveness to resident concerns, the resolution was unanimously passed, by roll call.

It was noted that no public comments were received this month for any of the resolutions nor for the **Public**

Comment period.

There being no further business, CEO Jeremiah and the Chair took a few minutes to each wish everyone a wonderful holiday season and to thank PHA staff and the Board for a productive and exemplary 2021, in terms of achievements, dedication, and productive partnerships with residents.

The meeting ended at approximately 4:00 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.
PHILADELPHIA, PA 19121¹
THURSDAY, DECEMBER 16, 2021
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 November 18, 2021, as distributed
- D. New Business**
 - 1. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ITS MOVING TO WORK (“MTW”) ANNUAL PLAN FOR FISCAL YEAR 2023, WHICH INCLUDES RENTAL ASSISTANCE DEMONSTRATION PROGRAM SIGNIFICANT AMENDMENTS, AND A SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2022 MTW PLAN**
Jennifer Ragen
 - 2. RESOLUTION APPROVING AMENDMENTS TO THE PHILADELPHIA HOUSING AUTHORITY’S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN**
Jennifer Ragen
 - 3. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS IN CONNECTION WITH A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR ITS NEW LOGISTIC/WAREHOUSE CENTER**
Nicholas Dema
 - 4. RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR CONSTRUCTION MANAGEMENT SERVICES FOR BLUMBERG STAGE 6A**
Dave Walsh
 - 5. RESOLUTION AUTHORIZING CONTRACTS FOR PHA TIRE REPAIR AND REPLACEMENT SERVICES WITH W.P. COOKE TIRE AND LUBE ON THE GO OIL MOBILE, LLC**
Dave Walsh
 - 6. RESOLUTION AUTHORIZING CONTRACTS FOR HIGH AND LOW RISE WINDOW WASHING SERVICES WITH WATTS FACILITY SOLUTIONS AND CREATIVESCAPE, INC.**
Dave Walsh
- E. Public Comment Period**

¹ This meeting is being conducted virtually, pursuant to the procedures on PHA’s website at www.pha.phila.gov due to safety and health concerns for our residents, staff, the Board, and the public raised by the COVID-19 pandemic.

RESOLUTION NO. 12183

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ITS MOVING TO WORK ("MTW") ANNUAL PLAN FOR FISCAL YEAR 2023, WHICH INCLUDES RENTAL ASSISTANCE DEMONSTRATION PROGRAM SIGNIFICANT AMENDMENTS, AND A SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2022 MTW PLAN

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") administers a Moving to Work ("MTW") Demonstration Program that is designed to provide the opportunity for selected housing authorities to explore and demonstrate more efficient ways to provide and administer low-income housing; and

WHEREAS, pursuant to the Philadelphia Housing Authority ("PHA") Board of Commissioners Resolution No. 10618, dated December 21, 2000, PHA submitted to HUD an MTW Application Plan and Agreement; and

WHEREAS, since 2001, when HUD accepted PHA's application for participation in the MTW Demonstration Program and HUD and PHA subsequently executed a MTW Demonstration Agreement ("MTW Agreement"), PHA has continuously participated in the MTW Demonstration Program, with its current agreement extending to 2028; and

WHEREAS, as a participant in the MTW Demonstration Program, PHA is required to develop an MTW Annual Plan for each fiscal year during the term of the MTW Agreement, which outlines the PHA budget and MTW activities, and to submit the Annual Plan for approval by its Board at least seventy-five (75) days prior to the beginning of each fiscal year ("FY"), with FY 2023 beginning on April 1, 2022; and

WHEREAS, PHA has distributed to the Board both a Significant Amendment to the MTW Annual Plan for FY 2022, which is for conversion of one hundred eighty-eight (188) low-rise units at Harrison Plaza, and PHA's MTW Annual Plan for FY 2023 ("Plan"), a summary of which is attached hereto as Attachment "A," which includes: 1) Rental Assistance Demonstration Program Significant Amendments for two (2) developments, 2) amendment of a formerly approved Significant Amendment, and 3) a consolidated budget in accordance with the current MTW Agreement, as PHA is a block grant agency; and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on the FY 2023 Plan and the FY 2022 amendment, including scheduling at least one (1) public hearing and taking into consideration any comments received, by: 1) holding an introductory meeting with resident leadership and interested PHA residents on November 10, 2021; 2) holding a Public Hearing on November 15, 2021; 3) posting the draft Plan and amendment on PHA's website; 4) making copies of the draft Plan and amendment available at PHA's Headquarters; and 5) accepting and considering public comments over a period extending from November 2, 2021 to December 2, 2021;

BE IT RESOLVED that the Board of Commissioners hereby approves the MTW Annual Plan for FY 2023, including the Rental Assistance Demonstration Significant Amendments incorporated therein, and a Significant Amendment to the FY 2022 MTW Plan, in substantially the form distributed to the Board, and authorizes PHA's Chair and/or President & CEO or their authorized designee(s) to: 1) submit to HUD the FY 2023 Annual MTW Plan and the FY 2022 MTW Plan Amendment; 2) take all steps necessary to finalize and secure HUD approval and implement initiatives described in the Plan and Amendment, subject to receipt of adequate funding from HUD; 3) certify that the Public Hearing requirement has been met; and 4) execute the HUD Certifications of Compliance with MTW Plan Requirements and Related Regulations, in substantially the form attached hereto as Attachment "B."

