



**PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS
MEETING MINUTES**

**Thursday, December 21, 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 Chair Lynette Brown-Sow, at approximately 3:05 p.m. In addition to the Chair, Vice-Chair Wetzels and the following Commissioners participated: Callahan, Camarda, Shahid, and Wise, as well as President & CEO (“CEO”) Kelvin Jeremiah, and the General Counsel and Board Secretary, Laurence M. Redican. Commissioners Coney, Mayo and Purnell did not participate.

After the Chair took a roll call to establish that a quorum was present, she requested a moment of silence to prepare for the meeting.

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

- 1) Last Friday, PHA celebrated the Grand Opening of 58 townhouses in Sharswood and named the community center after Darrell Clarke, a true friend and ally of PHA.
- 2) PHA had a wonderful holiday season of Tree Lighting events for our senior residents and thanks to all who assisted in achieving that.
- 3) PHA is giving away hundreds of toys for families at our sites and thanks are extended to 76ers Tyreese Maxey for toys and Donta Rose from Grocery Outlet for coats.

A heartfelt and remarkably (it was remarked) well-written Customer Service Award was then presented by Jack Keshishian to Tameka Preston, to warm applause, for her efforts in noticing and providing immediate and valuable support for a young child whom she observed as part of her evening job duties.

The Chair asked whether there were any changes or corrections for the minutes of the November 16, 2023 Board meeting, as distributed. Hearing none, the minutes were approved.

Five (5) resolutions were presented and unanimously approved by the Board, following the opportunity for discussion and public comment.

Resolution No. 12320, attached in Appendix 1, was presented by Jennifer Ragen, Director of Policy, to authorize PHA to submit to U.S. Department of Housing and Urban Development (“HUD”) both PHA’s FY 2025 MTW Plan and an amendment to its FY2024 MTW Plan. That resolution had been reviewed by the Policy & Planning Committee prior to presentation to the Board and its Chair, Board Vice-Chair Wetzels, moved for its adoption. Following a second there was discussion and an opportunity for public comment (as was available for all the resolutions), of which there was none. The motion was then unanimously approved.

Resolution No. 12321, attached in Appendix 1, was also presented by Jennifer Ragen, Director of Policy, to authorize PHA to amend both the Admissions and Continued Occupancy Policy (“ACOP”) for public housing and the Administrative Plan (“Admin Plan”) for the Housing Choice Voucher Program, as

summarized in the attachment to the resolution. This resolution had also been reviewed by the Policy & Planning committee and its Chair, Board Vice-Chair Wetzel, moved for its adoption. There being no discussion, the motion was unanimously approved.

Resolution No. 12322, attached in Appendix 1, was presented by Greg Hampson, Senior Executive Vice President of the Capital Projects Division (“SEVP-CPD”), to authorize PHA to take certain actions regarding contracting with Frankel Enterprises for the development of the Ridge and Cecil B. Moore Avenues Mixed-Use Development, including but not limited to: 1) entering into a long-term ground lease for the transfer of properties for which PHA would be paid fifty thousand dollars (\$50,000); 2) having those properties developed to contain five (5) new construction buildings of one hundred forty-eight (148) units for house renters below 60% AML, as well as approximately ten thousand (10,000) sq ft of commercial space; and 3) PHA seeking authorization from HUD for the transfer; and as otherwise detailed or referenced in the resolution. Policy & Planning Committee Chair Wetzel moved for adoption of the resolution, as that committee had reviewed it prior to presentation to the Board and recommended approval. Following a second, Judith Robinson spoke as part of the public comment process, to voice her concerns about PHA’s development policy. As part of the ensuing discussion, those concerns were responded to by a number of Commissioners and the CEO, after which the motion was unanimously approved.

Resolution No. 12323, attached in Appendix 1, was presented by Greg Hampson, SEVP-CPD, to authorize PHA to accept a transfer of three million dollars (\$3,000,000) in funding from the City of Philadelphia for PHA to loan, contingent on receipt from the City, to the Apartments at 40th Street Place development, as detailed in the resolution. Policy & Planning reviewed this resolution and its Chair, Board Vice-Chair Wetzel, moved for its adoption. Following a second and discussion, the motion was unanimously approved.

Resolution No. 12324, attached in Appendix 1, was presented by Laurence M. Redican, General Counsel for PHA, to authorize PHA to make amendments to both PHA’s Retirement Income Plan and PHA’s Defined Contribution Pension Plan, with the nature of the changes detailed in the resolution. Commissioner Callahan, Chair of the Finance Committee that had reviewed and recommended the resolution, moved for its adoption. After the motion was seconded there being no discussion, it was unanimously approved.

For the **public comment period**, Judith Robinson spoke of her concerns about PHA real estate actions, and their impact on the black community, among other concerns. The remarks were addressed by the CEO, who also provided her with the phone number for the HUD Office of Inspector General (which J. Robinson stated that she had, although she also left the room during the CEO’s response), since she had stated that there should be an investigation into PHA.

The Chair then thanked the Commissioners, staff, and residents for all their good works and contributions during 2023; announced that the next Board meeting is scheduled for January 21, 2024; and, following a seconded motion from Commissioner Callahan to adjourn, the meeting ended at approximately 3:50 p.m.

