



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES

Thursday, December 15, 2022, 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.

Chair Lynette Brown-Sow brought the meeting to order at approximately 3:00 p.m. and did a roll call, which confirmed that there was a quorum. In addition to the Chair, the following Commissioners participated: Commissioners Callahan, Purnell, Shahid, and Wise. The President & CEO (“CEO”) and the General Counsel and Board Secretary, Laurence M. Redican, also participated. Commissioners Camarda, Coney, Mayo and Wetzel did not participate.

The Chair requested a moment of silence, in preparation for the work to be done, and also announced that an Executive Session had taken place just before the Board meeting, to discuss litigation-related matters.

The CEO reviewed the public participation guidelines for the meeting and made the following announcements:

- 1) Much appreciation was extended to Philadelphia 76ers Tyrese Maxey and DTLR, a sneaker store in North Philadelphia, as they partnered to generously donate \$50,000 worth of toys this holiday season to PHA residents; and
- 2) PHA was pleased, after a 2-year hiatus, to again have in-person tree lighting festivities for its seniors, and many thanks are extended to all those who helped make those events so enjoyable, especially including RPP and RAB.

A PPT reviewing PHA’s Sustainability report for the past 5 years, from 2017 – 2022, was presented by Natasha PHA’s Sustainability Coordinator and is attached as Appendix 1.

The Chair asked whether there were any changes to the minutes from the Board meeting minutes of November 17, 2022. Hearing none, the minutes were approved.

Five (5) resolutions were presented, reviewed, and unanimously approved, by roll call.

Resolution No. 12253, attached in Appendix 2, was presented by Jennifer Ragen, Director of Policy, to authorize PHA to submit to the U.S. Department of Housing and Urban Development (“HUD”) both PHA’s FY 2024 MTW Plan and an amendment to its FY2023 MTW Plan. Commissioner Purnell as a member of the Policy & Planning Committee that had reviewed the resolution prior to its being presented to the Board, moved for its adoption. Following a second, discussion, and the opportunity for public comment (as was available for all the resolutions, but there was none for this resolution or any of the resolutions

this month), the motion was unanimously approved, by roll call.

Resolution No. 12254, attached in Appendix 2, was presented by Nicholas Dema, Executive Vice President - Planning & Development, for authorization for PHA to undertake the negotiation and execution of a ground lease, submit a disposition application, negotiate, execute and enter into all related contracts with the Developer or affiliate and documents necessary or appropriate to develop, finance, construct, and operate the Development, obtain all necessary HUD approvals, as detailed in the resolution and provide PHA financing up to an amount of sixty- million dollars (\$63,000,000). As this resolution was also reviewed by the Policy & Planning Committee, Commissioner Purnell moved for its adoption. Following a second and discussion, it was unanimously approved, by roll call.

Resolution 12255, attached in Appendix 2, was presented by Kyle Flood, Senior Advisor to the President & CEO, to authorize PHA's submission of an application for funding to HUD, pursuant to the Choice Neighborhoods Implementation Grant Program FY2022 Notice of Funding Opportunity that was published on September 30, 2022. Commissioner Purnell, as a member of the Policy & Planning Committee that had reviewed the resolution, moved for its adoption. That motion was seconded and unanimously approved, by roll call.

Resolution 12256 attached in Appendix 2, was presented by Dave Walsh, Executive Vice President, Supply Chain Management, and was to authorize PHA to enter into a contract with Compass Working Capital for FSS program management, in a total amount, if all options are exercised, not to exceed one million nine hundred forty-six thousand seven hundred fifty dollars (\$1,946,750.00). This resolution had been reviewed by the Resident Services Committee and Commissioner Wise, as a member of that committee, moved for its adoption. After a second and there being no discussion, the motion was unanimously approved, by roll call.

Resolution 12257, attached in Appendix 2, was presented by Bret Holden, Executive Vice President – Leased Housing, for approval of awards of forty (40) HUD VASH project based vouchers, subject to PHA's requirements set forth in the applicable Request for Proposal, to the following developments: Tryko (Kearsley Estates) 30 PBV's and 2) Deep Sea-GP, LLC (K&A Beacon of Hope) 10 PBV's. Commissioner Purnell, as a member of the Policy & Planning Committee that reviewed this resolution, moved for its adoption. Following a second and discussion, it was unanimously approved, by roll call.

No comments were received for the **public comment period**.

There being no further business, the Chair reflected on the accomplishments of the past year, all that is ahead, and wished everyone happy holidays. Following a motion and a second, the meeting ended at approximately 3:40 p.m.

Respectfully submitted,



Laurence M. Redican
General Counsel
Philadelphia Housing Authority

APPENDIX 1

PPT Presentation - PHA's Sustainability report for the past 5 years, from 2017 – 2022

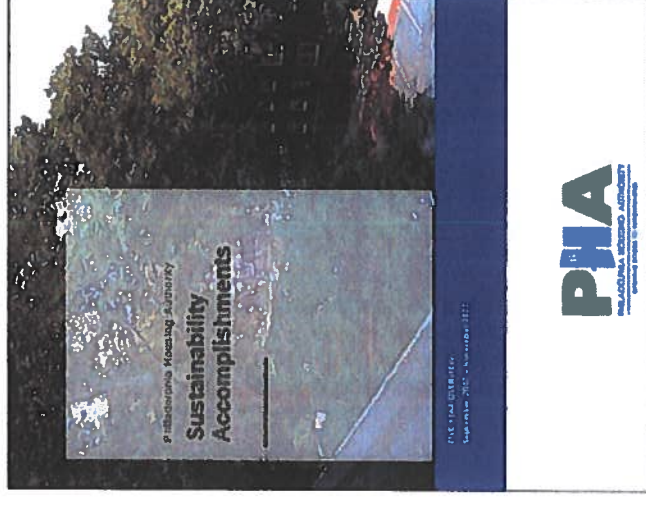
Sustainability Accomplishments

PHILADELPHIA HOUSING AUTHORITY
SEPTEMBER 2017 – NOVEMBER 2022



Sustainability Report Highlights

- ❖ PHA's sustainability principles
- ❖ EPA and DOE's Better Building Challenge
- ❖ 2019 Energy Performance Contract (EPC) and Capital expenditure
- ❖ Resident free efficiency upgrades
- ❖ PHS tree plantings for residents
- ❖ Utility efficiency and charges over FY 2018-FY 2022



