



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS  
MEETING MINUTES  
Thursday, June 15, 2023  
3 p.m. at 2013 Ridge Ave., Philadelphia, PA 19121**

The regularly scheduled meeting of the Philadelphia Housing Authority (“PHA”) Board of Commissioners was brought to order by the Chair, Lynette Brown-Sow, at approximately 3:10 p.m. In addition to the Chair, Vice-Chair Wetzel and Commissioners Camarda, Mayo, Shahid, and Wise participated in the meeting, as did the President & CEO (“CEO”) and the General Counsel and Board Secretary, Laurence M. Redican. Commissioners Callahan, Coney, and Purnell did not participate.

The Chair did a roll call to establish that a quorum was present and noted that an Executive Session had been held immediately before the Board meeting, to discuss litigation matters.

The CEO reviewed the commenting procedures and then made the following announcements:

- 1) The application deadline for the PhillySEEDS scholarships has been extended to June 30<sup>th</sup> and applications are encouraged for the \$5k, \$3k and \$1k scholarships for the PHA community;
- 2) The PhillySEEDS 10<sup>th</sup> Anniversary Celebration Gala will be on July 13<sup>th</sup> at Vie and tickets are available through the website at: [www.PhilllySEEDS.org](http://www.PhilllySEEDS.org);
- 3) PhillySEEDS was awarded \$75,000 from the Pennsylvania Housing Finance Agency for its matching homeownership closing cost assistance program, one of its three core programs;
- 4) The pre-Juneteenth event was held at the John F. Street Center today, from 11.a.m. to 3.p.m., featuring resident-owned businesses and members of the community selling their goods and services; and
- 5) Congratulations were extended to Board Chair Lynette Brown-Sow, for being recognized by the Philadelphia Tribune as a Women of Excellence; Commissioner Rev. Leslie Callahan for being recognized by the Women of Sacrifice; and Celeste Fields, our CFO and PhillySEEDS Director, for being recognized by the Business Journal as one of the best CFO’s of the year!

The Chair then asked whether there were any changes to the minutes of the May 2023 Board meeting. Hearing none, the minutes were approved.

Seven (6) resolutions were presented, reviewed, and unanimously approved. All had been reviewed by the Policy and Planning Committee prior to submission to the Board.

**Resolution No. 12291**, attached in Appendix 1, was presented by Jennifer Ragen, Policy Director, to authorize PHA to submit PHA’s Moving to Work (“MTW”) Annual Report for Fiscal Year 2023 to the U.S. Department of Housing and Urban Development (“HUD”). Vice-Chair Wetzel, as Chair of the Policy & Planning Committee that reviewed the resolution prior to its being brought to the Board, moved for its approval. Following a second and there being no discussion or public comment (with the opportunity being available for all the resolutions), the motion was unanimously approved, by roll call.

**Resolution No. 12292**, attached in Appendix 1, was presented by Jennifer Ragen, Policy Director, to authorize PHA submit an amendment of the MTW Annual Plan for Fiscal Year 2024 to HUD. Vice-Chair Wetzel, as Chair of the Policy & Planning Committee that reviewed the resolution prior to its being brought

to the Board, moved for its approval. Following a second, with there being no discussion or public comment, the motion was unanimously approved, by roll call.

**Resolution No. 12293**, attached in Appendix 1, was also presented by Jennifer Ragen, Policy Director, for approval of amendments, described in the attachment summary to the resolution, to both the Admissions and Continued Occupancy Policy for Public Housing and the Administrative Plan for the Housing Choice Voucher Program. Vice-Chair Wetzel moved for its approval. After a second and discussion, the motion was unanimously approved, by roll call.

**Resolution No. 12294**, attached in Appendix 1, was presented by Greg Hampson, Senior Executive Vice President – Capital Projects Division, to authorize the negotiation and execution of an amendment to the existing Hunt Homeownership Development Agreement with Hunt Development Group, LLC and/or its affiliate, to develop, finance, construct the Market Rate Development, authorize submission of a Disposition Application to HUD for the PHA Properties, convey the properties at appraised value, and undertake related actions and activities. Vice-Chair Wetzel, moved for its approval. Following a second and discussion, the motion was unanimously approved, by roll call.

