

**THE PHILADELPHIA HOUSING AUTHORITY
AGENDA FOR THE MEETING OF THE BOARD OF COMMISSIONERS
2013 RIDGE AVE.
PHILADELPHIA, PA 19121
THURSDAY, APRIL 18, 2024, 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 March 21, 2024, as distributed

D. New Business

- 1. RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130 REPORT FOR FISCAL YEAR 2024, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW**

Jennifer Ragen

- 2. RESOLUTION AUTHORIZING A CONTRACT FOR A COMMUNITY HEALTH WORKER TRAINING PROGRAM WITH TEMPLE UNIVERSITY**

Dave Walsh

- 3. RESOLUTION AUTHORIZING A CONTRACT FOR STAIR GLIDES, WHEELCHAIR LIFTS AND RESIDENTIAL ELEVATORS WITH TOTAL ACCESS & MOBILITY INC.**

Dave Walsh

- 4. RESOLUTION AUTHORIZING APPROVAL OF THE AWARD OF TEN (10) U.S. HOUSING AND URBAN DEVELOPMENT - VETERANS AFFAIRS SUPPORTIVE HOUSING PROJECT BASED VOUCHERS TO LUX 8 INVESTMENT LLC'S MARKET WEST PLAZA DEVELOPMENT**

Bret Holden

- 5. RESOLUTION AUTHORIZING APPROVAL OF THIRTY-SEVEN (37) PROJECT BASED VOUCHERS FOR HACE'S HANCOCK MANOR PROJECT**

Bret Holden

- 6. RESOLUTION AUTHORIZING CONTRACTS FOR LEAD WIPE TESTING SERVICES WITH ACCREDITED ENVIRONMENTAL TECHNOLOGIES INC.; ARC ENVIRONMENTAL; BATA ENVIRONMENTAL ASSOCIATES INC.; BAY HILL ENVIRONMENTAL; SYNERTech ENVIRONMENTAL LLC; AND USA ENVIRONMENTAL MANAGEMENT INC.**

Dave Walsh

E. Public Comment

RESOLUTION NO. 1

RESOLUTION APPROVING THE PHILADELPHIA HOUSING AUTHORITY'S ACT 130 REPORT FOR FISCAL YEAR 2024, TO BE SUBMITTED AS REQUIRED BY THE PENNSYLVANIA HOUSING AUTHORITIES LAW

WHEREAS, the Pennsylvania General Assembly amended the Housing Authorities Law, Act of May 28, 1937, P.L. 955, on July 5, 2012, through P.L. 1093, No.130 ("Act 130") and required that the Philadelphia Housing Authority ("PHA") submit an annual report on its operations, administration, management, finances, legal affairs, housing production and development and other relevant activities (the "Act 130 Report"); and

WHEREAS, PHA's Executive Office has prepared the Act 130 Report for Fiscal Year 2024 ("FY 24"), which also incorporates documents that provide details on PHA's operations, administration, management, finances, legal affairs, housing production and development and other relevant activities; and

WHEREAS, PHA's Act 130 FY 24 Report must be provided, after approval by PHA's President & CEO and the PHA Board of Commissioners, to the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor and the President of Council (collectively, the "Elected Officials"), within thirty (30) days after the end of PHA's fiscal year, which ends on March 31;

WHEREAS, PHA's President & CEO and the Board of Commissioners have been provided with the Act 130 FY 24 Report, as developed by PHA's Executive Office, a short summary of which is attached to this resolution; and

BE IT RESOLVED, that the Board of Commissioners hereby approves the Act 130 FY 24 Report as referenced herein and authorizes the President & CEO and/or his authorized designee(s) to submit such report to the Elected Officials, as referenced above and as required by Act 130.

ATTACHMENT TO RESOLUTION ON ACT 130

SUMMARY OF PHA'S ACT 130 REPORT FOR FY 2024

Pursuant to the Pa. Housing Authorities Law, PHA is required to file a written annual report regarding its operations, administration, management, finances, legal affairs, housing production and development, and other related activities, after approval by the President & CEO and the Board of Commissioners. The Report is to be submitted to: the Secretary of Community and Economic Development, the Majority and Minority Leaders of the Senate, the Chair and Minority Chair of the Committee on Urban Affairs and Housing of the Senate, the Majority and Minority Leaders of the House of Representatives, the Chair and Minority Chair of the Committee on Urban Affairs of the House of Representatives, the Mayor, and the President of Council.

As a designated Moving to Work ("MTW") agency, PHA has substantial budget flexibility and regulatory relief. This allows PHA to make program changes that increase efficiency, help residents become self-sufficient and provide housing options, as detailed in the Report.