PHA's Sustainability Principles

- ❖ To conduct housing development and property management activities in a socially, environmentally, and economically responsible manner
- ❖ To reduce energy consumption and increase use of alternative energy sources; and to minimize environmental impacts in the areas of waste, water, energy and air quality
- ❖ To increase the number of opportunities in low and high-skill green jobs
- ❖ To promote healthy, equitable, and resilient communities

Better Building Challenge

- ❖ Voluntary commitment for 20% carbon emission reduction by the end of 2023
 - ❖ 36 benchmarked sites; over 5.5 million sqft as part of Challenge
 - ❖ Department of Housing and Urban Development (HUD), Department of Energy (DOE) and Environmental Protection Agency (EPA) program
- ❖ 11.1% reduction thus far (end of 2021), further aggressive efforts planned and possible extension



Efficiency Upgrades and Capital Expenditure

- ❖ PHA initiated an Energy Performance Contract (EPC) with Johnson Controls, Inc. (JCI) to improve efficiency portfolio-wide
 - ❖ Phase 1 concluded in 2021: \$1,146,794 initial year savings
 - ❖ Phase 2 (just concluded) and Phase 3-5 will focus on deeper HVAC retrofits and monitoring
- ❖ In FY2022, PHA determined to use \$55 million of Capital Funds for upgrades and efficiency measures
 - ❖ Work beginning December 1 includes roof replacement, mechanical upgrades, EnergyStar appliance and window replacement, etc.



Resident Free Efficiency Upgrades

- ❖ Reestablished relationships with PECO and PGW so residents can participate in free upgrade and weatherization services, increasing comfort and efficiency, and reducing resident utility cost
- ❖ Residents will qualify for new 95%+ AFUE furnaces and water heaters, refrigerators, AC units, weatherization and education

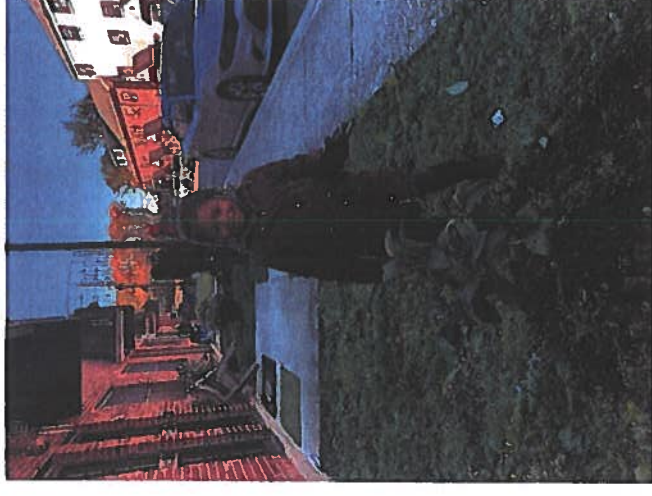


An Exelon Company



PHS Tree Plantings for Residents

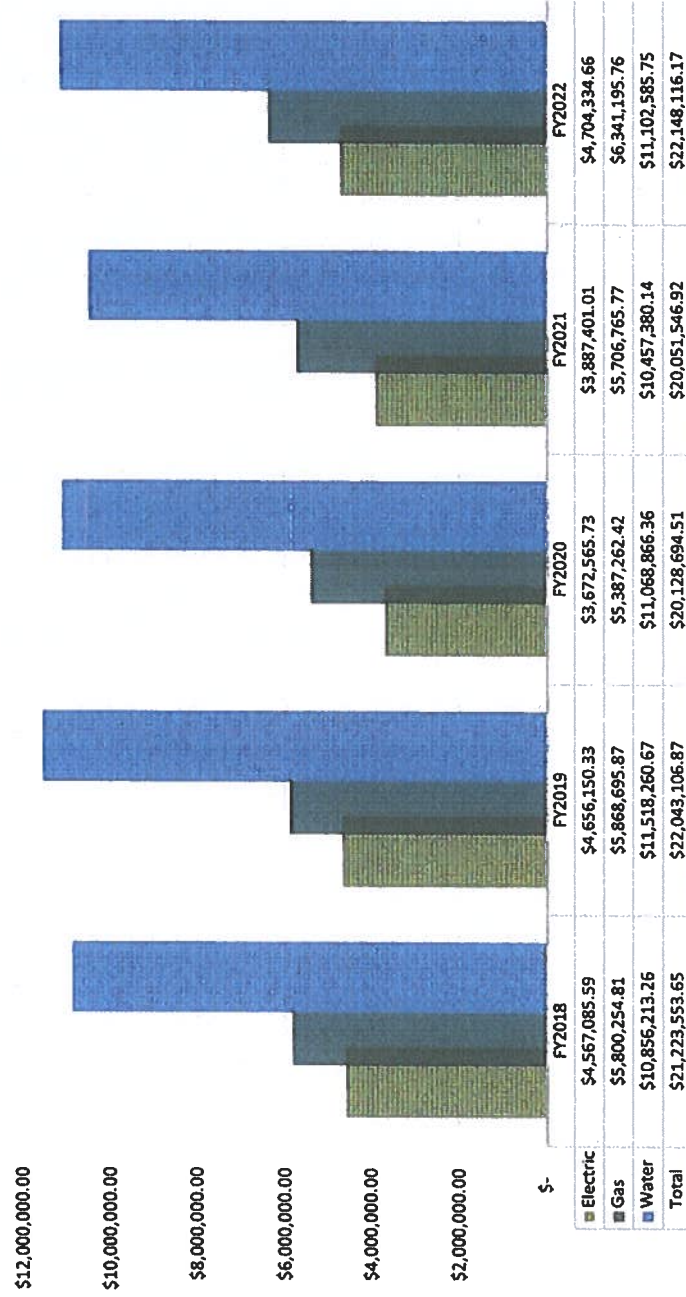
- ❖ Reestablished relationship with Philadelphia Parks & Recreation and Pennsylvania Horticultural Society
- ❖ Project aimed at reversing tree canopy inequity in Philadelphia
- ❖ Tree plantings with residents this fall at Wilson Park (24 yard trees) and Cassie Holly Homes (6 communal trees), more to come
- ❖ Wilson Park residents enrolled in PHS's TreeTenders program to become greening advocates