**Resolution No. 12295**, attached in Appendix 1, was presented by Dave Walsh, Executive Vice President – Supply Chain Management (“EVP-SCM”), to authorize issuance of a task order to TN Ward Company for construction management services for Fairhill Phase II in the not-to-exceed amount of seventy million seven hundred fifty-six thousand eight hundred seventy-four dollars and seventy-five cents (\$70,756,874.75). Vice-Chair Wetzel moved for its approval. After the motion was seconded and there being no discussion or public comment, the motion was unanimously approved, by roll call.

**Resolution No. 12296**, attached in Appendix 1, was presented by Dave Walsh, EVP-SCM, to authorize PHA to issue an amendment to an existing contract with Benchmark Real Estate Partners, LLC for 2112-2114 Ridge Avenue in an amount not to exceed one million eight hundred ninety-four thousand four hundred sixty-five dollars (\$1,894,465.00). Vice-Chair Wetzel moved for its approval. Following a second and discussion, the motion was unanimously approved, by roll call.

No one presented public comments for the public comment period.

The Chair announced that the next meeting will be on July 20, 2023 and the meeting was adjourned 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 19121  
THURSDAY, JUNE 15, 2023 at 3 p.m.  
AGENDA**

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- A. Call to Order** – Lynette Brown-Sow, Board Chair
- B. Remarks** – Kelvin A. Jeremiah, President & CEO
- C. Approval of the Minutes** of the Board Meeting held May 18, 2023 as distributed
- D. New Business**
  - 1. RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ANNUAL MOVING TO WORK REPORT FOR FISCAL YEAR 2023 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND CERTIFYING THAT THE THREE STATUTORY REQUIREMENTS HAVE BEEN MET**

Jennifer Ragen

- 2. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ITS AMENDMENT #1 TO THE MOVING TO WORK (“MTW”) ANNUAL PLAN FOR FISCAL YEAR 2024 INCLUDING RENTAL ASSISTANCE DEMONSTRATION PROGRAM (“RAD”) SIGNIFICANT AMENDMENTS**

Jennifer Ragen

- 3. 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

- 4. RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS AND RELATED ACTIVITIES IN CONNECTION WITH THE HUNT HOMEOWNERSHIP DEVELOPMENT**

Greg Hampson

- 5. RESOLUTION AUTHORIZING A TASK ORDER WITH TN WARD COMPANY FOR CONSTRUCTION MANAGEMENT SERVICES FOR NEW FAIRHILL APARTMENTS, PHASE II**

Dave Walsh

**6. RESOLUTION AUTHORIZING A CONTRACT AMENDMENT WITH BENCHMARK REAL ESTATE PARTNERS, LLC FOR 2112-2114 RIDGE AVENUE**

Dave Walsh

**E. Public Comment Period**

**RESOLUTION NO. 12291**

**RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ANNUAL MOVING TO WORK REPORT FOR FISCAL YEAR 2023 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND CERTIFYING THAT THE THREE STATUTORY REQUIREMENTS HAVE BEEN MET**

**WHEREAS**, the U.S. Department of Housing and Urban Development ("HUD") requires the Philadelphia Housing Authority ("PHA"), as a participant in the Moving to Work Demonstration Program ("MTW"), to submit an Annual Report on the status of its programs, operations, and finances in a form specified and required by HUD; and

**WHEREAS**, under the MTW Agreement, HUD will assess PHA's performance on an annual basis by comparing, at the end of PHA's fiscal year, its goals as stated in its approved MTW Annual Plan, to its actual performance, as stated in its Annual Report; and