Respectfully submitted,



Laurence M. Redican
General Counsel
Philadelphia Housing Authority

APPENDIX 1

**THE PHILADELPHIA HOUSING AUTHORITY
AGENDA FOR THE MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, DECEMBER 21, 2023, 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. Approval of Minutes** of the Board Meeting held November 16, 2023, 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 2025 AND A SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2024 MTW PLAN**

Jennifer Ragen
 2. **RESOLUTION APPROVING AMENDMENTS TO THE PHILADELPHIA HOUSING AUTHORITY’S PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY AND THE HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN**

Jennifer Ragen
 3. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE RIDGE AND CECIL B. MOORE AVENUES MIXED-USE DEVELOPMENT**

Greg Hampson
 4. **RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO ACCEPT THE TRANSFER OF THREE MILLION DOLLARS (\$3,000,000) IN FUNDING FROM THE CITY OF PHILADELPHIA AND LOAN THESE FUNDS TO THE APARTMENTS AT 40TH STREET PLACE DEVELOPMENT**

Greg Hampson
 5. **RESOLUTION ADOPTING BOTH THE PHILADELPHIA HOUSING AUTHORITY’S AMENDED AND RESTATED RETIREMENT INCOME PLAN AND ITS AMENDED AND RESTATED DEFINED CONTRIBUTION PLAN**

Laurence M. Redican
- E. Public Comment**

RESOLUTION NO. 12320

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 2025 AND A SIGNIFICANT AMENDMENT TO THE FISCAL YEAR 2024 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 2025 beginning on April 1, 2024; and

WHEREAS, PHA has distributed to the Board both: 1) PHA's MTW Annual Plan for FY 2025 ("Plan"), a summary of which is attached hereto as Attachment "A," and 2) a second Significant Amendment to the MTW Annual Plan for FY 2024 ("Amendment"), which is for one thousand eight hundred twenty-four (1,824) units at twelve (12) developments: Cassie Holley; Cecil B Moore Senior; Dauphin House; GGFE I; GGFE II; Inglis Methodist Gardens; MLK IV; Mount Olivet; New Courtland at Allegheny; St. Anthony's Senior Residence; Suffolk Manor; and Wilson Park; and

WHEREAS, PHA has fulfilled the HUD requirement of providing opportunities for resident and public participation and comment on the FY 2025 Plan and the FY 2024 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 8, 2023; 2) holding a Public Hearing on November 15, 2023; 3) posting the draft Plan and Amendment on PHA's website; 4) making copies of the draft Plan and Amendment available at PHA's Headquarters; and 5) accepting and considering public comments over a period extending from November 3, 2022 to December 11, 2023;

BE IT RESOLVED that the Board of Commissioners hereby approves the MTW Annual Plan for FY 2025 and a second Significant Amendment to the FY 2024 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 2025 Annual MTW Plan and the FY 2024 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 12/21/23

ATTORNEY FOR PHA

ATTACHMENT "A" TO MTW ANNUAL PLAN RESOLUTION FOR FISCAL YEAR 2025

Philadelphia Housing Authority – Moving to Work (MTW) Program FY 2025 Annual Plan and FY 2024 Plan Amendment #2 Highlights

Background

- The FY 2025 MTW Annual Plan covers the period from 04/01/24 through 03/31/25.
- 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 2024 MTW Annual Plan RAD Significant Amendment, which is for the development and/or conversion to Project Based Voucher assistance of 1,824 units at 12 developments as further described in Appendix H of Plan Amendment #2: Cassie Holley; Cecil B Moore Senior; Dauphin House; GGFE I; GGFE II; Inglis Methodist Gardens; MLK IV; Mount Olivet; New Courtland at Allegheny; St. Anthony's Senior Residence; Suffolk Manor; and Wilson Park.

Process

- The MTW Plan and Plan Amendment public comment period is from 11/03/23 – 12/11/23.
- PHA has advertised the public comment period and has posted the draft MTW Plan and Plan Amendment on its website. Copies were offered to resident leadership and also made available at PHA's headquarters.
- A resident leadership meeting to review the Plan and Plan Amendment was held on 11/8/23 and a public hearing was held on 11/15/23.

Funding

- Funding estimates are preliminary and subject to change based on Congressional appropriations.
- Total projected FY 2025 MTW funding including tenant rental income is approximately \$585.81 million, of which Capital Funds are projected at \$55.97 million. See *Tables 9 and 10*.
- Non-MTW funding is not included in the MTW Plan.

Households Served Projections

- Public Housing – 11,370 households (*Table 7*)
- MTW Vouchers (including RAD vouchers)– 19,038 households (*Table 7*)
- Non-MTW Vouchers – 2,654 households (*Table 7B*)

MTW Activities

- Two new MTW activities are proposed for FY 2025.
 - *Proposed Activity 2025-01: Alternative Rent Schedule*
This activity allows PHA to implement an alternative inspection schedule for HCV units that allows certain eligible units that meet HQS standards to be inspected at least once every three (3) years.

- *Proposed Activity 2025-02: Expanding Housing Options For Veterans*

This limited pilot program intended to serve elderly and disabled veterans allows PHA to permit eligible VASH participants to use their vouchers to resident in a personal care home or similar setting, in which areas of the home may be shared with eligible participants, by establishing an alternative payment standard which exceeds 120% of the applicable FMR.

- 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 2025 Planned Activities

Summary highlights of PHA's planned affordable housing preservation, housing development and other MTW initiatives in FY 2025 are included below.