I hereby certify that this was
APPROVED BY THE BOARD ON 12/16/2021

ATTORNEY FOR PHA

ATTACHMENT "A" TO MTW ANNUAL PLAN RESOLUTION FOR FISCAL YEAR 2023

Philadelphia Housing Authority – Moving to Work (MTW) Program FY 2023 Annual Plan and FY 2022 Plan Amendment Highlights

Background

- The FY 2023 MTW Annual Plan covers the period from 04/01/22 through 03/31/23.
- It incorporates current HUD requirements for content, formatting, tables and standard metrics.
- As required by HUD, the Plan's focus is on "MTW activities," those that require MTW programmatic or budget flexibility to implement.
- The Plan incorporates RAD Significant Amendment for Sharswood Phase VI-A and the Walton School. PHA has also included an amended version of the previously approved RAD Significant Amendment for Hunt Sharswood Phase III, indicating that this phase will utilize HUD's new Faircloth-to-RAD initiative.
- PHA has also proposed an FY 2022 MTW Annual Plan RAD Significant Amendment for conversion of 188 low-rise units at Harrison Plaza.

Process

- The MTW Plan and Plan Amendment public comment period is from 11/02/21 – 12/02/21.
- PHA has advertised the public comment period and has posted the draft MTW Plan and Plan Amendment on its website. Copies were distributed to resident leadership and also made available at PHA's headquarters.
- A virtual resident leadership meeting to review the Plan and Plan Amendment was held on 11/10/21 and an open virtual public hearing on 11/15/21.

Funding

- Funding estimates are preliminary and subject to change based on Congressional appropriations.
- Total projected FY 2023 Public Housing and HCV HAP funding is approximately \$488.54 million. Capital Funds are projected at \$53.27 million for FY 2023. See Tables 9 and 10.
- Non-MTW funding is not included in the MTW Plan.

Households Served Projections

- Public Housing - 11,891 households (Table 7)
- MTW Vouchers (including RAD vouchers)– 18,441 households (Table 7)
- Non-MTW Vouchers – 1,856 households (Table 7B)

MTW Activities

- No new MTW activities are proposed for FY 2023.
- Ongoing MTW activities incorporate required HUD standard metrics and benchmarks including proposed revisions to some metrics as allowed under HUD's new reporting protocol.

FY 2023 Planned Activities

- The following table provides a summary of major activities and planned objectives, encompassing both MTW and Non-MTW initiatives.

<i>Initiative</i>	<i>FY 2023 MTW Activities</i>
<i>New Public Housing Development</i>	<ul style="list-style-type: none"> • Working with its development partners, PHA plans to add 334 units at ten (10) developments to the public housing inventory. Leverages approximately \$148.8 million in non-PHA funds. (Table 1)
<i>Unit Based Voucher Program</i>	<ul style="list-style-type: none"> • Under the Unit Based program, a total of 746 units at ten (10) developments are projected to be placed under long-term contract. This includes planned RAD conversions. (Table 3)
<i>Other Redevelopment Highlights</i>	<ul style="list-style-type: none"> • At Sharswood/Blumberg, a total of 254 housing units have been completed to date. By the end of FY 2023, PHA projects that all planned rental housing and a majority of planned homeownership units will be either completed or under construction including: three rental phases with 336 units developed by Hunt-Pennrose; two rental phases with 123 units developed by PHA; approximately 174 new construction homeownership units; two neighborhood partner developments (Reynolds School, Harlan Street) with a total of 108 new rental units; and, the \$53 million Mosaic mixed-use housing and retail complex. • At North Central/Norris, the first two rental phases consisting of a total of 139 units are now complete and occupied. Construction of the third and final rental phase by Jonathan Rose Companies began in 2020 and was completed in the Fall of 2021. Construction of 30 affordable homeownership units is also underway and nearing completion.
<i>Rental Assistance Demonstration (RAD)</i>	<ul style="list-style-type: none"> • A RAD Significant Amendment is included in the FY 2023 plan to: 1) transfer assistance from 65 scattered site units to the proposed Sharswood Phase VI-A new construction development to be developed by PHA as part of the Blumberg/Sharswood Choice Neighborhood Transformation Plan; 2) redevelop the Walton School into 51 rental units for seniors pursuant to HUD's Faircloth-to-RAD initiative; and, 3) develop 101 PBV units (as part of a 217-unit rental development) at the proposed Sharswood Phase III new construction development to be developed by Hunt-Pennrose pursuant to HUD's Faircloth to RAD initiative. Note that the Sharswood Phase III site was part of the RAD Significant Amendment included in the HUD approved FY 2022 MTW Annual Plan approved by HUD; however, PHA is re-issuing the amendment for approval pursuant to the Faircloth-to-RAD initiative. Under this initiative, PHA can utilize unused public housing Annual Contributions Contract (ACC) authority, develop new public housing units using that authority and then convert the public housing to Project Based Voucher assistance under RAD. • 1,105 units are projected for conversion to RAD in FY 2023. (Table 14). • An additional 1,941 units are projected to have been converted by the end of the current fiscal year. (Table 15)
<i>Capital and Development Plan</i>	<ul style="list-style-type: none"> • \$938.77 million in capital projects are identified for FY 2023 and future years (Tables 6 and 6A) including capital improvements, energy conservation measures, new development and RAD conversions.