**WHEREAS**, PHA must include in the MTW Annual Report all required elements as described in the MTW Agreement; and

**WHEREAS**, Attachment B of the MTW Agreement, HUD Form 50900 Section VI (C), requires a certification in the Annual Report that PHA has met the three MTW statutory requirements of: 1) ensuring that at least 75 percent of the households assisted by PHA are very low-income; 2) continuing to assist substantially the same total number of households as would have been assisted had PHA not participated in the MTW Demonstration Program; and 3) maintaining a comparable mix of households (by family size) served as would have been had PHA not participated in the MTW Demonstration Program; and

**WHEREAS**, the Annual Report must be submitted ninety (90) days after the end of PHA's fiscal year; and

**WHEREAS**, PHA's fiscal year ended on March 31, 2023 and its Annual Report is due to HUD on or before June 30, 2023; and

**WHEREAS**, PHA has prepared its Annual MTW Report for Fiscal Year 2023, which is ready for timely submission to HUD and which contains all the required elements;

**BE IT RESOLVED**, that the PHA Board of Commissioners hereby approves PHA's Annual Report for the MTW Demonstration Program for Fiscal Year 2023 (period ending March 31, 2023), as distributed to the Board, for submission to HUD, and certifies that the report reflects that PHA has met the three MTW statutory requirements of: 1) ensuring that at least seventy-five (75) percent of the households assisted by PHA are very low-income families; 2) continuing to assist substantially the same total number of households as would have been assisted had PHA not participated in the MTW Demonstration Program; and 3) maintaining a comparable mix of households (by family size) served as would have been served had PHA not participated in the MTW Demonstration Program; and authorizes the President & CEO and/or his designee(s) to undertake all necessary actions including, but not limited to, responding to HUD comments and requests for additional information, in order to secure HUD approval for the MTW Annual Report.



I hereby certify that this was  
APPROVED BY THE BOARD ON 6/15/23  
*Alan M. Redman*  
ATTORNEY FOR PHA

**RESOLUTION NO. 12292**

**RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO SUBMIT TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ITS AMENDMENT #1 TO THE MOVING TO WORK ("MTW") ANNUAL PLAN FOR FISCAL YEAR 2024 INCLUDING RENTAL ASSISTANCE DEMONSTRATION PROGRAM ("RAD") SIGNIFICANT AMENDMENTS**

**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 2024 beginning on April 1, 2023; and

**WHEREAS**, the Board approved submission of PHA's MTW Annual Plan for FY 2024 ("Plan") December 15, 2022, and HUD subsequently approved the Plan on March 23, 2023; and,

**WHEREAS**, PHA has prepared Amendment #1 to the Plan to incorporate certain RAD Significant Amendments and other modifications, as summarized in Attachment A to this resolution; and

**WHEREAS**, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on Amendment #1 to the FY 2024 Plan, 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 May 10, 2023; 2) holding a Public Hearing on May 24, 2023; 3) posting the draft Plan Amendment #1 on PHA's website; 4) making copies of the draft Plan Amendment #1 available at PHA's Headquarters; and 5) accepting and considering public comments over a period extending from May 3 to June 12, 2023;

**BE IT RESOLVED** that the Board of Commissioners hereby approves Amendment #1 to the MTW Annual Plan for FY 2024 including RAD Significant Amendments, 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 Amendment #1 to the FY 2024 MTW Annual Plan; 2) take all steps necessary to finalize and secure HUD approval and implement initiatives described in 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** 6/15/23  
*A. Quisenberry*  
**ATTORNEY FOR PHA**

## **ATTACHMENT A TO AMENDMENT #1 TO THE FY 2024 MTW ANNUAL PLAN RESOLUTION**

### **Philadelphia Housing Authority – Amendment #1 to the FY 2024 Moving to Work (MTW) Annual Plan Highlights**

#### Background

- The FY 2024 MTW Annual Plan (“Plan”) covers the period from April 1, 2023 through March 31, 2024.
- It incorporates current HUD requirements for content, formatting, tables and standard metrics.
- The Board approved the Plan December 15, 2022, which was subsequently approved by HUD on March 23, 2023.
- PHA has proposed Amendment #1 to the approved FY 2024 Plan including RAD Significant Amendments as detailed below.