Site/Program	FY 2025 Planned Activity
<i>HCV Alternative Inspection Schedule (New Activity)</i>	<ul style="list-style-type: none"> • PHA may implement an alternative inspection schedule for HCV units based on an assessment of the age, property/unit condition, quality of property management and/or other relevant factors for individual units and buildings. Alternative inspections will require that eligible units meet Housing Quality Standards (HQS) and be inspected at least once every three years. • All HCV participants and owners will continue to be able to request a complaint inspection at any time in accordance with PHA's Administrative Plan. PHA will also reserve the right to revert the inspection cycle to biennial for a unit or building at any time. HUD shall continue to be able to conduct or direct PHA to conduct inspections at any time for health, safety and/or accessibility purposes. • In the initial year of implementation, PHA anticipates applying the alternative inspection schedule to UBV units owned by PHA or a PHA affiliate.
<i>Expanding Housing Options for Veterans (New Activity)</i>	<ul style="list-style-type: none"> • PHA proposes a limited pilot program to expand the housing options available to elderly and disabled veterans assisted through the Veterans Affairs Supportive Housing (VASH) program. The pilot program will permit eligible VASH participants to use their tenant-based voucher to reside in a personal care home or similar settings, in which bedrooms, bathrooms, and/or living areas may be shared among a limited number of eligible participants. Personal care homes and similar settings eligible under this activity must be accessible and offer meals and dining services, assistance with performing daily activities, and other supportive services. • PHA will establish a payment standard which differs from regulations for special housing types. Housing assistance will be limited to rent; PHA will not provide assistance for expenses or services outside of rent. PHA will exclude Aid and Attendance Benefits from the VA when calculating the participant's income and tenant rent portion. Generally, Aid and Attendance Benefits will be paid directly to the personal care home to cover expenses not covered by HAP provided by PHA, such as meals and supportive services. • During the initial year, PHA will limit the program to 12 participants.
<i>Sharswood/Blumberg</i>	<ul style="list-style-type: none"> • PHA projects that all planned housing and homeownership units will be completed or substantially completed in FY 2025. • PHA will also continue to support after school and supportive service programming for low-income youth attending the Big Picture Philadelphia High School located in the Vaux Community Building.
<i>Fairhill Apartments</i>	<ul style="list-style-type: none"> • PHA projects that financing plans will be finalized for Phases 1 and 2, demolition will be substantially completed and construction activity will commence.
<i>West Park Apartments</i>	<ul style="list-style-type: none"> • PHA will continue to plan for the redevelopment financing and design and anticipates that the first phase of construction will commence in late FY 2025. PHA may apply for a CNI Implementation grant for the site.
<i>Bartram Village</i>	<ul style="list-style-type: none"> • PHA will continue implementation of the CNI-funded Transformation Plan. The first phase of construction at Bartram is projected to commence in FY 2025 and Phase 2 financing is projected to be finalized.
<i>Harrison Plaza</i>	<ul style="list-style-type: none"> • PHA will continue the planning process for redevelopment of Harrison Plaza and the surrounding Yorktown neighborhood and identify a development partner. PHA also plans to apply for financing for the first phase of redevelopment.

Site/Program	FY 2025 Planned Activity
<i>Norris/North Central</i>	<ul style="list-style-type: none"> 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 the final year of CNI endowment-funded service activities that benefit residents.
<i>Rental Assistance Demonstration</i>	<ul style="list-style-type: none"> PHA plans to undertake RAD conversion of an additional 4,474 public housing units in FY 2025 and future years (<i>Table 14</i>).
<i>Public Housing Development</i>	<ul style="list-style-type: none"> PHA will continue to collaborate with partners to develop 12 new public housing developments with a total of 555 units, the majority of which will be converted to PBV under RAD (<i>Table 1</i>).
<i>Unit Based Vouchers (UBV)</i>	<ul style="list-style-type: none"> PHA plans to enter into UBV contracts for an additional 1,380 units in FY 2025, which includes planned RAD conversions and other development initiatives (<i>Table 3</i>). On an ongoing basis, PHA plans to provide UBV subsidies to approximately 5,243 affordable housing units (<i>Table 4</i>).
<i>Scattered Sites</i>	<ul style="list-style-type: none"> PHA plans to request HUD approval for a Section 18 disposition, RAD conversion and/or RAD/Section 18 blend for the first phase of scattered sites units in late FY 2024 or early FY 2025, subject to Board approval. Second phase approval(s) will proceed in late FY 2025.
<i>Capital and Development Plan</i>	<ul style="list-style-type: none"> \$831.67 million in capital projects are identified for FY 2025 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 involving primarily vacant and uninhabitable scattered site units. In FY 2025, 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 and an MOU with Community College of Philadelphia for a pilot program to house 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 Center, Self-Sufficiency and Youth Programs</i>	<ul style="list-style-type: none"> Ongoing implementation of PHA Workforce Center, Section 3 Resource Center, Resident Business Incubator at Vaux Community Building and Youth and Family Center on Ridge Avenue. 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.

Site/Program	FY 2025 Planned Activity
	<ul style="list-style-type: none"> • Provide on-site programs for homework assistance, project-based learning, community service, sports and other activities to PHA youth ages 6 to 18 citywide. • Award academic scholarships through PhillySEEDS. • Provide summer camp PHA youth. • Provide job skills training for residents at the Workforce Development Center. • Provide extensive additional services to residents through direct services and partnership programs (<i>Table 11</i>).
<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"> • 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 there are no public housing conversion households with a right to return in PHA-owned or controlled RAD PBV developments. • Does not apply to current public housing residents, 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 has been 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 25 MTW ANNUAL PLAN AND AMENDMENT to FY 24
MTW PLAN: TWO HUD CERTIFICATIONS**

HUD Certifications of Compliance with MTW Plan Requirements and Related Regulations for Approval of MTW
Annual Plan for FY 2025 and a second Significant Amendment to the FY 2024 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*

CERTIFICATION FOR THE MTW FY 25- PLAN

OMB Approval No. 2577-0216 (exp. 3/31/2024)
form **HUD 50900: Certifications of Compliance (3/2021) 30**

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 (04/01/2024), 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.