<i>Initiative</i>	FY 2023 MTW Activities
<i>Sponsor-Based Shared Housing Pilot</i>	<ul style="list-style-type: none"> • Pilot program approved by Board and HUD in FY 2020 involving primarily vacant and uninhabitable scattered site units. In FY 2023, 41 units are projected to be under lease. • Leverages City funds to rehab large-bedroom scattered site units. • PHA has entered into a master lease with City (“Sponsor Agency”) to operate shared housing. PHA has also entered into an MOU with Community College of Philadelphia for pilot involving at-risk students. • Sponsor Agency(s) is generally responsible for subleasing to eligible individuals including formerly homeless, youth aging out of foster care and other hard to serve populations. • Sponsor Agency(s) generally pays a flat rent for the unit to PHA. • PHA provides routine and emergency maintenance services. • Sponsor Agency(s) generally coordinates all other activities including eligibility determination, subleasing and lease enforcement, house rules, rent determination and rent collection.
<i>Opening Doors to Affordable Homeownership</i>	<ul style="list-style-type: none"> • Consolidates, streamlines and enhances PHA’s homeownership activities including 5h (scattered site sales), Housing Choice Voucher Homeownership Vouchers, new development and homeownership readiness and counseling support programs. • Program open to public housing and HCV participants in good standing. A preference will be implemented for FSS participants in good standing. • Program components include options for: lease to purchase program for both scattered sites and private market rentals with portion of rent to be escrowed for eventual down payment; front-end down payment assistance up to \$15K per households; and, soft second assistance up to \$50K provided that no other homeownership assistance is received. Existing HCV monthly homeownership subsidy option will continue to be made available. • Participants must complete PHA-required homeownership counseling and financial literacy courses • Participants must agree to participate in annual post-purchase follow-up review for three years (except for those who only receive HCV monthly subsidy).
<i>Workforce Center, Section 3 Resource Center, Self-Sufficiency and Youth Programs</i>	<ul style="list-style-type: none"> • Ongoing implementation of PHA Workforce Center, Section 3 Resource Center, Resident Business Incubator and EnVision Center at Vaux Community Building. • With community partners, provide education, job readiness, job training and job placement programs for adult residents. • Providing virtual programming in response to pandemic. • Place-based programming through ROSS, Choice Neighborhoods, Jobs Plus. • Provide on-site programs for homework assistance, project-based learning, community service, sports and other activities to 220 youth ages 6 to 18 citywide. • Award academic scholarships through PhillySEEDS. • Provide summer camp for 220 youth ages 6 to 13. • Provide job skills training for 250 residents at the Workforce Development Center.

<i>Initiative</i>	FY 2023 MTW Activities
<i>Youth Educational Enrichment</i>	<ul style="list-style-type: none"> • Provide extensive additional services to residents through direct services and partnership programs as summarized in Table 11. • A component of the Sharswood/Blumberg Transformation Plan. • Provides \$500 per pupil annually to support enhanced educational programming for low-income high school students at the Big Picture Philadelphia School in the Vaux Community Building. • Goal is to support students in achieving higher educational outcomes and graduation rates.
<i>MTW Rent Simplification</i>	<ul style="list-style-type: none"> • PHA will continue to implement previously approved MTW initiatives that simplify program administration and provide incentives for economic self-sufficiency.
<i>HCV Mobility</i>	<ul style="list-style-type: none"> • Continue to implement mobility program with MTW Block Grant funding to encourage moves to high opportunity areas.
<i>Second Chance Program</i>	<ul style="list-style-type: none"> • Continue to implement a time-limited, voucher pilot program to provide supportive services and housing subsidies to formerly incarcerated returning citizens that are active participants in good standing with the Eastern District Federal Court Supervision to Aid Reentry (STAR) Program and Mayor's Office of Reintegration Services (RISE) Program. Permanent, tenant-based vouchers are provided to successful program graduates. PHA also supports the re-entry of returning citizens to existing public housing households, subject to approval by the households, through a partnership with the Pennsylvania First Judicial Court ex-offender programs.
<i>Nursing Home Transition</i>	<ul style="list-style-type: none"> • Ongoing partnership with Philadelphia Corporation for Aging (PCA) to provide housing opportunities for persons transitioning out of nursing homes into community-based settings.
<i>Local Family Self-Sufficiency Program Flexibility</i>	<ul style="list-style-type: none"> • Activity to support increased enrollment and enhance residents' ability to build assets. • Eliminates requirement that an interim or regular recertification be conducted within 120 days before enrollment in FSS program. The last interim or regular recertification will be utilized, regardless of the date it was conducted.