#### Process

- The Plan Amendment public comment period extended from 05/03/23 to 06/12/23.
- PHA advertised the public comment period and posted the Plan Amendment on its website. Copies were distributed to resident leadership and also made available at PHA’s headquarters.
- A resident leadership meeting to review the Plan Amendment was held on May 10, 2023 and an open public hearing on May 24, 2023.

#### Plan Amendment Highlights

The Plan Amendment reflects the following modifications compared to the original Board approved FY 2024 MTW Annual Plan:

1. Appendix G has been added. PHA is required to submit a Significant Amendment to the MTW Annual Plan that incorporates required information on its Rental Assistance Demonstration (RAD) program conversion plans. Appendix G of the Plan Amendment provides the required information and serves as PHA’s RAD Significant Amendment for the subject properties listed on the following chart. RAD allows PHA to convert existing public housing developments to project-based assistance while guaranteeing the right to return and other protections to existing residents. The RAD program also allows for “transfer of assistance” from public housing units (including those that are vacant and uninhabitable) to new developments. Finally, under the Faircloth to RAD initiative, PHA is able to tap into 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 the RAD program. The table below identifies the development name, building type, type of RAD conversion and proposed number of RAD units for each development covered under the Plan Amendment.

Development Name	Development ID	Building Type	Type of Conversion	# of RAD Units
Abigail Pankey Apartments	N/A	New Construction	Faircloth to RAD	21
Angela Court I/St. Ignatius	PA002000146	Existing	Public Housing (AME) to RAD	67
Angela Court II	PA002000159	Existing	Public Housing (AME) to RAD	54
Apartments at 40 <sup>th</sup> Street Place	N/A	New Construction	Faircloth to RAD	40
Bartram Village Off-Site Replacement Housing Phase I	PA002000031	Redevelopment of Replacement Housing on Off-Site Parcel	Public Housing to RAD	64
Beech Senior Apartments	N/A	Rehabilitation/Adaptive Reuse	Faircloth to RAD	100
Cambridge Plaza I	PA002000137	Existing	Public Housing (PAPMC) to RAD	44
Cambridge Plaza II	PA002000129	Existing	Public Housing (PAPMC) to RAD	40
Cambridge Plaza III	PA002000147	Existing	Public Housing (PAPMC) to RAD	40
Clearfield Apartments	N/A	New Construction	Faircloth to RAD	48
Falls Ridge (Schuylkill Falls)	PA002000130	Existing	Public Housing (AME) to RAD	135
Gladys B. Jacobs	PA002000114	Existing	Public Housing to RAD	80
Good Shepherd	N/A	New Construction	Faircloth to RAD	31
Liberty53: Estelle B. Richman Place	N/A	New Construction	Faircloth to RAD	31
Neumann North	PA002000148	Existing	Public Housing (AME) to RAD	67
Opportunities Apartments	N/A	New Construction	Faircloth to RAD	41
Richard Allen III	PA002000133	Existing	Public Housing (PAPMC) to RAD	178
Ruth Street Civic House	N/A	New Construction	Faircloth to RAD	44
Westbrook Community Apartments	N/A	Adaptive Reuse and New Construction	Faircloth to RAD	50
Total				1,175

2. Table 2 identifies proposed demolition and disposition activities. The Plan Amendment modifies Table 2 and adds three scattered site AMPS (901 Haddington, 902 Mantua & 903 Kingsessing AMPS 901-903) to reflect that, as part of the overall asset repositioning strategy, PHA plans to request Section 18 disposition for these scattered sites and then convert to the Project Based Voucher (PBV) program.
3. Appendix D has been replaced with a new Appendix D to incorporate planned disposition addresses shown in Table 2.
4. Tables 1 and 14 have been updated where needed to reflect the RAD conversion activities described in Appendix D, including planned Faircloth to RAD activities.



5. MTW Activity 2004-03 has been edited to remove language on over-income households for consistency with HUD's February 2023 Final HOTMA rule. PHA is also requesting HUD approval of an MTW waiver to extend the grace period for over-income households as defined by HUD from 24 months to 36 months.