CERTIFICATION FOR THE MTW FY 24 – AMENDMENT

OMB Approval No. 2577-0216 (exp. 3/31/2024)

form **HUD 50900: Certifications of Compliance (3/2021) 30**

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.

RESOLUTION NO. 12321

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 July 1, 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 July 1, 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 November 3, 2023 through December 11, 2023, holding a public hearing on the proposed amendments on November 15, 2023, making a presentation to resident leadership on November 8, 2023, and PHA also accepted and considered public comments received;

BE IT RESOLVED, that the PHA Board of Commissioners hereby approves the changes to the ACOP and Admin Plan, as substantially reflected on the Summary Sheet attached to this Resolution and as distributed to the Board of Commissioners, to be effective as of 12:01 a.m. on January 1, 2024.



I hereby certify that this was
APPROVED BY THE BOARD ON 12/21/23
[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
Chapter 3: Fair Housing & Equal Opportunity				
1.	3.12 Violence against Women Act Protections	PHA	<ul style="list-style-type: none"> Clarified policy related to VAWA protections and terminations 	<ul style="list-style-type: none"> Requests for law enforcement or emergency assistance will not be the basis for termination of housing assistance or other adverse action where an applicant, tenant, affiliated individual, or guest is a victim or is otherwise not at fault for the criminal activity.
Chapter 4: Eligibility				
2.	4.5 Income Eligibility	PHA	<ul style="list-style-type: none"> Added new income eligibility criteria for families who receive a VASH voucher and those who are homeless veterans 	<ul style="list-style-type: none"> To be income-eligible, a family must be [...] a low-income family who meets the eligibility criteria for the Veterans Affairs Supportive Housing (VASH) program or a homeless veteran with income that does not exceed 80% of Area Median Income (or "low-income").
Chapter 5: Applications, Waiting List and Tenant Selection				
3.	5.14 Removal from the Waiting List	PHA	<ul style="list-style-type: none"> Removed language requiring withdrawn applicants to wait a year to reapply 	<ul style="list-style-type: none"> Removed the following language: "Applicants removed/withdrawn from the waiting list(s) may reapply in one (1) year from the removal date."
Chapter 11: Housing Quality Standards				
4.	11.8 Types of Inspection	FY 2025 MTW Plan	<ul style="list-style-type: none"> Added new MTW policy to permit PHA to inspect select units once every three years 	<ul style="list-style-type: none"> Subject to HUD approval, PHA may inspect select units under HAP contract once every three years to confirm that the unit continues to meet HQS. PHA will inspect UBV units owned by PHA or a PHA affiliate on a triennial basis. PHA will determine if additional units will be inspected triennially based on an assessment of the age, property/unit condition, quality of property management and/or other relevant factors for individual units and buildings under a Housing Assistance Payment contract. PHA reserves the right to revert the inspection cycle back to biennial for any unit or building inspected on a triennial basis.

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan
5.	11.13 Inspection Frequency	PHA	<ul style="list-style-type: none"> • Added discussion of triennial inspections • Removed discussion of initial implementation of biennial inspections 	<ul style="list-style-type: none"> • Added the following language: Upon HUD approval, PHA will inspect select units at least once in a 36-month period, including PHA or PHA affiliate-owned UBV units. • Removed the following language: Upon full implementation of the biennial HQS policy, a portion of the applicable units may undergo inspection in Year One and the remaining units on biennial inspection may be inspected in Year 2. In subsequent years, PHA reserves the right to change inspection frequencies to achieve load balancing and/or if the owner unit history dictates.
Chapter 13: Leasing Policies & HAP Contract				
6.	13.14.1 Security Deposit Assistance	PIH Notice 2022-18	<ul style="list-style-type: none"> • Added new policy to provide assistance for security deposits 	<ul style="list-style-type: none"> • PHA or its non-profit affiliate, PHILLYSEEDS, may provide security deposit assistance to eligible voucher holders who apply for such assistance.
7.	13.14.2 Reimbursement to Owners	PIH Notice 2022-18	<ul style="list-style-type: none"> • Added new policy for HCV landlords to receive reimbursement from PHA for damages and/or unpaid rent not covered by the security deposit 	<ul style="list-style-type: none"> • PHA may reimburse an owner for damages beyond normal wear and tear and/or unpaid rent which are not covered by the security deposit, in order to encourage the owner's continued participation in the HCV program. Owners must request reimbursement from PHA in writing with supporting documentation as applicable, which may include documentation of damages, verification of payment for repairs and/or tenant ledger. Owners must first use the HCV participant's security deposit to cover the cost of repairs and/or unpaid rent. Reimbursement for vacancy turnaround expenses may not exceed the lesser of the cost of repairs (less the security deposit) or \$2,500. Reimbursement for unpaid rent may not exceed the total unpaid rent (less the security deposit). Reimbursement payment will be made to the owner when the next HAP contract is executed between the owner and PHA.