ATTACHMENT "B" TO MTW ANNUAL PLAN RESOLUTION FOR FISCAL YEAR 2023

See attached

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING

Certifications of Compliance with Regulations:

Board Resolution to Accompany the Annual Moving to Work Plan

RESOLUTION NO. 12184

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

WHEREAS, the Philadelphia Housing Authority ("PHA") has adopted the Admissions and Continued Occupancy Policy ("ACOP") applicable to the Public Housing program, amended April 2021, that provides for PHA to update the ACOP to reflect changes in law or regulations, Moving to Work ("MTW") initiatives, PHA operations, or when needed to ensure staff consistency in operation; and

WHEREAS, PHA has an Administrative Plan applicable to the Housing Choice Voucher Program ("Admin Plan"), most recently amended in April 2021, that provides for PHA to update the Admin Plan to reflect changes in law or regulations, MTW initiatives, PHA operations, or when needed to ensure staff consistency in operation; and

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

WHEREAS, PHA provided opportunities for public comment on the proposed amendments, including publishing a notice, posting the changes on PHA's website and soliciting public comments, from November 2, 2021 through December 2, 2021, as well as holding a public hearing on the proposed amendments on November 15, 2021, and making a presentation to resident leadership on November 10, 2021;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves the changes to the ACOP and Admin Plan, as substantially reflected on the Summary Sheet attached to this Resolution, and as made available to the Board, to be effective as of 12:01 a.m. on January 1, 2022.



I hereby certify that this was
APPROVED BY THE BOARD ON 12/16/2021
Shirley M. Redican
ATTORNEY FOR PHA

ATTACHMENT TO RESOLUTION FOR ACOP AND ADMIN PLAN CHANGES

Summary of Proposed Changes to the HCV Administrative Plan

No	Chapter Name Subject Area	Existing Admin Plan	Proposed Admin Plan
1.	8.17 Deductions	<ul style="list-style-type: none"> Updated language to specify that health insurance premiums must be unreimbursed in order to be deducted 	<ul style="list-style-type: none"> Updated the following language: PHA will deduct the full unreimbursed Medicare, Medicaid and/or other health insurance premiums for all elderly and/or disabled family members where the head of household, co-head and/or spouse are either elderly or disabled. Other health insurance premiums include dental and vision care insurance.
2.	12.8 Rent Changes	<ul style="list-style-type: none"> Updated language on owner requests for rent change 	<ul style="list-style-type: none"> Updated language to provide example of when owners may submit rent change requests: Initial rents remain in effect for a two-year period. Owner requests will be accepted for consideration after the initial two year lease term and once every two years thereafter. The rent change will be consistent with the lease anniversary date. Owners must submit rent change requests, in writing, no earlier than 120 calendar days and no later than 90 days prior to the lease anniversary date. For example, if the lease anniversary date is May 1, 2022, the owner must submit their request for a rent increase between January 1, 2022 and February 1, 2022.
3.	16.20 Remaining Members of the Tenant Family	<ul style="list-style-type: none"> Added language to discuss VASH family break-ups 	<ul style="list-style-type: none"> Updated the following language to discuss the break-up of VASH families when the remaining members are protected under VAWA: If the family break-up results from an occurrence of domestic violence, dating violence, sexual assault, or stalking, PHA will ensure that the victim remains on the program. If the family is participating in the VASH program, PHA will continue to assist the victim and other remaining family members if the eligible veteran is the perpetrator. For more information on family break-up in the VASH program, refer to Veteran's Affairs Supportive Housing Program (VASH) chapter.
4.	22.6 Veteran's Affairs Supportive Housing (VASH)	<ul style="list-style-type: none"> Revised and added language regarding portability 	<ul style="list-style-type: none"> Added the following language to discuss portability billing and absorption, coordination with the VAMC, and exceptions for VASH families eligible for VAWA protections: Households are not required to find a unit within the jurisdiction of the issuing PHA. Households may live in surrounding jurisdictions under voucher portability provisions, if the receiving PHA administers a VASH program and the VAMC serving the receiving PHA's VA catchment area is be able to provide case management services. If a VASH household wishes to port-out of PHA's jurisdiction and move into a different VA catchment area, PHA will bill the receiving PHA