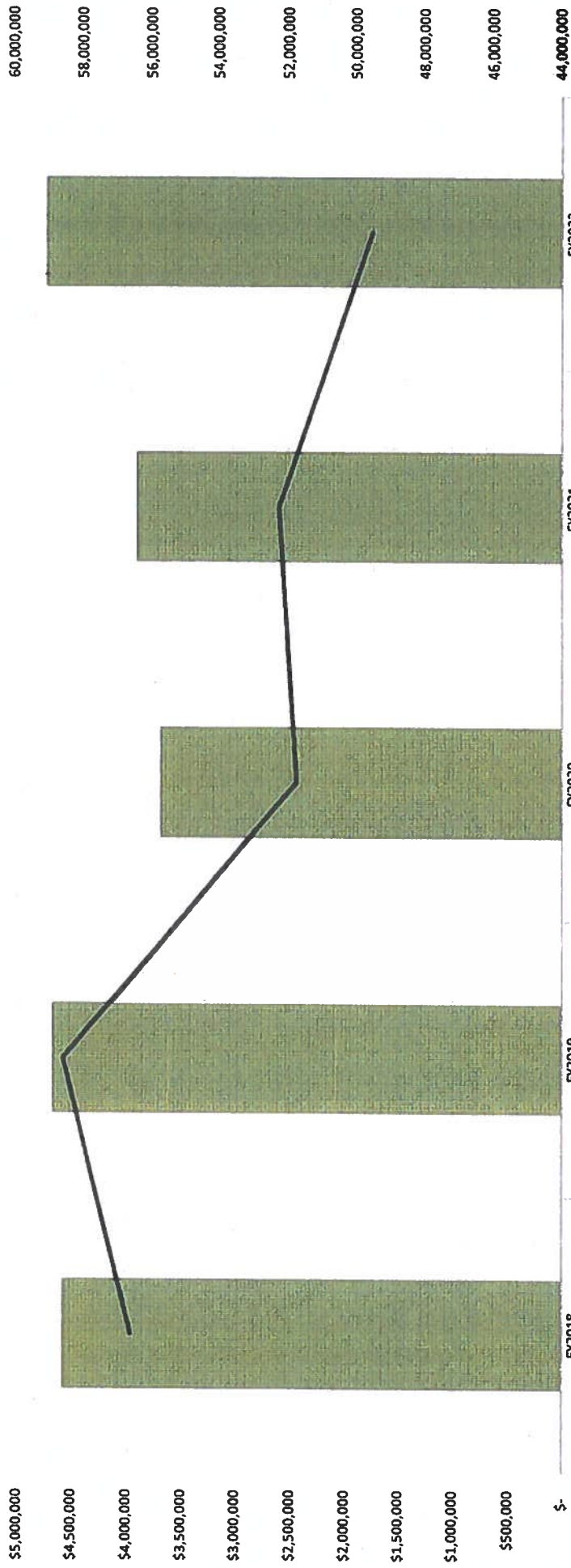


Utility Expenditures

FY21 saw the PHA's lowest utility spending since expenditures were first benchmarked, BUT costs are increasing steeply regionally.

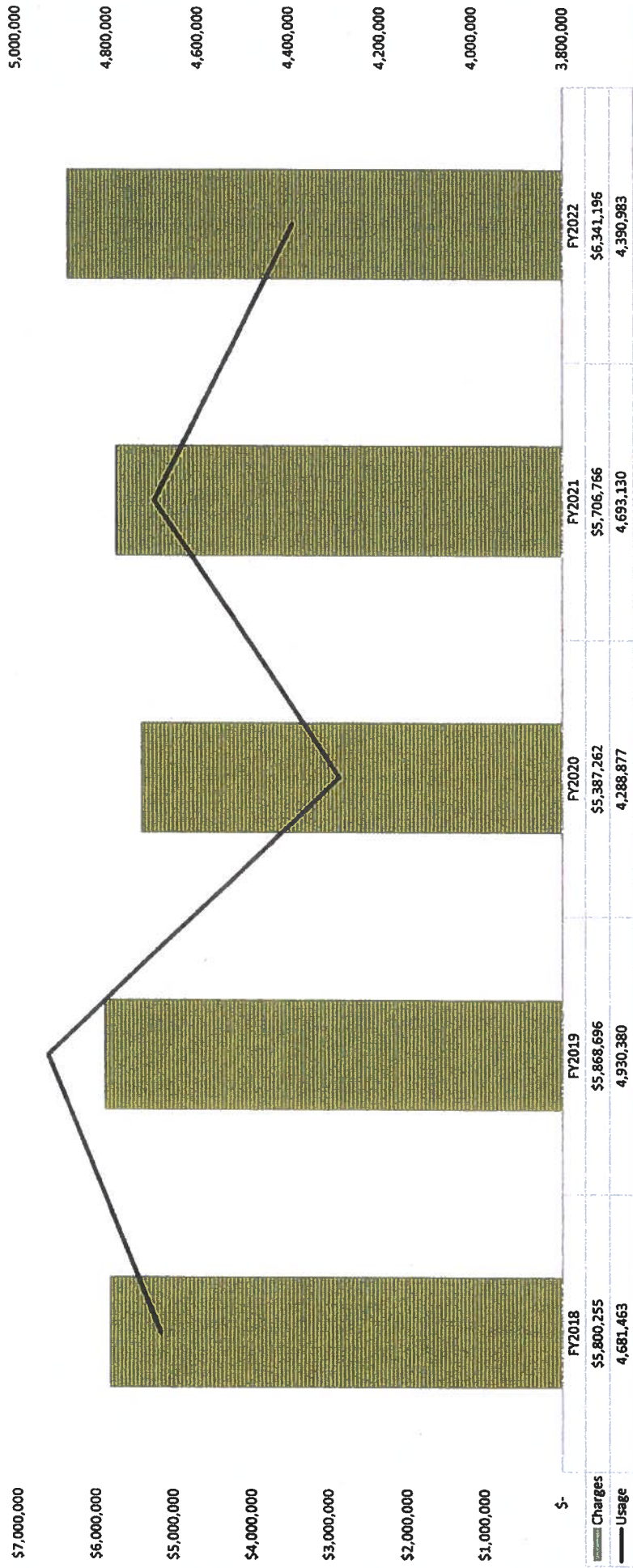
Moving forward, PHA can continue to aggressively pursue usage savings that should stabilize cost.