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan
8.	13.23 Leasing Incentives	PIH Notice 2022-18	<ul style="list-style-type: none"> Added policy on providing leasing incentives to eligible HCV landlords 	<ul style="list-style-type: none"> In order to increase available housing options holders and incentivize owners to lease new rental units to HCV participants, PHA may provide eligible owners with a signing bonus for leasing a unit to an HCV participant. PHA will provide incentives to eligible owners upon execution of the HAP contract at the beginning of the lease term. PHA will review and evaluate the above listed incentives and may elect to alter these incentives subject to the approval of the President and CEO. As necessary, PHA may pause incentives.
Chapter 14: Owners				
9.	14.2 Owner Recruitment and Retention	PIH Notice 2022-18	<ul style="list-style-type: none"> Added reference to leasing incentives available to HCV landlords 	<ul style="list-style-type: none"> As described in 13.23 Leasing Incentives, PHA may provide incentives to eligible owners to encourage participation in the HCV program and incentivize leasing units to HCV participants.
Chapter 15: Payment Standards and Utility Allowances				
10.	15.1 Payment Standards	FY 2025 MTW Plan	<ul style="list-style-type: none"> Updated payment standard policy to permit PHA to establish payment standards between 90% and 120% of the SAFMR 	<ul style="list-style-type: none"> PHA may establish payment standards for “grouped” zip codes, provided the payment standard in effect for each group zip code is within 90 percent and 120 percent of the published SAFMR for each zip code in the group.
11.	15.4 Changes in Payment Standard	FY 2025 MTW Plan	<ul style="list-style-type: none"> Updated policy on applying changes in payment standards 	<ul style="list-style-type: none"> If the payment standard increases during the term of the HAP contract, PHA may apply the increase in the payment standard at any time after the effective date of the increase.
12.	15.8 Exception Payment Standards	FY 2025 MTW Plan	<ul style="list-style-type: none"> Updated policy on establishing exception payment standards 	<ul style="list-style-type: none"> Using its MTW flexibility, PHA may approve payment standards over 120% of the published SAFMR for each zip code in the group to support leasing for existing voucher households and/or new voucher holders who wish to move to areas with empirically-documented improved educational systems, job opportunities, social services and other opportunities in the expectation that over time their need for housing and other subsidies will abate or diminish. While all of the units in the zip code with the lower SAFMR are not in the revitalized area, those that are, are at a significant disadvantage for inclusion in the HCV program as a result of the application of existing SAFMRs and payment standards which do

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan
				not reflect market conditions. Accordingly, PHA may establish exception payment standards for individual units, blocks, groups of blocks, or other geographic areas within a SAFMR zip code and remove the 120% limitation.
23. Special Programs and Allocations				
13.	23.6.7 Expanding Housing Options for Veterans Program	FY 2025 MTW Plan	<ul style="list-style-type: none"> Added policy for limited pilot program for elderly and disabled VASH participants 	<ul style="list-style-type: none"> Upon HUD approval, PHA will implement a limited pilot program to provide a broader range of housing options to eligible elderly and disabled veterans in coordination with the local Veterans' Affairs office. The pilot program will permit elderly and disabled veterans assisted through the Veterans Affairs Supportive Housing (VASH) program to use their tenant-based voucher to reside in a personal care home or similar settings, in which bedrooms, bathrooms, and/or living areas may be shared among a limited number of eligible participants. Personal care homes and similar settings eligible under this pilot program must be accessible and offer meals and dining services, assistance with performing daily activities, and other supportive services. Generally, PHA will calculate income in accordance with CHAPTER 8: INCOME AND ADJUSTED INCOME. However, for VASH participants participating in this pilot program, PHA will exclude Aid and Attendance Benefits from the VA when calculating the participant's income. PHA will establish a payment standard which exceeds 120% of the applicable FMR for tenant-based VASH participants residing in a personal care home or similar housing. When calculating the family share, PHA will follow the policies outlined in CHAPTER 9: FAMILY SHARE & SUBSIDY DETERMINATION. Housing assistance will be limited to rent; PHA will not provide assistance for expenses or services outside of rent.
Chapter 24: Unit Based Program				
14.	24.21.4 Regular Inspections	FY 2025 MTW Plan	<ul style="list-style-type: none"> Added discussion of triennial inspections 	<ul style="list-style-type: none"> Upon HUD approval, PHA will inspect PHA or PHA affiliate owned UBV units once every three years. PHA may elect to inspect additional UBV units under HAP contract on a triennial basis based on an assessment of the age, property/unit condition, quality of property management and/or other relevant factors for individual units and buildings.

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan
15.	24.31 In-place Families	FY 2024 MTW Plan	<ul style="list-style-type: none"> Added eligibility and rent policies for in-place families residing in Public Housing scattered sites at the time of conversion to UBV 	<ul style="list-style-type: none"> Families residing in Public Housing scattered site units at the time they are converted to UBV through Section 18 or RAD will be provided with additional protection from displacement and hardship. Specifically, PHA will apply the following policies to in-place families residing in Public Housing scattered site units at the time of conversion: <ul style="list-style-type: none"> At conversion, PHA will not re-screen households for eligibility in the HCV program. Current households will be grandfathered for application of any eligibility criteria to conditions that occurred prior to the conversion, but will be subject to on-going eligibility requirements of the UBV program. If the current household moves out after conversion, any family that leases the unit thereafter will be subject to UBV eligibility requirements at initial and during continued occupancy. PHA will place units under HAP contract for current households whose total tenant payment (TTP) exceeds the gross rent of the unit. Current households whose TTP exceeds the gross rent will be required to pay the gross rent or the maximum rent under LIHTC, if applicable, while leasing the converted unit. If the current household moves out after conversion, PHA will only lease the unit to a family who is eligible for housing assistance payments and whose total tenant payment (TTP) is below the gross rent for the unit. If, at conversion, the current household is considered over-housed under PHA's subsidy standards, the current household will be permitted to remain in the converted unit until an appropriately sized unit becomes available within converted project. Once an appropriately sized unit is available, the current household must move within a reasonable amount of time, as determined by PHA. Households who are admitted after the conversion will be subject to PHA's subsidy standards at initial occupancy. If, as a result of the conversion, the current household's monthly rent will increase by more