No	Chapter Name Subject Area	Existing Admin Plan	Proposed Admin Plan
			<p>if there is no VASH voucher available to absorb the participant.</p> <p>If a VASH household wishes to port-in to PHA's jurisdiction and move into the Philadelphia VA catchment area, PHA may absorb an incoming VASH port-in if:</p> <ul style="list-style-type: none"> • A VASH voucher is available; and, • The VAMC approves and agrees to the transfer of the household's case management. <p>However, VASH households who are approved to port due to VAWA will be permitted to move prior to receiving approval from the VAMC.</p>
5.	22.6 Veteran's Affairs Supportive Housing (VASH)	<ul style="list-style-type: none"> • Removed previous language regarding portability 	<ul style="list-style-type: none"> • Removed the following language: <p>If a family wants to move to another jurisdiction where it will not be possible for the initial HA's partnering VAMC to provide case management services, the VAMC must first determine that the HUD-VASH family could be served by another VAMC that is participating in this program, and the receiving HA must have a HUD-VASH Voucher available for this family. In these cases, the households must be absorbed by the receiving HA either as a new admission (upon initial participation in the HUD-VASH program) or as a portability move-in (after an initial leasing in the initial HA's jurisdiction).</p>
6.	22.6 Veteran's Affairs Supportive Housing (VASH)	<ul style="list-style-type: none"> • Not currently in Plan 	<ul style="list-style-type: none"> • Added the following language: <p>In the event of a family break-up, the PHA generally will continue to assist the eligible veteran with the VASH voucher.</p>
7.	22.6 Veteran's Affairs Supportive Housing (VASH)	<ul style="list-style-type: none"> • Not currently in Plan 	<ul style="list-style-type: none"> • Added the following language to discuss coordination with the VAMC in project-basing VASH vouchers, flexibility to combine VASH and HCV project-based units in a single project, flexibility to re-designate VASH tenant-based vouchers to project-based, and requirements for VASH family moves from project-based to tenant-based: <p>PHA will consult with the VAMC regarding plans to convert VASH tenant-based vouchers to VASH project-based vouchers; however, authorization from HUD is not required.</p> <p>PHA may combine VASH project-based and HCV project-based vouchers in a single project and under a single HAP contract. PHA will indicate the number of units available exclusively for VASH project-based families in Exhibit A of the HAP contract. Supportive services and/or case management will only be provided to VASH families at the</p>

No	Chapter Name Subject Area	Existing Admin Plan	Proposed Admin Plan
			<p>PBV development and not to families with regular PB vouchers.</p> <p>In consultation with and approval from the VAMC, PHA and owner may amend a HAP contract to re-designate project-based units from HCV PBV to VASH PBV or from VASH PBV to HCV PBV. However, PHA will not convert VASH project-based units which are funded by a VASH project-based set-aside award to tenant-based.</p> <p>VASH project-based units will not be subject to PBV income-mixing requirements (project cap), even if the VAMC determines that the VASH family residing in the unit no longer requires case management.</p> <p>If a VASH project-based family is approved to move with a VASH tenant-based voucher and still requires case management, PHA may require the family to wait until a VASH tenant-based voucher is available, but not longer than 180 days. If a VASH tenant-based voucher is not available after 180 days and the family moves, PHA will convert the VASH voucher from project-based to tenant-based assistance. PHA may remove the VASH PB unit from the HAP contract or replace the assistance in the unit with a regular PBV, if the unit is eligible for the HCV program.</p> <p>If a VASH project-based family is approved to move with a VASH tenant-based voucher and the VAMC has determined that the family no longer requires case management, PHA will allow the family to move with the first available tenant-based voucher if no HUD VASH voucher is immediately available.</p>
8.	22.6 Veteran's Affairs Supportive Housing (VASH)	<ul style="list-style-type: none"> Not currently in Plan 	<ul style="list-style-type: none"> Added the following language to indicate which MTW rent and recertification policies will now apply to families participating in the VASH program: <p>In addition, PHA will apply the following MTW policies to families participating in the VASH program:</p> <ul style="list-style-type: none"> Self-certification of assets and asset income when the value of the assets is \$50,000 or below Calculation of asset income as the face value of the asset times the current passbook savings rate when family assets are over \$50,000 Exclusion of asset income on the first \$50,000 of assets Exclusion of all earned income for adult full-time students other than the head, co-head and/or spouse Application of a \$500 working family deduction per year