**ATTACHMENT B TO AMENDMENT #1 TO MTW ANNUAL PLAN FOR FISCAL YEAR 2024  
RESOLUTION**

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.**

**RESOLUTION NO. 12293**

**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, most recently amended with an effective date of January 20, 2023, 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 with an effective date of January 20, 2023, 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 and as distributed to the Board of Commissioners, are necessary and appropriate to promote efficient program administration, conform to legislative and regulatory requirements, MTW initiatives, or 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 May 3, 2023 through June 12, 2023, as well as holding a public hearing on the proposed amendments on May 24, 2023, and making a presentation to resident leadership on May 10, 2023;

**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, to be effective as of 12:01 a.m. on July 1, 2023.

I hereby certify that this was  
APPROVED BY THE BOARD ON 6/15/23  
*[Signature]*  
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	Source	Summary of Change	Proposed Admin Plan
1.	3.2 Non-Discrimination	VAWA 2022 Reauthorization	<ul style="list-style-type: none"> <li>Revised reference</li> </ul>	<ul style="list-style-type: none"> <li>Updated language to reference the Violence against Women Act Reauthorization (VAWA) in 2022</li> </ul>
2.	3.12 Violence against Women Act Protections	VAWA 2022 Reauthorization	<ul style="list-style-type: none"> <li>Updated definitions</li> </ul>	<ul style="list-style-type: none"> <li>Updated definition and references to domestic violence and criminal activity to conform with the VAWA 2022 Reauthorization</li> </ul>

**Summary of Proposed Changes to the Public Housing Admissions & Continued Occupancy Policy (ACOP)**

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Language
1.	3.2 Non-Discrimination	VAWA 2022 Reauthorization	<ul style="list-style-type: none"> <li>Revised reference</li> </ul>	<ul style="list-style-type: none"> <li>Updated language to reference the Violence against Women Act Reauthorization (VAWA) in 2022</li> </ul>
2.	3.8 Violence against Women Act Protections	VAWA 2022 Reauthorization	<ul style="list-style-type: none"> <li>Updated definitions</li> </ul>	<ul style="list-style-type: none"> <li>Updated definition and references to domestic violence and criminal activity to conform with the VAWA 2022 Reauthorization</li> </ul>
3.	7.14 Unit Offers	PHA	<ul style="list-style-type: none"> <li>Revised discussion of unit offers</li> </ul>	<ul style="list-style-type: none"> <li>Updated language on required timeframes for unit offer acceptance and lease execution</li> </ul>
4.	9.4 Rent Options for Over-Income Families <i>(formerly TTP: Over-Income Families)</i>	HOTMA Final Rule	<ul style="list-style-type: none"> <li>Revised discussion of rent options for over-income families</li> </ul>	<ul style="list-style-type: none"> <li>Updated language to specify that over-income families will have the option of paying income-based or PHA's ceiling rent during the 24-month grace period and prior to termination</li> <li>Removed prior language regarding alternative rent and over-income families</li> </ul>
5.	12.3 Over Income Families	HOTMA Final Rule	<ul style="list-style-type: none"> <li>Updated language to reflect new regulations for over-income families</li> </ul>	<ul style="list-style-type: none"> <li>Revised definition and discussion to reflect new requirements for determining if a family is over-income, and tracking and notifying</li> </ul>