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan
				<p>than the greater of 10 percent or \$25, the rent increase may be phased in over three (3) years. If a current household was paying ceiling rent immediately prior to conversion, PHA will use the ceiling rent amount to calculate the initial (Year 1) phase-in amount.</p> <ul style="list-style-type: none"> Please note that the modified eligibility and rent policies detailed above will not apply to families who are admitted and move into these units after conversion. Families admitted after conversion will be subject to screening and eligibility requirements described in this chapter and in CHAPTER 4: ELIGIBILITY.
16.	24.37 Right to a Tenant Based Voucher	PHA	<ul style="list-style-type: none"> Revised language regarding issuing a tenant-based voucher for extended HQS failures 	<ul style="list-style-type: none"> PHA may provide a Tenant-Based Voucher to a UBV tenant as a result of extended HQS failures.
17.	24.48 Determining Initial Rent to Owner	FY 2025 MTW Plan	<ul style="list-style-type: none"> Added policy on determining initial rent 	<ul style="list-style-type: none"> Subject to HUD approval, for PHA-owned PBV/UBV projects including PHA-owned PBV/RAD projects, subject to rent reasonableness, PHA may apply the higher of the applicable RAD Rent, 120% of the Small Area Fair Market Rent, or 120% of the citywide Fair Market Rent when determining the initial rent.
18.	24.49 Rent Limits	FY 2025 MTW Plan	<ul style="list-style-type: none"> Updated policy on rent to owner for UBV 	<ul style="list-style-type: none"> With the exception of PHA-owned PBV/UBV projects including PHA-owned PBV/RAD projects, the rent to owner will not exceed the lowest of the following amounts: <ul style="list-style-type: none"> An amount determined by PHA, not to exceed 120 percent of the applicable fair market rent (or any PHA exception payment standard) for the unit bedroom size minus any utility allowance; The reasonable rent; The rent requested by the owner; or Such other amount determined by PHA to be appropriate for the unit based upon the nature of the unit and the RFP from which the owner was selected. For example, in certain cases, PHA believes a lower subsidy is more appropriate.

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan
19.	24.62 Transfers	PHA	<ul style="list-style-type: none"> • Added transfers due to extended HQS failures to list of conditions when a UBV transfer will occur • Revised and expanded policy related to the transfer options offered by the owner and PHA 	<ul style="list-style-type: none"> • Generally, UBV transfers occur when [...] the family requires a move because the unit has been in abatement 60 or more days due to an HQS failure (HQS Failure Transfer). • Subject to availability, the owner must first attempt to relocate a family who meets one of the conditions above to a UBV unit at the same property. If there are no appropriate available units at the property, the owner must then attempt to relocate the family within the owner's portfolio. If there are no appropriate units available in the owner's UBV portfolio, the owner must promptly transmit a transfer request to PHA on behalf of the family. PHA will place the family on the PHA Housing Portfolio Transfer waiting list. Tenants transferring to Low Income Housing Tax Credit (LIHTC) units within the PHA Housing Portfolio must meet LIHTC income eligibility requirements. Households will be selected for HQS Failure transfers consistent with the date and time of request and hierarchy of UBV transfers. • For the conditions listed above, PHA also reserves the right to offer the family one of the following types of continued assistance, subject to availability: <ul style="list-style-type: none"> • Tenant based voucher assistance; or, • An MTW transfer to Public Housing in accordance with 17.8 MTW Transfers.
20.	24.62.1 Transfers	PHA	<ul style="list-style-type: none"> • Added transfers due to extended HQS failures to discussion of PHA-initiated transfers 	<ul style="list-style-type: none"> • PHA initiated transfers are mandatory. Assistance will be terminated for households who refuse PHA initiated transfers without good cause. The following are reasons for PHA initiated transfers: <ul style="list-style-type: none"> • Occupancy standard transfers, • Accessible unit transfers, and • HQS failure transfers.
21.	24.62.2 Tenant- Initiated Transfers	PHA	<ul style="list-style-type: none"> • Clarified that the restriction on transfer requests does not apply to VAWA transfers 	<ul style="list-style-type: none"> • With the exception of VAWA transfers, a family that requests a transfer and refuses a unit without good cause will be removed from the transfer waiting list and may not reapply for a transfer for a period of one year from the date of unit refusal.

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Admin Plan
22.	24.63 Hierarchy of Transfers	PHA	<ul style="list-style-type: none"> • Added transfers due to extended HQS failures to the hierarchy of transfers 	<ul style="list-style-type: none"> • After PHA's approval of a family's transfer request, PHA will attempt to locate an appropriate unit for the family within the UBV program. If there are no appropriate units available, the family will be placed on PHA's Transfer waiting list. Among UBV households within the same transfer category, selection will be made according to date and time of the approved transfer request. PHA's centralized Transfer waiting list will use the following hierarchy for selection: <ul style="list-style-type: none"> • Personal Safety/VAWA/Emergency, • Inappropriately Housed in an Accessible Unit, • Reasonable Accommodation, • HQS Failures, • Occupancy Standard.
23.	24.63.5 HQS Failure Transfer	PHA	<ul style="list-style-type: none"> • Clarified policy on transfers related to HQS failures and added reference to UBV transfer policy • Remove language requiring the family to accept an offer and move within a 30-day timeframe 	<ul style="list-style-type: none"> • Households living in UBV units which have been in HQS failed status beyond the established thresholds for repair will be required to move in accordance with 24.62 Transfers.