No	Chapter Name Subject Area	Existing Admin Plan	Proposed Admin Plan
			<p>for families with one or more members employed full time or part time, (at least twenty hours per week);</p> <ul style="list-style-type: none"> • Elimination of all deductions except for medical insurance premiums for elderly/disabled households • Calculation of household TTP as a percentage of monthly adjusted income using a tiered percentage based on household size • Application of the current payment standard at regular reexaminations regardless of fluctuations in the payment standard from one regular recertification to the next • Application of payment standards up to 120% of FMR, without additional HUD approval, to support leasing in opportunity neighborhoods • Elimination of the requirement to conduct a RR determination when the Fair Market Rent decreases by 10% or more and instead conducting RR determinations at initial occupancy, upon rent increase and as deemed necessary by PHA. • Application of a hardship policy for families who can demonstrate a long-term hardship that will result from application of the rent simplification policies
9.	22.12 Witness Relocation Program	<ul style="list-style-type: none"> • Revised language to note change in special allocation 	<ul style="list-style-type: none"> • Revised the following language to note that victims of domestic violence are now eligible and increased in the total number of vouchers allocated: <p>PHA has a vested interest in the prosecution of homicides and other felonious violent crimes in the City of Philadelphia. Further, PHA is committed to protecting the health and safety of victims of domestic violence. Therefore, PHA may enter into MOUs with law enforcement agencies for the purpose of providing housing opportunities for witnesses and victims of domestic violence. Applicants for these vouchers are referred to PHA through the referring law enforcement agency.</p> <p>Eligibility, selection, rent and continued occupancy criteria shall be defined in the MOU. The eligibility, selection, rent and continued occupancy criteria differ in several respects from the standard policies found in this Administrative Plan.</p> <p>PHA and the Office of the District Attorney (DA) in Philadelphia have agreed to enter into an MOU to provide up to thirty-five (35) PHA housing opportunities, to persons, who witness homicides or other felonious violent crimes and cooperate with the DA in the prosecution of these violent criminals; or who are victims of domestic violence and cooperate in the prosecution of the perpetrator.</p>
10.	29.1 Overview of	<ul style="list-style-type: none"> • Not currently 	<ul style="list-style-type: none"> • Added language on qualifying criteria for EHV

No	Chapter Name Subject Area	Existing Admin Plan	Proposed Admin Plan
	Emergency Housing Vouchers	included in the Plan.	applicants and applicable fair housing requirements
11.	29.2 Partnering Agencies	<ul style="list-style-type: none"> Not currently included in the Plan 	<ul style="list-style-type: none"> Added language on required program partnership with the Continuum of Care (CoC), responsibilities and coordination between the CoC and PHA
12.	29.3 Funding	<ul style="list-style-type: none"> Not currently included in the Plan 	<ul style="list-style-type: none"> Added language on eligible uses of HAP and service fee funding in the EHV program, including housing search assistance made available to EHV applicants
13.	29.4 Waiting List Management	<ul style="list-style-type: none"> Not currently included in the Plan 	<ul style="list-style-type: none"> Added language on establishing a waiting list and the order which applications will be referred to PHA
14.	29.5 Family Eligibility	<ul style="list-style-type: none"> Not currently included in the Plan 	<ul style="list-style-type: none"> Added language on screening criteria, verification, and denial, specifying exceptions to the HCV policy
15.	29.6 Housing Search and Leasing	<ul style="list-style-type: none"> Not currently included in the Plan 	<ul style="list-style-type: none"> Added language on additional requirements for briefing EHV applicants, voucher term and extensions, housing search assistance, HQS pre-inspection, and the initial lease term
16.	29.7 Portability	<ul style="list-style-type: none"> Not currently included in the Plan 	<ul style="list-style-type: none"> Added language on eligibility of applicants and participating EHV families to move under portability, requirements for billing and absorption, payment of service fees and placement/issuance reporting fees, and coordination of services between PHA and initial or receiving housing authority
17.	29.8 Payment Standards	<ul style="list-style-type: none"> Not currently included in the Plan 	<ul style="list-style-type: none"> Added language to note that PHA will general HCV policies regarding payment standards, with the exception of applying increased in payment standards
18.	29.9 Termination of Vouchers	<ul style="list-style-type: none"> Not currently included in the Plan 	<ul style="list-style-type: none"> Added language on re-issuance vouchers upon turnover and cut-off dates for re-issuance
19.	29.10 Use of Funds, Reporting, and Financial Records	<ul style="list-style-type: none"> Not currently included in the Plan 	<ul style="list-style-type: none"> Added to language to note that PHA will follow applicable requirements for VMS and FDS reporting
20.	Acceptable Owner Self-Certification	<ul style="list-style-type: none"> Revised language on repairs which can be self-certified 	<ul style="list-style-type: none"> Revised the following language to specify which repairs will require service receipts in order to self-certify and added additional HQS failure item eligible for self-certification: <p style="margin-left: 40px;">PHA will allow owner self-certification to verify repair of certain non-emergency HQS failure items that the owner is responsible to correct using a certification signed by the owner and tenant. PHA reserves the right to require re-inspection or to accept self-certification for HQS failure items that are the owner's responsibility to repair. The following is a list of HQS deficiencies for which PHA will accept owner and tenant certification of repair:</p> <ol style="list-style-type: none"> 1. Replacement of a missing drain cap (owner must submit receipt from a licensed plumber);