As more fully set forth in the full Act 130 Fiscal Year 2023 ("FY24") Report, the areas reported upon include:

- 1) PHA's mission and vision statement, the current organizational structure, and profiles of the executive management team and the PHA Board of Commissioners;
- 2) Progress made on major activities undertaken in FY 2024 in operations, administration, management, housing production, development and related activities;
- 3) PHA's planned activities for the next fiscal year across all areas of the agency, as detailed in the MTW Annual Plan;
- 4) Agency finances, including the most recent audit report of PHA financial statements (Fiscal Year 2023), which was completed by independent, licensed certified public accountants; and
- 5) PHA legal matters for FY 2024.

PHA's FY 2024 Act 130 Report details its forward-looking and innovative activities and programs, including RAD, HCV and MTW strategies and housing and neighborhood development initiatives. These activities effectively and dynamically support housing and the approximately 80,000 residents that PHA serves. Key to PHA's success are: leveraging its limited capital resources to preserve and revitalize its housing inventory and provide new housing opportunities; its commitment to constructive, respectful, resident engagement; and its dedicated Board, staff, and resident leadership.

This report fulfills the requirements of Act 130 - Section 24.1 by summarizing and providing complete copies of PHA's annual reports on operations, management, administration, finances, legal affairs, housing production and development and other relevant activities.

RESOLUTION NO. 2

RESOLUTION AUTHORIZING A CONTRACT FOR A COMMUNITY HEALTH WORKER TRAINING PROGRAM WITH TEMPLE UNIVERSITY

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for a community health worker training program and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

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

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a contract be awarded to Temple University; and

WHEREAS, work is to be assigned to the awardee at the discretion of the contracting officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the amount to be expended under the contract shall not exceed two million three hundred thousand dollars (\$2,300,000.00) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year base period is nine hundred twenty thousand dollars (\$920,000.00);
- 2) The not-to-exceed amount for the first one-year option period is four hundred sixty thousand dollars (\$460,000.00);
- 3) The not-to-exceed amount for the second one-year option period is four hundred sixty thousand dollars (\$460,000.00); and
- 4) The not-to-exceed amount for the third one-year option period is four hundred sixty thousand dollars (\$460,000.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Temple University for an amount not to exceed two million three hundred thousand dollars (\$2,300,000.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to said contract, including determining whether options available under the contract, if any, shall be exercised.

RESOLUTION NO. 3

RESOLUTION AUTHORIZING A CONTRACT FOR STAIR GLIDES, WHEELCHAIR LIFTS AND RESIDENTIAL ELEVATORS WITH TOTAL ACCESS & MOBILITY INC.

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for the supply/installation and yearly maintenance services for stair glides, wheelchair lifts and residential elevators and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

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

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that a contract be awarded to Total Access & Mobility Inc.; and

WHEREAS, work is to be assigned to the awardee at the discretion of the contracting officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the amount to be expended under the contract shall not exceed five million five hundred seventy-four thousand twenty-five dollars (\$5,574,025.00) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year base period is two million one hundred thirty-two thousand nine hundred seventy-five dollars (\$2,132,975.00);
- 2) The not-to-exceed amount for the first one-year option period is one million one hundred fourteen thousand five hundred dollars (\$1,114,500.00);
- 3) The not-to-exceed amount for the second one-year option period is one million one hundred forty-six thousand eight hundred twenty-five dollars (\$1,146,825.00); and
- 4) The not-to-exceed amount for the third one-year option period is one million one hundred seventy-nine thousand seven hundred twenty-five dollars (\$1,179,725.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute a contract with Total Access & Mobility Inc. for an amount not to exceed five million five hundred seventy-four thousand twenty-five dollars (\$5,574,025.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to said contract, including determining whether options available under the contract, if any, shall be exercised.

RESOLUTION NO. 4

RESOLUTION AUTHORIZING APPROVAL OF THE AWARD OF TEN (10) U.S. HOUSING AND URBAN DEVELOPMENT - VETERANS AFFAIRS SUPPORTIVE HOUSING PROJECT BASED VOUCHERS TO LUX 8 INVESTMENT LLC'S MARKET WEST PLAZA DEVELOPMENT

WHEREAS, in June 2023, The Corporal Michael J. Crescenz VA Medical Center requested that twenty (20) of the allotted PHA vouchers for U.S. Department of Housing and Urban Development ("HUD") Veterans Affairs Supportive Housing ("VASH") Tenant based vouchers be made available for Project Based Vouchers ("PBVs"), in an effort to expand housing resources for their HUD-VASH Veterans; and

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

WHEREAS, PHA issued a Request for Proposals ("RFP") for these twenty (20) HUD VASH PBVs, which closed June 22, 2023 and PHA received and scored six (6) proposals; and

WHEREAS, on September 21, 2023 by Resolution No 12305, the Board approved an award of a total of twenty (20) HUD VASH PBVs: ten (10) to Odin Properties LLC for its Lovell Apartments development and ten (10) HUD VASH PBVs to The Michaels Development Company for its 3031 N 21st St Seniors development; and

WHEREAS, the Michaels Development has withdrawn its request for its ten (10) HUD VASH PBVs 3031 N 21st St Seniors development; and

WHEREAS, as part of the RFP, PHA received a proposal from Lux 8 Investment LLC's for its Market West Plaza development for ten (10) HUD VASH PBVs, which proposal is now recommended for an award of ten (10) HUD VASH PBVs;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to award ten (10) HUD VASH project-based vouchers, as set forth above, to and take all necessary and appropriate actions related to the award of the vouchers.