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

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Language
Chapter 3: Fair Housing & Equal Opportunity				
1.	3.4 Privacy	VAWA 2022 Reauthorization	<ul style="list-style-type: none"> Clarified policy related tenant protections under VAWA 	<ul style="list-style-type: none"> PHA will not use any of the family characteristics or background described above to [...] enforce nuisance or crime-free ordinances in a manner that is intentionally discriminatory or results in an unjustified discriminatory effect based on protected class.
2.	3.8.4 Prohibition Against Termination of Assistance Related to Victims of Domestic Violence, Dating Violence, Sexual Assault and Stalking	VAWA 2022 Reauthorization	<ul style="list-style-type: none"> Clarified policy related to VAWA protections and terminations 	<ul style="list-style-type: none"> Requests for law enforcement or emergency assistance will not be the basis for termination of tenancy or other adverse action where an applicant, tenant, affiliated individual or guest is a victim or is otherwise not at fault for the criminal activity.
Chapter 5: Applications, Waiting List and Tenant Selection				
3.	5.13 Removal from the Waiting List	PHA	<ul style="list-style-type: none"> Removed language requiring applicants to wait one (1) year before re-applying 	<ul style="list-style-type: none"> Removed the following language: "Applicants removed/withdrawn from the waiting list(s) may reapply in one (1) year from the removal date."
4.	5.18 Establishing and Maintaining Site-Based Waiting Lists	PHA	<ul style="list-style-type: none"> Revised policy related to the application of new waiting list preferences and applicant changes to waiting list selections 	<ul style="list-style-type: none"> If PHA adopts new waiting list preferences in 5.20 Preferences or implements other changes which impact an applicant's site selection, PHA may allow the applicant to retain their date and time of application if they choose to change waiting lists at that time.
Chapter 7: Occupancy Standards and Unit Offers				
5.	7.14 Unit Offers	PHA	<ul style="list-style-type: none"> Removed language requiring applicants to wait one (1) year before re-applying 	<ul style="list-style-type: none"> Removed the following language: "Applicants withdrawn from a waiting list(s) are not allowed to reapply for housing assistance for

No.	Chapter Name Subject Area	Source	Summary of Change	Proposed Language
				one (1) year from the date of removal.”
6.	7.18 Unit Refusal without Good Cause	PHA	<ul style="list-style-type: none"> Removed language requiring applicants to wait one (1) year before re-applying 	<ul style="list-style-type: none"> Removed the following language: “The applicant may reapply for assistance one (1) year after their removal if the waiting list(s) is open.”
Chapter 9: Total Tenant Payment				
7.	9.4 9.4 Rent Options for Over-income Families	PIH Notice 2023-03	<ul style="list-style-type: none"> Updated language to reflect HUD required changes on rent for over-income families 	<ul style="list-style-type: none"> Families exceeding the over-income limit will be offered the option of paying an income-based rent or PHA’s ceiling rent throughout the 24-month grace period and prior to termination. For more information on the grace period and termination of over-income families, see 12.3 Over-Income Families.
Chapter 12: Continued Occupancy				
8.	12.3 Over Income Families	PIH Notice 2023-03	<ul style="list-style-type: none"> Updated language to reflect HUD requirements for families who exceed the over-income limit for 24 consecutive months 	<ul style="list-style-type: none"> Established a 24-month grace period prior to terminating families who exceed the over-income limit. Summarized requirements for notifying families of their over-income status during and at the end of the 24-month grace period.
Chapter 17: Terminations				
9.	17.3.9 Over Income Families	PIH Notice 2023-03	<ul style="list-style-type: none"> Updated policy on terminating over-income families 	<ul style="list-style-type: none"> Clarified that families will be terminated if they have exceeded the over-income limit for 24 consecutive months

RESOLUTION NO. 12322

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO TAKE CERTAIN ACTIONS IN CONNECTION WITH THE RIDGE AND CECIL B. MOORE AVENUES MIXED-USE DEVELOPMENT

WHEREAS, the Philadelphia Housing Authority ("PHA") issued a solicitation via Bonfire (P-005227) to choose developers to develop the mixed-use Ridge Avenue Corridor for up to thirty-two (32) available PHA owned properties; and

WHEREAS, a Request for Qualification ("RFQ") was posted to Bonfire and distributed to those who responded to the invitation through the online portal; and

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

WHEREAS, based upon the consensus evaluation, it is recommended that PHA contract with Frankel Enterprises; and

WHEREAS, it is further recommended that the contracting be for the following properties: 2236, 2238, 2240, 2210, 2212, 2214, 2216, 2218, 2220, 2050, 2103, 2109, 2111, 2113 & 2125 Ridge Avenue, 2210 Cecil B. Moore Avenue, & 1614 N. 22nd Street, which properties would be conveyed to Frankel Enterprises under a long term ground lease for a total of fifty-thousand dollars (\$50,000); and

WHEREAS, the above properties would be developed to contain five (5) new construction buildings composed of one hundred forty-eight (148) units to house renters below 60% AMI, as well as approximately ten thousand (10,000) sq ft of commercial space; and

WHEREAS, the total development costs for the above-described development will be approximately thirty million eight hundred thousand dollars (\$30,800,000), which will be funded with 4% low-income housing tax credit equity, FHLB assistance, and developer equity; and

WHEREAS, Frankel Enterprises will collaborate for this development with JKRP Architects and Tester Construction Group and ensure compliance with PHA's contracting requirements; and PHA, through its affiliates, will develop and manage the Development once completed; and

WHEREAS, under the terms of the RFQ, Frankel Enterprises will partner with PHA on all parts of the mixed-use development initiative, working together on design, financing, construction and marketing/selling of the units; the development will follow existing plans, including the Sharswood Blumberg Transformation Plan; and Frankel Enterprises will work closely the City, and other community stakeholders throughout the development process;