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Language
				families who exceed the over-income limit in order to conform with new regulations under 24 CFR 960.507.
6.	15.5 Emergency Transfers	VAWA 2022 Reauthorization	<ul style="list-style-type: none"> <li>Revised discussion of public safety transfers</li> </ul>	<ul style="list-style-type: none"> <li>Updated discussion of who is eligible for an emergency public safety transfer under VAWA</li> </ul>
7.	15.17 Transfer Offers	PHA	<ul style="list-style-type: none"> <li>Revised discussion of unit offers</li> </ul>	<ul style="list-style-type: none"> <li>Updated language on required timeframes for unit offer acceptance and lease execution so that the same requirements apply to both emergency and all other transfers</li> </ul>
8.	17.3 Grounds for Mandatory Termination by PHA	HOTMA Final Rule	<ul style="list-style-type: none"> <li>Added new section for over-income families</li> </ul>	<ul style="list-style-type: none"> <li>Added discussion of terminating families who have exceeded the over-income limit for 24 consecutive months.</li> </ul>
9.	17.10 Lease Termination Notice	VAWA 2022 Reauthorization	<ul style="list-style-type: none"> <li>Replaced existing language</li> </ul>	<ul style="list-style-type: none"> <li>Replaced “criminal acts of physical violence” with “criminal activity”</li> </ul>
10.	Appendix B: Glossary of Public Housing Terms	HOTMA Final Rule	<ul style="list-style-type: none"> <li>Added new definitions</li> </ul>	<ul style="list-style-type: none"> <li>Added definitions for over-income family and over-income limit</li> </ul>



**RESOLUTION NO. 12294**

**RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE ALL NECESSARY ACTIONS AND RELATED ACTIVITIES IN CONNECTION WITH THE HUNT HOMEOWNERSHIP 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; which 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 \$30,000,000 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 PHA selected and entered into a Development Agreement with Hunt Development Group, LLC (“Developer”), who has completed the first rental phase; the second is under construction; and the third is expected to close in June 2023; and

**WHEREAS**, as part of the Plan, PHA committed to the construction of one hundred (100) market rate units (“Market Rate Development”) on up to one hundred thirty-two (132) PHA owned parcels as listed in Attachment A (PHA Properties”) to this resolution; and

**WHEREAS**, the one hundred (100) market rate units are part of the four hundred (400) under commitment by the Developer who will issue an RFP to select small contractors/developers (“sub-developers”) to acquire, rehabilitate, construct and sell the market rate homes once complete and PHA will convey the PHA Properties directly to the selected small contractor/developer at fair market value based on an appraisal; and

**WHEREAS**, the Market Rate Development will not receive any PHA or City subsidy and the homes will be sold to homebuyers at fair market value; there are no income limit restrictions; and

**WHEREAS**, project financing will include sales prices and private debt and the total development cost is estimated at forty million dollars (\$40,000,000.00) and is expected to take twenty-four (24) months to complete; and

**WHEREAS**, in furtherance of the Market Rate Development, PHA will submit a disposition application to the U.S. Department of Housing and Urban Development (“HUD”) so that PHA can dispose of the PHA Properties at fair market value based on an appraisal;

**BE IT RESOLVED**, that the PHA Board of Commissioners hereby authorizes the President & CEO, or his designee(s), to negotiate and execute an amendment to the Development Agreement with the Developer and/or its affiliate as well as to negotiate and execute all related contracts and documents necessary or appropriate for the Developer and/or sub-developers to develop, finance, construct the Market Rate Development, authorize submission of a Disposition Application to HUD for the PHA Properties, convey the properties at appraised value 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 6/15/23