No.	Chapter Name Subject Area	Existing Admin Plan	Proposed Admin Plan
			<ol style="list-style-type: none"> 2. Unclogging of an exterior drain (owner must submit receipt from a licensed plumber); 3. Bed bug extermination (owner must submit receipt from a licensed exterminator); 4. Replacement of missing light bulbs; 5. Providing/replacing a refrigerator; 6. Replacement of a tie or lock on electrical box; 7. Removal of garbage/debris. 8. Inoperable appliances including garbage disposal, microwave, washer or dryer (owner must submit service receipt)
21.	Owner Self-Certification Not Permitted	<ul style="list-style-type: none"> • Added language to clarify repairs which cannot be self-certified 	<ul style="list-style-type: none"> • Added the following language to specify HQS failure items and related repairs which PHA will not accept self-certification: PHA will not accept self-certification of any HQS failure item that is not specified in the Acceptable Owner Self-Certification list above. For all other HQS failure items, PHA will require re-inspection in order to confirm that the HQS failure item has been repaired including, but not limited to, the following: <ol style="list-style-type: none"> 1. All emergency HQS failure items including, but not limited to, inoperable or missing smoke or carbon monoxide detectors, gas leak or fumes, lack of heat or hot water, or chipping paint 2. Smoke damage or failures due to order or fumes 3. Clogged or slow drains (unless receipts from licensed plumber are submitted) 4. Failures related to refrigerator temperature or compressors 5. No access to the basement or other rooms subject to HQS inspection 6. Unsecured or loose toilets 7. Inoperable appliances including garbage disposal, microwave, washer or dryer (unless

No.	Chapter Name Subject Area	Existing Admin Plan	Proposed Admin Plan
			<p>service receipts are submitted)</p> <ol style="list-style-type: none"> 8. Windows in deteriorating condition, including broken counterweights and other damage which would prevent the window from staying open 9. Doors in deteriorating condition, including doors which do not shut or seal properly 10. Clutter, infestation, or any other obstruction which hinders complete inspection of the unit 11. Disputed unit conditions or a discrepancy between the owner and tenant, such as the number of bedrooms and utilities provided to the unit.

Summary of Proposed Changes to the Public Housing Admissions & Continued Occupancy Policy

No.	Chapter Name Subject Area	Existing Admin Plan	Proposed Admin Plan
1	8.14.4 Health Insurance Premium Deduction	<ul style="list-style-type: none"> Updated to clarify when premiums are eligible for deduction 	<ul style="list-style-type: none"> Revised the following language: PHA will deduct the full unreimbursed Medicare, Medicaid and/or other health insurance premiums for all elderly and/or disabled family members where the head of household, co-head and/or spouse are either elderly or disabled. Other health insurance premiums include dental and vision care insurance.
2	12.4 Tenants on Electronic Monitoring	<ul style="list-style-type: none"> Updated to clarify conditions for participating in the Electronic Monitoring Program at any PHA/PAPMC property 	<ul style="list-style-type: none"> Revised the following language: Existing tenants may, under certain conditions and with the pre-approval of management, be permitted to remain in the PH unit when and if they have entered into the Electronic Monitoring program as administered by Adult Probation and Parole (APPB) or the Juvenile Probation Board and the Pre-Trial Services division of the First Judicial District of Pennsylvania. Tenants may not participate in the Electronic Monitoring Program at any PHA/PAPMC property for any case that includes charges for which applicant would be denied admission to the public housing program, including those charges related to crimes of violence, weapons offenses, sex-related offenses, arson, burglary, destruction of property, or drug crimes.
3	12.5 Regular Recertification	<ul style="list-style-type: none"> Updated to clarify that changes to a family's recertification cycle are based on their adjusted income exceeding 120% AMI 	<ul style="list-style-type: none"> Revised the following language: A family, beginning at the first regular or interim recertification where their adjusted income exceeds 120% of area median income, will be placed on an annual recertification cycle. When and if the family's income decreases to the point where their adjusted income no longer exceeds 120% of area median income, PHA will conduct a certification to review the family income and determine the applicable recertification frequency (biennial or triennial) for the family.