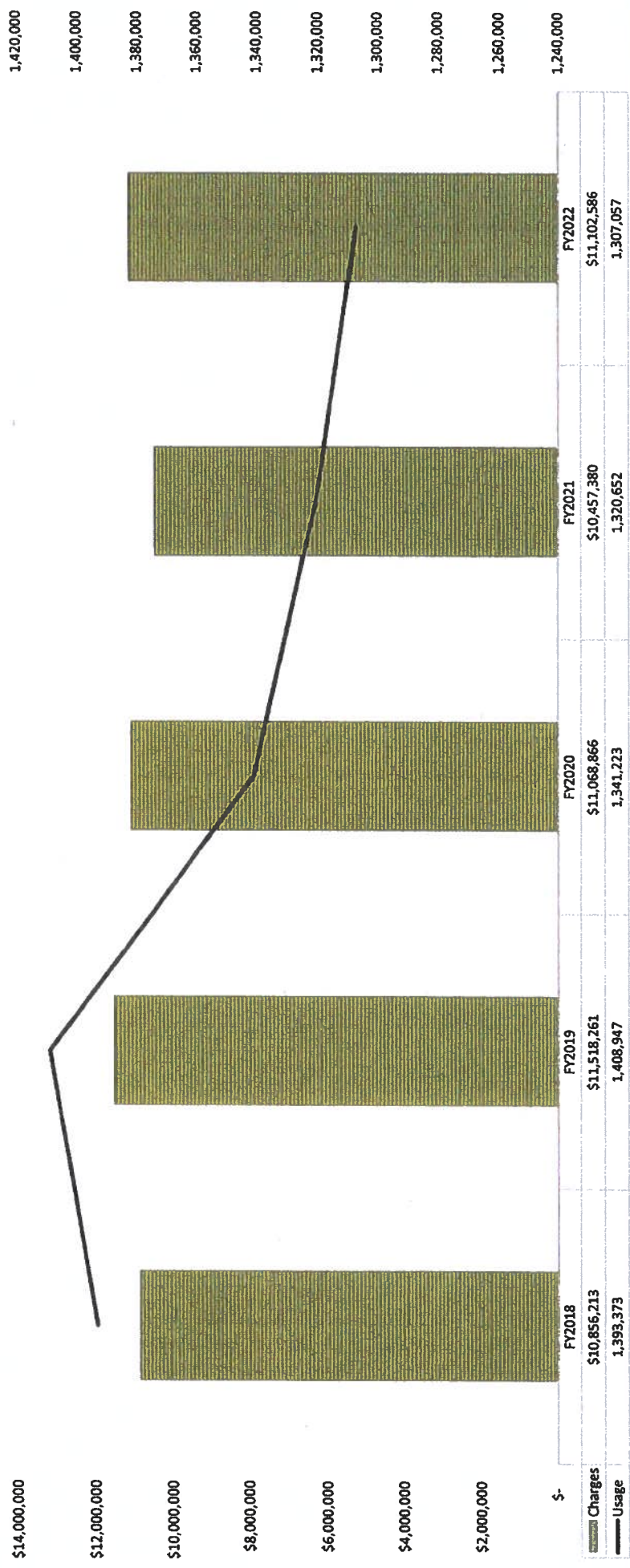
Electric Cost & Usage

Electric usage (at right) measured in kWh.



Gas Cost & Usage

Gas usage (at right) measured in CCF (one-hundred cubic-feet).



Water Cost & Usage

Water usage (at right) measured in CCF (one-hundred cubic-feet).

Questions or Comments?

THANK YOU!