*[Signature]*  
ATTORNEY FOR PHA

ATTACHMENT A TO RESOLUTION RE: HUNT HOMEOWNERSHIP RESO- PHA Properties

#	Individual Parcel Address	#	Individual Parcel Address	#	Individual Parcel Address
1	2215 W OXFORD ST	45	2438 CECIL B MOORE AVE	89	2420 NICHOLAS ST
2	2217 W OXFORD ST	46	2440 CECIL B MOORE AVE	90	2426 NICHOLAS ST
3	2223 W OXFORD ST	47	2400 TURNER ST	91	2430 NICHOLAS ST
4	2225 W OXFORD ST	48	2414 TURNER ST	92	2432 NICHOLAS ST
5	2227 W OXFORD ST	49	2415 TURNER ST	93	2434 NICHOLAS ST
6	2229 W OXFORD ST	50	2416 TURNER ST	94	2440 NICHOLAS ST
7	2231 W OXFORD ST	51	2417 TURNER ST	95	2200 INGERSOLL ST
8	2233 W OXFORD ST	52	2418 TURNER ST	96	2202 INGERSOLL ST
9	2241 W OXFORD ST	53	2419 TURNER ST	97	2204 INGERSOLL ST
10	2243 W OXFORD ST	54	2420 TURNER ST	98	2206 INGERSOLL ST
11	2245 W OXFORD ST	55	2421 TURNER ST	99	2208 INGERSOLL ST
12	2313 W OXFORD ST	56	2422 TURNER ST	100	2210 INGERSOLL ST
13	2315 W OXFORD ST	57	2427 TURNER ST	101	2212 INGERSOLL ST
14	2325 W OXFORD ST	58	2429 TURNER ST	102	2214 INGERSOLL ST
15	2327 W OXFORD ST	59	2430 TURNER ST	103	2216 INGERSOLL ST
16	2331 W OXFORD ST	60	2431 TURNER ST	104	2218 INGERSOLL ST
17	2339 W OXFORD ST	61	2432 TURNER ST	105	2220 INGERSOLL ST
18	2341 W OXFORD ST	62	2433 TURNER ST	106	2222 INGERSOLL ST
19	2343 W OXFORD ST	63	2434 TURNER ST	107	2224 INGERSOLL ST
20	2345 W OXFORD ST	64	2435 TURNER ST	108	2226 INGERSOLL ST
21	2347 W OXFORD ST	65	2436 TURNER ST	109	2228 INGERSOLL ST
22	2409 W OXFORD ST	66	2437 TURNER ST	110	2230 INGERSOLL ST
23	2411 W OXFORD ST	67	2439 TURNER ST	111	2232 INGERSOLL ST
24	2413 W OXFORD ST	68	2443 TURNER ST	112	2234 INGERSOLL ST
25	2415 W OXFORD ST	69	2445 TURNER ST	113	2236 INGERSOLL ST
26	2417 W OXFORD ST	70	2455 TURNER ST	114	2238 INGERSOLL ST
27	2419 W OXFORD ST	71	2429 NICHOLAS ST	115	2240 INGERSOLL ST
28	2429 W OXFORD ST	72	2431 NICHOLAS ST	116	2242 INGERSOLL ST
29	2433 W OXFORD ST	73	2433 NICHOLAS ST	117	2210 W SEYBERT ST
30	2441 W OXFORD ST	74	2435 NICHOLAS ST	118	2222 W SEYBERT ST
31	2443 W OXFORD ST	75	2437 NICHOLAS ST	119	2226 W SEYBERT ST
32	2445 W OXFORD ST	76	2439 NICHOLAS ST	120	2228 W SEYBERT ST
33	2447 W OXFORD ST	77	2441 NICHOLAS ST	121	2230 W SEYBERT ST
34	2449 W OXFORD ST	78	2421 NICHOLAS ST	122	2232 W SEYBERT ST
35	2400 CECIL B MOORE AVE	79	2423 NICHOLAS ST	123	2234 W SEYBERT ST
36	2402 CECIL B MOORE AVE	80	2409 NICHOLAS ST	124	2238 W SEYBERT ST
37	2410 CECIL B MOORE AVE	81	2401 NICHOLAS ST	125	1321 N 23RD STREET
38	2412 CECIL B MOORE AVE	82	2403 NICHOLAS ST	126	1323 N 23RD STREET
39	2416 CECIL B MOORE AVE	83	2405 NICHOLAS ST	127	1325 N 23RD STREET
40	2418 CECIL B MOORE AVE	84	2400 NICHOLAS ST	128	1327 N 23RD STREET
41	2420 CECIL B MOORE AVE	85	2402 NICHOLAS ST	129	1329 N 23RD STREET
42	2422 CECIL B MOORE AVE	86	2404 NICHOLAS ST	130	1331 N 23RD STREET
43	2434 CECIL B MOORE AVE	87	2416 NICHOLAS ST	131	1333 N 23RD STREET
44	2436 CECIL B MOORE AVE	88	2418 NICHOLAS ST	132	1319 N 23RD STREET