RESOLUTION NO. 12185

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS IN CONNECTION WITH A DEMOLITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR ITS NEW LOGISTIC/WAREHOUSE CENTER

WHEREAS, on January 21, 2021, by Board Resolution No. 12133, the Board of Commissioners of the Philadelphia Housing Authority ("PHA") approved a resolution authorizing the design and construction of a new logistic/warehouse center ("Center"); and

WHEREAS, the Center will be built in between the 2000 blocks of Cecil B Moore and Turner Streets between 20th and 21st Streets ("Site"); and

WHEREAS, the Site currently has thirteen (13) vacant structures and one (1) occupied property, located as follows:

1616 - 18 N 20th Street (Part of the condemnation parcel know as 1616-28 N. 20th Street);

2007, 2010, 2016, 2027, 2032, 2034, 2036, 2044, 2046 Turner Street (part of the condemnation parcels know as 1608-14 N. 20th Street & 1616-28 N. 20th Street); and

2004, 2006, 2014 Cecil B Moore Avenue (Part of the condemnation parcel know as 2004-34 Cecil B. Moore); and

WHEREAS, the construction of the Center requires the demolition of all the aforesaid properties, for which approval by the U.S. Department of Housing and Urban Development ("HUD") must be obtained;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, or his designee(s), to submit a Demolition Application to HUD for the PHA properties, as specified above, and to take all necessary and appropriate actions to carry out the provisions of the resolution.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/16/2021
Shirley M. Redick
ATTORNEY FOR PHA



RESOLUTION NO. 12186

**RESOLUTION AUTHORIZING A TASK ORDER WITH DALE CORPORATION FOR
CONSTRUCTION MANAGEMENT SERVICES FOR BLUMBERG STAGE 6A**

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services for Blumberg Stage 6A, to include demolition, infrastructure, rehab and new construction of sixty-five (65) Enterprise Green Community Certified, Rental Assistance Demonstration ("RAD") units; and

WHEREAS, a Request for Proposal was developed for the selection of a company to address fulfilling the above requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was supplied to the appropriate companies among PHA's contracted vendors under the current 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 and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a task order contract for Blumberg Stage 6A be awarded to Dale Corporation; and

WHEREAS, it is further recommended that the task order contract be for a total amount not to exceed thirty two million five hundred thirty-two thousand one hundred ninety-two dollars (\$32,532,192.00);

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 amount not to exceed thirty two million five hundred thirty-two thousand one hundred ninety-two dollars (\$32,532,192.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such task order contract.



I hereby certify that this was
APPROVED BY THE BOARD ON 12/16/2021
Alicia M. Redman
ATTORNEY FOR PHA

RESOLUTION NO. 12187

RESOLUTION AUTHORIZING CONTRACTS FOR TIRE REPAIR AND REPLACEMENT SERVICES WITH W.P. COOKE TIRE AND LUBE ON THE GO OIL MOBILE, LLC

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for tire repair and replacement 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 W.P. Cooke Tire and Lube on the Go Oil Mobile, LLC; and


WHEREAS, work is to be assigned to each of the two (2) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the term of the contracts at any time, at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the two (2) contracts, combined, shall not exceed four hundred five thousand dollars (\$405,000.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is one hundred sixty-two thousand dollars (\$162,000.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is eighty-one thousand dollars (\$81,000.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is eighty-one thousand dollars (\$81,000.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is eighty-one thousand dollars (\$81,000.00);

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 W.P. Cooke Tire and Lube on the Go Oil Mobile, LLC for a total aggregate amount not to exceed four hundred five thousand dollars (\$405,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to such contracts, including determining whether the options available under the contracts shall be exercised.



I hereby certify that this was
APPROVED BY THE BOARD ON 12/16/2021

ATTORNEY FOR PHA

RESOLUTION NO. 12188

RESOLUTION AUTHORIZING CONTRACTS FOR HIGH AND LOW RISE WINDOW WASHING SERVICES WITH WATTS FACILITY SOLUTIONS AND CREATIVESCAPE, INC.

WHEREAS, the Philadelphia Housing Authority ("PHA") has identified a need for high and low rise window washing services for PHA properties 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 Watts Facility Solutions and Creativescape, Inc.; and

WHEREAS, work is to be assigned to each of the two (2) awardees at the discretion of the Contracting Officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contracts at any time during the course of these contracts at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the two (2) contracts, combined, shall not exceed one million eight hundred twenty six thousand ninety dollars (\$1,826,090.00) with a two-year base period and three (3) one-year option periods, as follows:

- 1) The aggregate not-to-exceed amount for the two-year base period is seven hundred fourteen thousand eight hundred dollars (\$714,800.00);
- 2) The aggregate not-to-exceed amount for the first one-year option period is three hundred sixty one thousand six hundred ninety dollars (\$361,690.00);
- 3) The aggregate not-to exceed amount for the second one-year option period is three hundred seventy one thousand six hundred eighty dollars (\$371,680.00); and
- 4) The aggregate not-to exceed amount for the third one-year option period is three hundred seventy-seven thousand nine hundred twenty dollars (\$377,920.00);

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 Watts Facility Solutions and Creativescape, Inc. for a total aggregate amount not to exceed one million eight hundred twenty six thousand ninety dollars (\$1,826,090.00), 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 12/16/2021
Laura M. Leach
ATTORNEY FOR PHA