APPENDIX 2

**THE PHILADELPHIA HOUSING AUTHORITY
AGENDA FOR THE MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, DECEMBER 15, 2022, at 3 p.m.**

- A. Call to Order** Lynette Brown-Sow, Chair of the Board of Commissioners
- B. Remarks** Kelvin A. Jeremiah, President & CEO
- C. Presentation of the Sustainability Report - 5 Year Overview, 2017- 2022**
Natasha Tabachnikoff, PHA Sustainability Coordinator
- C. Approval of Minutes** of the Board Meeting held November 17, 2022, 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 2024 AND A SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2023 MTW PLAN**

Jennifer Ragen
 - 2. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS AND RELATED ACTIVITIES IN CONNECTION WITH THE HUNT PHASE III DEVELOPMENT**

Nicholas Dema
 - 3. RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FUNDING PURSUANT TO THE FISCAL YEAR 2022 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT PROGRAM NOTICE OF FUNDING OPPORTUNITY**

Kyle Flood
 - 4. RESOLUTION AUTHORIZING A CONTRACT WITH COMPASS WORKING CAPITAL FOR GRANT-FUNDED FAMILY SELF-SUFFICIENCY PROGRAM COORDINATION**

Dave Walsh
 - 5. RESOLUTION AUTHORIZING APPROVAL OF THE AWARD OF TWO (2) HUD VASH PROJECT BASED VOUCHER PROPOSALS TOTALING FORTY (40) PROJECT BASED VOUCHERS**

Bret Holden
- E. Public Comment Period**

RESOLUTION NO. 12253

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 2024 AND A SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2023 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 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 2024 beginning on April 1, 2023; and

WHEREAS, PHA has distributed to the Board both PHA's MTW Annual Plan for FY 2024 ("Plan"), a summary of which is attached hereto as Attachment "A," and a second Significant Amendment to the MTW Annual Plan for FY 2023, which is for the development and conversion through HUD's Faircloth to RAD initiative of 1) thirty (30) units at Rafael Porrata-Doria Place, a new construction development to be developed by HACE; 2) twenty (20) units at West Mill Place, a new construction development to be developed by Gaudenzia; 3) 45 units at Allegheny West Plaza new construction development to be developed by the Allegheny West Foundation; 4) forty-one (41) units at Be A Gem Crossing, to be redeveloped by North 10 Philadelphia; and, 5) thirty-six (36) units to be renovated at Mill Redevelopment A & Indiana by Impact Services Corporation; and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on the FY 2024 Plan and the FY 2023 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 9, 2022; 2) holding a Public Hearing on November 14, 2022; 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 October 28, 2022 to December 5, 2022;

BE IT RESOLVED that the Board of Commissioners hereby approves the MTW Annual Plan for FY 2024 and a second Significant Amendment to the FY 2023 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 2024 Annual MTW Plan and the FY 2023 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," for each certification.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/15/2022
William McRedden
ATTORNEY FOR PHA



ATTACHMENT "A" TO MTW ANNUAL PLAN RESOLUTION FOR FISCAL YEAR 2024

Philadelphia Housing Authority – Moving to Work (MTW) Program FY 2024 Annual Plan and FY 2023 Plan Amendment Highlights

Background

- The FY 2024 MTW Annual Plan covers the period from 04/01/23 through 03/31/24.
- 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.
- PHA has also proposed a second FY 2023 MTW Annual Plan RAD Significant Amendment which is for the development and conversion through HUD's Faircloth to RAD initiative of 1) 30 units at the Rafael Porrata-Doria Place new construction development to be developed by HACE; 2) 20 units at the West Mill Place new construction development to be developed by Gaudenzia; 3) 45 units at the Allegheny West Plaza new construction development to be developed by the Allegheny West Foundation; 4) 41 units at Be A Gem Crossing to be redeveloped by North10 Philadelphia; and, 5) 36 units to be renovated at Mill Redevelopment A & Indiana by Impact Services Corporation.

Process

- The MTW Plan and Plan Amendment public comment period is from 10/28/22 – 12/05/22.
- 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 11/9/23 and an open virtual public hearing on 11/14/22.

Funding

- Funding estimates are preliminary and subject to change based on Congressional appropriations.
- Total projected FY 2024 MTW funding is approximately \$516.85 million, of which Capital Funds are projected at \$54.175 million. See Tables 9 and 10.
- Non-MTW funding is not included in the MTW Plan.

Households Served Projections

- Public Housing - 11,490 households (Table 7)
- MTW Vouchers (including RAD vouchers)– 18,896 households (Table 7)
- Non-MTW Vouchers – 2,695 households (Table 7B)

MTW Activities

- No new MTW activities are proposed for FY 2024.
- 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 2024 Planned Activities

Summary highlights of PHA's planned affordable housing preservation, housing development and other MTW initiatives in FY 2024 are included below.

Site/Program	FY 2024 Planned Activity
Sharswood/ Blumberg	<ul style="list-style-type: none"> • By the start of FY 2024, PHA projects that all planned rental housing and a majority of planned homeownership units will be either completed or under construction. To support these activities, PHA may apply for additional Choice Neighborhoods pursuant to HUD's recent Notice of Funding Opportunity. PHA will also continue to support after school and supportive service programming for low-income youth attending the new Big Picture Philadelphia High School in the Vaux Community Building. PHA is currently seeking partners to provide additional health services and anticipates finalizing a new partnership to expand health services in FY 2024.
Fairhill Apartments	<ul style="list-style-type: none"> • In FY 2024, PHA plans to close and start construction on the first phase of construction; to complete planning for the second phase; to acquire and commence rehabilitation of the City-owned Hartranft community center; and to acquire public and privately owned off-site parcels in the neighborhood for future construction.
West Park Apartments	<ul style="list-style-type: none"> • PHA will continue to plan for the redevelopment financing and design with the potential for a first phase construction start in FY 2024.
Bartram Village	<ul style="list-style-type: none"> • PHA anticipates that the first phase of redevelopment at Bartram will commence in FY 2024, subject to receipt of a 9% Low Income Housing Tax Credit award. PHA intends to apply for a CNI Implementation grant for Bartram Village.
Harrison Plaza	<ul style="list-style-type: none"> • As part of its asset repositioning strategy, PHA is finalizing plans to rehabilitate and convert the remaining low-rise buildings/units at the site to RAD and/or to develop an alternative comprehensive redevelopment plan.
Norris/North Central	<ul style="list-style-type: none"> • In FY 2024, PHA will continue to firm up plans to develop a remaining parcel of the former Norris Homes into a mixed use development and/or homeownership, possibly in partnership with a third party developer. PHA will also continue as People Lead for Choice endowment-funded service activities that benefit residents.
Citywide Asset Repositioning	<ul style="list-style-type: none"> • In FY 2024, PHA will continue to develop feasible asset repositioning strategies to preserve public housing over the long-term through the RAD program, Section 18 dispositions combined with Tenant Protection Voucher and/or RAD/Section 18 blends as appropriate.