BE IT RESOLVED, that the PHA Board of Commissioners hereby authorizes the President & CEO, or his designee(s), to: negotiate and execute a development agreement with Frankel Enterprises; negotiate and execute all related contracts and documents necessary or appropriate for the development, as set forth above; submit a Disposition Application to the U.S. Department of Housing and Urban Development ("HUD") for the transfer of the PHA properties; convey the properties under a long-term ground lease for fifty thousand dollars (\$50,000), subject to HUD approval; and to take all necessary actions to carry out the provisions of this resolution, in compliance with applicable statutes, laws and regulations.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/21/23

ATTORNEY FOR PHA

RESOLUTION NO. 12323

RESOLUTION AUTHORIZING THE PHILADELPHIA HOUSING AUTHORITY TO ACCEPT THE TRANSFER OF THREE MILLION DOLLARS (\$3,000,000) IN FUNDING FROM THE CITY OF PHILADELPHIA AND LOAN THESE FUNDS TO THE APARTMENTS AT 40TH STREET PLACE DEVELOPMENT

WHEREAS, the Mount Vernon Manor CDC is developing the Apartments at 40th Street Place ("Development"), a 40-unit project in Mantua and Belmont; and

WHEREAS, PHA awarded the Development Faircloth to Rental Assistance Demonstration Program ("RAD") unit-based operating subsidy for all forty (40) units; and

WHEREAS, the Development received a reservation of Low Income Housing Tax Credits in 2022 and has since secured additional federal, state, and private funding; and

WHEREAS, on September 21, 2023, the Board of Commissioners approved Resolution 12304, which authorizes the PHA President & CEO to take actions necessary to achieve the initial mixed-finance closing and RAD conversion of the Development; and

WHEREAS, in order to close, the Development must overcome a significant funding gap; and

WHEREAS, in order to help fill the gap, close the Development, and preserve the already awarded tax credits and funding, the City of Philadelphia has agreed to transfer three million dollars (\$3,000,000) in funding to PHA to lend to the Development;

BE IT RESOLVED, that the PHA President & CEO or his authorized designee is hereby authorized to take the following actions for the Development: 1) accept a transfer of \$3,000,000 in funds from the City of Philadelphia; 2) negotiate, finalize, execute, deliver and perform any obligations required to secure these funds; 3) execute a loan agreement for a three million dollar (\$3,000,000.00) note and mortgage and execute any other documents required to loan these funds to the Development, subject to receipt of the three million dollar (\$3,000,000.00) by PHA from the City of Philadelphia; and 4) take all other necessary and appropriate actions required to effect the subject of this resolution.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/21/23

Lawrence M. Keenan
ATTORNEY FOR PHA

RESOLUTION NO. 12324

RESOLUTION ADOPTING BOTH THE PHILADELPHIA HOUSING AUTHORITY'S AMENDED AND RESTATED RETIREMENT INCOME PLAN AND ITS AMENDED AND RESTATED DEFINED CONTRIBUTION PLAN

WHEREAS, the Philadelphia Housing Authority ("PHA") is the Plan Sponsor of both the PHA's Retirement Income Plan ("Retirement Income Plan") and PHA's Defined Contribution Pension Plan ("Defined Contribution Plan"); and

WHEREAS, the Retirement Income Plan was last restated effective November 1, 2012; and

WHEREAS, the Defined Contribution Plan was last restated effective January 1, 2013; and

WHEREAS, PHA has enacted numerous changes to the Retirement Income Plan and Defined Contribution Plan including, but not limited to: 1) changes mandated by the Setting Every Community Up for Retirement Enhancement Acts 1.0 and 2.0 ("SECURE 1.0" and "SECURE 2.0" respectively); 2) optional changes permitted by the Setting Every Community Up for Retirement Enhancement Acts 1.0 and 2.0 ("SECURE 1.0" and "SECURE 2.0" respectively) and 3) the adoption of interim administrative amendments; and

WHEREAS, PHA desires to make additional changes to the Retirement Income Plan and the Defined Contribution Plan: including, but not limited to: 1) changes mandated by SECURE 1.0 and SECURE 2.0; 2) optional changes permitted by SECURE 1.0 and SECURE 2.0 (including, most significantly, the addition of a Roth Emergency Savings Account in the Defined Contribution Plan); 3) the restatement and incorporation of interim administrative amendments; and 4) the adoption of additional administrative amendments; and

WHEREAS, PHA has received favorable determination letters from the Internal Revenue Service on the tax qualified status of the Retirement Income Plan and the Defined Contribution Plan; and

WHEREAS, Legal Counsel to the Philadelphia Housing Authority Pension Board has recommended that the Retirement Income Plan be amended and restated to: 1) memorialize in a single plan document all changes made to the Retirement Income Plan since its last restatement; and 2) incorporate such new amendments as deemed necessary and appropriate, retroactively effective as of November 1, 2023; and

WHEREAS, Legal Counsel to the Philadelphia Housing Authority Pension Board has recommended that the Defined Contribution Plan be amended and restated to: 1) memorialize in a single plan document all changes made to the Defined Contribution Plan since its last restatement; and 2) incorporate such new amendments as deemed necessary and appropriate, effective as of January 1, 2024;

BE IT RESOLVED, that the Philadelphia Housing Authority hereby authorizes the its President and CEO to execute: 1) both the amended and restated Retirement Income Plan and the amended and restated Retirement Income Plan, with effective dates as noted above, and 2) any further amendments that may be mandated by the Internal Revenue Service as a condition of a favorable determination of the tax qualified status of the Retirement Income Plan and/or Defined Contribution Plan.

I hereby certify that this was
APPROVED BY THE BOARD ON 12/21/23
Don M. Redin
ATTORNEY FOR PHA