



PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING MINUTES

Thursday, November 18, 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, brought the meeting to order at approximately 3:00 p.m., after which the PHA President & CEO ("CEO") made the following announcements:

1. PHA's recent completion celebration for the North Central Choice Neighborhood Implementation Grant was attended by HUD Secretary Fudge, Mayor Kenney, City Council President Clarke, Congressman Evans, PHA Chair Brown-Sow and Norris Resident Council Leader Donna Richardson, as well as other community builders. HUD profiled this development's success in its national newsletter and North Central has been praised as a national model for inclusive housing.
2. PHA began scheduling COVID-19 inoculations again this month at certain PHA housing sites.
3. PHA's mandatory vaccination requirement for employees, unless exempt due to reasons such as health or religion, has resulted in 96% of the workforce being fully vaccinated, 2% were exempt; and only 6 people were caused to be terminated due to the requirement.
4. The Nellie Reynolds Apartments development received an overall excellence award from the Pa. Apartment Association for its being a model of good upkeep.
5. Commissioner Coney then announced that long-time Resident Leader and President of Harrison Plaza, Christine Boyd, had recently passed on, as well as Ms. Elaine Tramel, former President of Germantown House. The CEO then spoke about Ms. Boyd's significant contributions and concern for her residents, noting that she will be greatly missed.

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

The Chair asked whether there were any corrections or amendments to the minutes of the Board meeting of October 21, 2021, as submitted. Hearing none, the minutes were approved as submitted.

The CEO then congratulated both Wendi Barish, Sr. Deputy General Counsel, for her election as a judge in Philadelphia Common Pleas Court, and Commissioner Shahid, for his appointment to the Zoning Board

of Adjustment.

Two (2) resolutions were presented, reviewed, and unanimously approved.

Resolution No. 12181, attached in Appendix 1, was presented by Nicholas Dema, Executive Vice-President, Planning & Development (“EVP-Development”), and related to the Hunt Phase II development, consisting of new construction of fifty-nine (59) affordable rental units in the Sharswood neighborhood (“Development”). The motion was to authorize PHA to: enter into a long-term ground lease with the developer, Hunt Development Group, LLC or affiliate; provide PHA financing in an amount not to exceed seven million one hundred thousand dollars (\$7,100,000.00); and obtain all necessary approvals from the U.S. Department of Housing and Urban Development (“HUD”) and other necessary and appropriate approvals in connection with the construction, Rental Assistance Demonstration Program conversion, and operation of the Development. 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, and the opportunity for discussion and public comment, of which there was none, the motion was unanimously approved, by roll call.

Resolution No. 12182 attached in Appendix 1, was presented by Nicholas Dema, EVP-Development, and related to the Hunt Phase III development, consisting of the new construction of two hundred seventeen (217) rental units in the Sharswood neighborhood, of which one hundred one (101) will be designated as Blumberg Replacement Units (“Development”). The motion was to authorize PHA to provide a predevelopment loan to the developer, Hunt Development Group, LLC or affiliate, in an amount not to exceed nine hundred thousand dollars (\$900,000.00) and obtain all necessary approvals from HUD and other necessary or appropriate approvals. The resolution was reviewed by the Policy & Planning Committee and Vice-Chair Wetzel, Chair of that committee, moved for its adoption. Following a second and discussion, including the CEO and the Vice-Chair remarking of the significance of this final phase and the overall initiative, as well as the opportunity for public comment (of which there was none), the motion was unanimously approved, by roll call.

No comments were received for the **Public Comment period**,

There being no further business, the Chair wished everyone a wonderful Thanksgiving and announced that the next meeting will be held on Thursday, December 16, 2021.

The meeting ended at approximately 3:35 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, NOVEMBER 18, 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 October 21, 2021, as distributed
- D. New Business**
 - 1. RESOLUTION AUTHORIZING FINANCING AND OTHER ACTIONS RELATED TO THE SHARSWOOD HUNT PHASE II DEVELOPMENT**

Nicholas Dema
 - 2. RESOLUTION AUTHORIZING FINANCING AND OTHER ACTIONS RELATED TO A PREDEVELOPMENT LOAN FOR THE SHARSWOOD HUNT PHASE III DEVELOPMENT**

Nicholas Dema
- 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. 12181

RESOLUTION AUTHORIZING FINANCING AND OTHER ACTIONS RELATED TO THE SHARSWOOD HUNT PHASE II DEVELOPMENT

WHEREAS, in 2014, the Philadelphia Housing Authority ("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, including five hundred ten (510) replacement units from the demolition of the Blumberg campus; and

WHEREAS, in 2020, 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

WHEREAS, PHA selected Hunt Development Group, LLC ("Developer") as its development partner; and

WHEREAS, the second phase of development by the Developer will be located on PHA-owned parcels bounded by the 2400 blocks of Harlan, Master, Sharswood and Stewart Streets, the 2500 block of Jefferson Street, and the 1400 block of North 25th Street; and

WHEREAS, this second phase of development will include the new construction of fifty-nine (59) affordable rental units, of which thirty (30) will be designated as Blumberg Replacement Units, and PHA will provide a twenty (20) year project based contract under the Rental Assistance Demonstration Program ("Development"); and

WHEREAS, in furtherance of the Development, PHA will enter into a long-term ground lease with the Developer and/or its affiliate, provide PHA financing in an amount not to exceed seven million one hundred thousand dollars (\$7,100,000.00), and obtain all necessary approvals from the U.S. Department of Housing and Urban Development and other necessary and appropriate 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 provide a capital expenditure, as set forth above, in a not-to-exceed amount of seven million one hundred thousand dollars (\$7,100,000.00), subject to the availability of funds therefor, and to negotiate, execute and enter into all related agreements, contracts and documents necessary or appropriate to develop, finance, construct, and operate the Development, as further set forth above, and pursuant to Control Policy & Procedure #10, as amended.



I hereby certify that this was
APPROVED BY THE BOARD ON 11/18/2021
[Signature]
ATTORNEY FOR PHA

RESOLUTION NO. 12182

**RESOLUTION AUTHORIZING FINANCING AND OTHER ACTIONS RELATED TO A
PREDEVELOPMENT LOAN FOR THE SHARSWOOD HUNT PHASE III DEVELOPMENT**

WHEREAS, in 2014, the Philadelphia Housing Authority ("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, including five hundred ten (510) replacement units from the demolition of the Blumberg campus; and

WHEREAS, in 2020, PHA was awarded a thirty million dollars (\$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 400 units under the Plan; and


WHEREAS, PHA selected Hunt Development Group, LLC ("Developer") as its development partner; and

WHEREAS, Phase III will be located on PHA owned parcels in the Sharswood neighborhood and include the new construction of two hundred seventeen (217) rental units, of which one hundred one (101) will be designated as Blumberg Replacement Units, and PHA will provide a twenty (20) year project based contract under the Rental Assistance Demonstration Program ("Development"); and

WHEREAS, in furtherance of the Development, PHA will provide a predevelopment loan to the Developer and/or its affiliate in an amount that is not to exceed nine hundred thousand dollars (\$900,000.00) and obtain all necessary approvals from the U.S. Department of Housing and Urban Development and other necessary or appropriate approvals;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, or his designee(s), to provide a capital expenditure, as set forth above, in a not-to-exceed amount of nine hundred thousand dollars (\$900,000.00), subject to the availability of funds therefor, and to negotiate, execute and enter into all related agreements, contracts and documents necessary or appropriate as further set forth above, pursuant to Control Policy & Procedure #10, as amended.



I hereby certify that this was
APPROVED BY THE BOARD ON 11/18/2021

ATTORNEY FOR PHA