Site/Program	FY 2024 Planned Activity
Rental Assistance Demonstration	<ul style="list-style-type: none"> In FY 2024, PHA plans to undertake RAD conversion of an additional 2,545 public housing units (including scattered site units that are currently vacant and uninhabitable) (<i>Table 14</i>).
Public Housing Development	<ul style="list-style-type: none"> In FY 2024, PHA will continue to collaborate with partners to develop ten (10) new public housing developments with a total of 429 units. The majority of these units will be converted to Project-Based Vouchers through HUD's Faircloth to RAD initiative. (<i>Table 1</i>).
UBV	<ul style="list-style-type: none"> PHA plans to enter into UBV contracts for an additional 873 units in FY 2024, which includes planned RAD conversions and other development initiatives (<i>Table 3</i>). On an ongoing basis, PHA plans to provide UBV subsidies to 4,476 affordable housing units (<i>Table 4</i>). In addition to utilizing MTW Block Grant funding, PHA incorporates MTW flexibility in admissions, continued occupancy and other areas.
<i>Capital and Development Plan</i>	<ul style="list-style-type: none"> \$698.72 million in capital projects are identified for FY 2024 and future years (Tables 6 and 6A) including capital improvements, energy conservation measures, new development and RAD conversions
<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 2024, 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.
<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</i>	<ul style="list-style-type: none"> Ongoing implementation of PHA Workforce Center, Section 3 Resource Center, Resident Business Incubator at Vaux Community Building and new Youth and Family Center on Ridge Avenue.

Site/Program	FY 2024 Planned Activity
<i>Center, Self-Sufficiency and Youth Programs</i>	<ul style="list-style-type: none"> • With community partners, provide education, job readiness, job training and job placement programs for adult residents. • 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. • Provide extensive additional services to residents through direct services and partnership programs as summarized in Table 11.
<i>Youth Educational Enrichment</i>	<ul style="list-style-type: none"> • 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>Local Family Self-Sufficiency Program</i>	<ul style="list-style-type: none"> • Activity to support increased enrollment and enhance residents' ability to build assets. • Updates FSS action plan and incorporates new escrow and performance incentive options.
<i>Limited Pilot – MTW Continued Occupancy Policy</i>	<ul style="list-style-type: none"> • Approved by Board and HUD as part of FY 2021 Plan, but placed on hold in light of pandemic-related impacts. • Pilot program involving only new admissions and transfers to: 1) scattered sites; 2) PHA-owned or controlled, non-RAD Project Based Voucher (PBV) developments; and, 3) Turnover units and units for which

Site/Program	FY 2024 Planned Activity
	<p>there are no public housing conversion households with a right to return in PHA-owned or controlled RAD PBV developments.</p> <ul style="list-style-type: none"> • Does not apply to current public housing residents. • Does not apply to elderly or disabled household members, or those who are caretakers of elderly/disabled members. • Requires all non-disabled adults ages 18-54 to complete at least 20 hours per week of work, employment or job training as a condition of continued occupancy. Also applies to non-disabled 17 year old household members who have dropped out of school • Residents will be referred to PHA Workforce Center as needed to help ensure ongoing compliance. • Six-month grace period to come into compliance. • Temporary hardship exemption for those with documented short-term medical issues or disabilities. • An admissions and transfer preference will be established for these sites for applicants where one or more adults work at least 20 hours per week. Seniors and people with disabilities will automatically be provided with this preference.

**ATTACHMENT "B" TO RESOLUTION RE: FY 24 MTW ANNUAL PLAN AND
AMENDMENT to FY 23 MTW PLAN: TWO HUD CERTIFICATIONS**

HUD Certifications of Compliance with MTW Plan Requirements and Related Regulations for
Approval of MTW Annual Plan for FY 2024 and a second Significant Amendment to the FY
2023 MTW Plan

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

CERTIFICATIONS OF COMPLIANCE**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**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (04/01/2023), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI), Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.

- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

PHILADELPHIA HOUSING AUTHORITY
MTW PHA NAME

PA002
MTW PHA NUMBER/HA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

NAME OF AUTHORIZED OFFICIAL

TITLE

SIGNATURE

DATE

*** Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.**

CERTIFICATIONS OF COMPLIANCE

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

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (04/01/2022), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a certification by the appropriate state or local officials that the Plan is consistent with the applicable Consolidated Plan.
- (7) The MTW PHA will affirmatively further fair housing by fulfilling the requirements set out in HUD regulations found at Title 24 of the Code of Federal Regulations, including regulations in place at the time of this certification, and any subsequently promulgated regulations governing the obligation to affirmatively further fair housing. The MTW PHA is always responsible for understanding and implementing the requirements of HUD regulations and policies, and has a continuing obligation to affirmatively further fair housing in compliance with the 1968 Fair Housing Act, the Housing and Community Development Act of 1974, The Cranston-Gonzalez National Affordable Housing Act, and the Quality Housing and Work Responsibility Act of 1998. (42 U.S.C. 3608, 5304(b)(2), 5306(d)(7)(B), 12705(b)(15), and 1437C-1(d)(16)). The MTW PHA will affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o) and 24 CFR 903.15, which means that it will take meaningful actions to further the goals identified in its Analysis of Impediments to Fair Housing Choice(AI), Assessment of Fair Housing (AFH), and/or other fair housing planning documents conducted in accordance with the requirements of 24 CFR Part 5, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR 903.7(o), and will address impediments to fair housing choice identified in its AI, AFH, and/or other fair housing planning documents associated with any applicable Consolidated or Annual Action Plan under 24 CFR Part 91.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not make a determination of eligibility for housing based on sexual orientation, gender identity, or marital status.
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.

form HUD 50900: Certifications of Compliance (3/2021)

- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
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- (18) The MTW PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
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- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA.