**RESOLUTION NO. 12295**

**RESOLUTION AUTHORIZING A TASK ORDER WITH TN WARD COMPANY FOR CONSTRUCTION MANAGEMENT SERVICES FOR NEW FAIRHILL APARTMENTS, PHASE II**

**WHEREAS**, the Philadelphia Housing Authority ("PHA") has identified a need for construction management services for Fairhill Phase II, to include infrastructure, renovation of an eighteen (18) story high-rise tower with one hundred one (101) units and construction of thirty-five (35) New Enterprise Green Community Certified Rental Assistance Demonstration Program ("RAD") townhouse units; and

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

**WHEREAS**, the Request for Proposal was supplied to the appropriate companies among PHA's contracted vendors under the Large Construction Management Contract; and

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

**WHEREAS**, based upon the consensus evaluation 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 be awarded to TN Ward Company; and

**WHEREAS**, it is further recommended that the task order contract be for a total amount not to exceed seventy million seven hundred fifty-six thousand eight hundred seventy-four dollars and seventy-five cents (\$70,756,874.75);

**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 TN Ward Company, in an amount not to exceed, seventy million seven hundred fifty-six thousand eight hundred seventy-four dollars and seventy-five cents (\$70,756,874.75), subject to 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 6/15/23  
[Signature]  
ATTORNEY FOR PHA

**RESOLUTION NO. 12296**

**RESOLUTION AUTHORIZING A CONTRACT AMENDMENT WITH BENCHMARK REAL ESTATE PARTNERS, LLC FOR 2112-2114 RIDGE AVENUE**

**WHEREAS**, the Philadelphia Housing Authority ("PHA"), under a competitive process, awarded a contract to Benchmark Real Estate Partners, LLC ("Benchmark"), pursuant to Resolution No. 12173, approved by the Board of Commissioners on September 17, 2021, for construction management services for 2112-2114 Ridge Avenue, with a Guaranteed Maximum Price ("GMP") of ten million eight hundred ninety thousand three hundred nineteen dollars (\$10,890,319.00); and

**WHEREAS**, PHA, after careful review of the Proposer's corrected GMP amount, awarded a modified contract, pursuant to Resolution No. 12179, approved by the Board of Commissioners on October 22, 2021, for construction management services for 2112-2114 Ridge Avenue in a not-to-exceed amount of eleven million nine hundred five thousand five hundred thirty-five dollars (\$11,905,535.00); and

**WHEREAS**, pursuant to CPP#10, a modification to a contract must go before the Board for pre-approval when the modification will be in excess of one million dollars (\$1,000,000.00), regardless of percentage of contract value, or when the modification will exceed twenty percent (20%) of the contract value (or one hundred thousand dollars (\$100,000.00), whichever is greater); and

**WHEREAS**, due to increased construction costs that were not anticipated at the time of award of the project and market conditions, as a result of Covid-19 effects in the construction industry, and in order to proceed with the work as required, PHA has a further need to modify the contract in a not-to-exceed amount of one million eight hundred ninety-four thousand four hundred sixty-five dollars (\$1,894,465.00); and

**WHEREAS**, Board authorization is required as the above modification amount is over the CCP#10 one million dollar (\$1,000,000.00) modification threshold; and

**WHEREAS**, the modification amount sought is for an increase of one million eight hundred ninety-four thousand four hundred sixty-five dollars (\$1,894,465.00), for a GMP contract amount of thirteen million eight hundred thousand dollars (\$13,800,000.00), from the current amount (original contract and existing modifications) of eleven million nine hundred five thousand five hundred thirty-five dollars (\$11,905,535.00);

**BE IT RESOLVED**, that the Board of Commissioners hereby authorizes the President & CEO, or his authorized designee to amend PHA's contract with Benchmark Real Estate Partners, LLC, as entered into with existing modifications, to have the contract GMP amount be increased to thirteen million eight hundred thousand dollars (\$13,800,000.00), as set forth above and subject to the availability of funds therefor.

I hereby certify that this was  
APPROVED BY THE BOARD ON 6/15/23  
*Shawn M. Redina*  
ATTORNEY FOR PHA