PHILADELPHIA HOUSING AUTHORITY
MTW PHA NAME

PA002
MTW PHA NUMBER/HA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

NAME OF AUTHORIZED OFFICIAL

TITLE

SIGNATURE

DATE

* ***Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.***

RESOLUTION NO. 12254

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS AND RELATED ACTIVITIES IN CONNECTION WITH THE HUNT PHASE III DEVELOPMENT

WHEREAS, in 2014 PHA was awarded a Choice Neighborhood Planning Grant for the development of a transformation plan ("Plan") for the Blumberg/Sharswood neighborhood; and

WHEREAS, the Plan involves the development of approximately one thousand two hundred (1,200) housing units, which includes five hundred ten (510) replacement units from the demolition of the Blumberg campus; and

WHEREAS, PHA was awarded a thirty million dollar (\$30,000,000.00) Choice Neighborhood Implementation Grant for Plan initiatives; and

WHEREAS, the housing units under the Plan will be developed by PHA and its development partners; and

WHEREAS, PHA issued a Request for Proposals to select a development partner to develop at least four hundred (400) units under the Plan and selected Hunt Development Group, LLC ("Developer") as its development partner, which has completed the first rental phase and the second is under construction; and

WHEREAS, the third phase of development by the Developer will be located on PHA-owned parcels bounded by the 2400 blocks of Nassau and Jefferson Streets, the 2500 block of Jefferson Street, the 2200 blocks of Ingersoll and Master Streets, the 1400 block of North 21st Street, the 1500 blocks of North 24th & 25th streets, and the 2000 block of Ridge Avenue; and

WHEREAS, this phase will include the new construction of two hundred twenty-four (224) rental units of which one hundred one (101) will be designated as Blumberg Replacement Units, eighty-eight (88) affordable units and thirty-five (35) market rate units ("Development"); and

WHEREAS, HUD has developed a new program referred to as Faircloth to RAD, which permits public housing agencies to leverage their existing public housing Faircloth authority to create new federally assisted housing through the Rental Assistance Demonstration ("RAD") program; and

WHEREAS, pursuant to the Faircloth to RAD program, PHA will convert the new public housing units to a project-based voucher by obtaining a pre-approval from HUD through the mixed finance closing process to convert the units after construction completion and receiving its Date of Full Availability ("DOFA"); and

WHEREAS, the Faircloth to RAD program will enable PHA to provide a twenty (20) year project-based contract for the one hundred one (101) Replacement Units; and

WHEREAS, in furtherance of the Development, PHA will submit a disposition application to HUD so that PHA can enter into a long-term ground lease with the Developer and/or its affiliate, provide PHA financing in an amount not to exceed sixty-three million dollars (\$63,000,000.00), and obtain all necessary HUD and other approvals in connection with the construction, RAD conversion and operation of the Development;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO,

or his designee(s), to:

- 1) Regarding the operating subsidies, to: a) submit certain evidentiaries relating to the approval of the operating subsidy to HUD for approval, including a Mixed-Finance Amendment to the Consolidated Annual Contributions Contract, a Declaration of Trust/Restrictive Covenants, a Regulatory and Operating Agreement and such other ancillary documents as may be required to close the Mixed Finance Operating Subsidy component of the Development (collectively referred to herein as the "ACC Closing Documents"); b) negotiate, finalize, execute, deliver and perform the obligations under such ACC Closing Documents once finalized and approved by HUD; c) obtain or facilitate all other government approvals; and 4) take all actions as necessary or desirable to effectuate this resolution and provide the operating subsidy to the Development;
- 2) Regarding the RAD conversions, to: a) submit certain RAD closing documents to HUD for approval in connection with the RAD conversion of the public housing units including, but not limited to, the RAD Conversion Commitment, the Housing Assistance Payment Contract, the Use Agreement and such other documents as necessary or desirable to facilitate the closing of the RAD transaction ("RAD Closing Documents"); b) negotiate, finalize and execute, deliver and perform the obligations under such RAD Closing Documents once finalized and approved by HUD; c) obtain or facilitate all required government approvals under the RAD program; and d) take all actions as necessary or desirable to effectuate this resolution and provide the project based voucher payments to the Development;
- 3) Submit a disposition application to HUD for the PHA properties;
- 4) Provide a capital expenditure, as set forth above, in a not-to-exceed amount of sixty-three million dollars (\$63,000,000.00); and
- 5) To negotiate, execute and enter into all related agreements, contracts and documents necessary or appropriate to develop, finance, construct, and operate the Development.

I hereby certify that this was
APPROVED BY THE BOARD ON 2/15/2022

Alan M. Reda
ATTORNEY FOR PHA



RESOLUTION NO. 12255

RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR FUNDING PURSUANT TO THE FISCAL YEAR 2022 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT PROGRAM NOTICE OF FUNDING OPPORTUNITY

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") has issued a Fiscal Year 2022 Notice of Funding Opportunity ("NOFO") for the Choice Neighborhoods Implementation Grant Program which describes the requirements for submission of competitive funding proposals for Implementation Grants; and

WHEREAS, under the Choice Neighborhoods Implementation Grant program, HUD provides funding to support the transformation of distressed public housing developments; and

WHEREAS, the NOFO establishes a limit of no more than one application per locality and requires that the local government of jurisdiction be either the Lead Applicant or Co-Applicant; and


WHEREAS, the Philadelphia Housing Authority ("PHA") has reviewed the NOFO and identified Bartram Village Apartments site and the surrounding Kingsessing neighborhood as a site that meets the NOFO requirements for distress and other neighborhood factors and that would make for a competitive application; and

WHEREAS, PHA will work closely with and actively engage the residents of the Bartram Village Apartments, community residents, and other stakeholders throughout the Choice Neighborhood implementation process, if the proposal is awarded grant funding; and

WHEREAS, PHA agrees to be the Lead Applicant and the City of Philadelphia agrees to be the Co-Applicant; and

WHEREAS, the deadline for submission of the application is January 11, 2023 and approval by the Board of Commissioners is a requirement for the application to HUD;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves the submission of a proposal for Choice Neighborhoods Implementation Grant funding in an amount up to fifty million dollars (\$50,000,000.00) and authorizes the PHA President & CEO or his authorized designee(s) to undertake all necessary actions to secure partnership agreements and resource commitments necessary for a competitive proposal, and to execute all documents necessary to submit the application and to enter into a grant agreement with HUD upon receipt of a grant award.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/15/2022

ATTORNEY FOR PHA



RESOLUTION NO. 12256

RESOLUTION AUTHORIZING A CONTRACT WITH COMPASS WORKING CAPITAL FOR GRANT-FUNDED FAMILY SELF-SUFFICIENCY PROGRAM COORDINATION

WHEREAS, the Philadelphia Housing Authority ("PHA") has operated a U.S. Department of Housing & Urban Development ("HUD") funded Family Self-Sufficiency ("FSS") program for over ten (10) years to assist employed Public Housing residents and Housing Choice Voucher ("HCV") participants in saving money and building assets, which has been funded through HUD grants; and

WHEREAS, since 2018, PHA has contracted day-to-day coordination of the FSS program to Compass Working Capital, a provider of FSS program coordination services to HUD-assisted housing providers throughout the Northeastern U.S.; and


WHEREAS, PHA's current contract with Compass Working Capital expires on December 31, 2022; and

WHEREAS, a request for services was issued during the second quarter of 2022, to which Compass Working Capital submitted a competitive bid that was reviewed by the evaluation committee and approved for recommended for an award, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review; and

WHEREAS, it is recommended that the amount to be expended under the contract shall not exceed one million nine hundred forty-six thousand seven hundred fifty dollars (\$1,946,750.00) with a one-year base period and four (4) one-year option periods, as follows:

- 1) The not-to-exceed amount for the one-year base period is three hundred forty-six thousand seven hundred fifty dollars (\$346,750.00);
- 2) The not-to-exceed amount for the first one-year option period is four hundred thousand dollars (\$400,000.00);
- 3) The not-to-exceed amount for the second one-year option period is four hundred thousand dollars (\$400,000.00);
- 4) The not-to-exceed amount for the third one-year option period is four hundred thousand dollars (\$400,000.00); and
- 5) The not-to-exceed amount for the fourth one-year option period is four hundred thousand dollars (\$400,000.00);

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, or his designee(s), to enter into a contract with Compass Working Capital for FSS services, in an amount not to exceed one million nine hundred forty-six thousand seven hundred fifty dollars (\$1,946,750.00), subject to the availability of funds therefor and 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 12/15/2022

ATTORNEY FOR PHA



RESOLUTION NO. 12257

RESOLUTION AUTHORIZING APPROVAL OF THE AWARD OF TWO (2) HUD VASH PROJECT BASED VOUCHER PROPOSALS TOTALING FORTY (40) PROJECT BASED VOUCHERS

WHEREAS, the Philadelphia Housing Authority ("PHA") operates a Project Based Voucher ("PBV") Program where PHA project bases housing choice vouchers and enters into Housing Assistance Payments ("HAP") contracts with agencies and property owners throughout Philadelphia to provide rental assistance to eligible low-income households; and

WHEREAS, the HAP Contracts are generally twenty (20) years in length and preserve affordable housing in various Philadelphia neighborhoods on a long term basis; and

WHEREAS, PHA's Project Based Voucher portfolio currently consists of two thousand five hundred sixty-nine (2,569) units at one hundred thirty-three (133) developments in Philadelphia; and

WHEREAS, tenants in PHA's PBV program generally pay 30% of their monthly income towards rent and utilities and PHA pays the remainder of the rent directly to the owner; and

WHEREAS, in August 2022, The Corporal Michael J. Crescenz VA Medical Center requested that forty (40) of their allotted PHA Veterans Affairs Supportive Housing ("VASH") tenant based vouchers be made available for Project Based in an effort to expand housing resources for their HUD-VASH Veterans; and


WHEREAS, the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher (HCV) rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs ("VA"); and

WHEREAS, HUD's Housing Opportunity Through Modernization Act of 2016 ("HOTMA") notice and PHA's Admin Plan 22.6.6 Project-Based Assistance allow PHA to project-base HUD VASH vouchers without HUD approval, which allowed PHA and our local VA to partner for Request for Proposals; and

WHEREAS, the proposals were reviewed and evaluated by an evaluation committee which included a representative from the VA and the supporting documents were reviewed by the Contracting Officer; and, based upon 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 forty (40) project based vouchers be awarded to the following two entities, subject to PHA's requirements set forth in the RFP, to provide much needed long term affordable housing options for HUD VASH Veterans in the City of Philadelphia:

- 1) Tryko (Kearsley Estates) 30 PBV's
- 2) Deep Sea-GP, LLC (K&A Beacon of Hope) 10 PBV's

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to award forty (40) HUD VASH project-based vouchers, as set forth above, to and take all necessary and appropriate actions related to the awards of the vouchers.

I hereby certify that this was
APPROVED BY THE BOARD ON 11/21/2022

ATTORNEY FOR PHA