RESOLUTION NO. 5

RESOLUTION AUTHORIZING APPROVAL OF THIRTY-SEVEN (37) PROJECT BASED VOUCHERS FOR HACE'S HANCOCK MANOR PROJECT

WHEREAS, PHA operates a Project Based Voucher (“PBV”) Program under which PHA provides project based housing choice vouchers and enters into Housing Assistance Payments (“HAP”) contracts with agencies and property owners throughout Philadelphia to provide rental assistance to eligible low-income households; and

WHEREAS, property owners who are awarded PBVs may maintain a site-based waitlist, if approved by PHA, and refer eligible applicants to PHA for approval, with tenants in PHA’s PBV program generally paying 30% of their monthly income towards rent and utilities and PHA paying the remainder of the rent directly to the owner; and

WHEREAS, PHA’s PBV portfolio consists of two thousand six hundred eleven (2,611) units and PHA wishes to award thirty-seven (37) project based vouchers for HACE’s Hancock Manor Project; and

WHEREAS, PHA’s Administrative Plan allows PHA to select proposals from owners for project based vouchers when the owner was previously selected under a competitive process, which could include a community development or supportive services program that requires competitive selection of proposals, as long as the awards did not involve any consideration that the project would receive PBV assistance; and

WHEREAS, on January 26, 2024 , HACE submitted a proposal to PHA under the above competition method for thirty-seven (37) project-based vouchers for its Hancock Manor Project located at 164-176 W Allegheny Avenue in the Kensington neighborhood of Philadelphia , which will include thirty-seven (37) one bedroom units of affordable rental housing for low income individuals; and

WHEREAS, HACE was awarded the following grants through a competitive process and the award did not involve consideration that the project would receive project based voucher assistance: 1) Pennsylvania Department of Community and Economic Development, Local Share Account \$500,000, Awarded December 2023; 2) Pennsylvania Housing Finance Agency, Community Revitalization Fund Program, \$500,000, Awarded July 2023; and 3) Philadelphia Division of Housing and Community Development, Affordable Rental Production & Preservation Housing Development Program, \$3,000,000, Awarded January 2023; and

WHEREAS, the development will provide much needed long term affordable housing in the Kensington neighborhood for its vulnerable population and the requested project based vouchers from PHA will allow the development to maintain rents at an affordable range for local residents in the neighborhood, consistent with PHA’s mission;

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to award thirty-seven (37) project-based vouchers to HACE, as set forth above and subject to the availability of funds therefore, and take all necessary and appropriate actions related to the award of the vouchers.

RESOLUTION NO. 6

RESOLUTION AUTHORIZING CONTRACTS FOR LEAD WIPE TESTING SERVICES WITH ACCREDITED ENVIRONMENTAL TECHNOLOGIES INC.; ARC ENVIRONMENTAL; BATA ENVIRONMENTAL ASSOCIATES INC.; BAY HILL ENVIRONMENTAL; SYNERTECH ENVIRONMENTAL LLC; AND USA ENVIRONMENTAL MANAGEMENT INC.

WHEREAS, the Philadelphia Housing Authority (“PHA”) has identified a need for lead wipe testing services and a Request for Proposal was developed for the selection of companies to address fulfilling this requirement, according to established procedures and all applicable laws regarding public contracts; and

WHEREAS, the Request for Proposal was posted on PHA's website, advertised via local publications and chambers of commerce, mailed to qualified entities on PHA's Outreach List, and distributed to those who responded to the invitation; and

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

WHEREAS, based upon the consensus evaluation and approval for presentation to the Board after additional review processes, including Board committee and resident leadership review, it is recommended that contracts be awarded to Accredited Environmental Technologies Inc.; Arc Environmental; Batta Environmental Associates, Inc.; Bay Hill Environmental; Synertech Environmental LLC; USA Environmental Management; Inc.; and

WHEREAS, work is to be assigned to the awardees at the discretion of the contracting officer based on need, performance and other legitimate business factors, and may be altered within the terms of the contract at any time during the course of the contract at the discretion of the contracting officer; and

WHEREAS, it is recommended that the aggregate amount to be expended under the contracts shall not exceed eleven million nine hundred twenty-two thousand thirty dollars (\$11,922,030.00) with a two-year base period and three (1) one-year option periods, as follows:

- 1) The not-to-exceed amount for the two-year base period is five million one hundred thousand nine hundred forty-five dollars (\$5,100,945.00);
- 2) The not-to-exceed amount for the first one-year option period is two million two hundred seventy three thousand six hundred ninety-five dollars (\$2,273,695.00);
- 3) The not-to-exceed amount for the second one-year option period is two million two hundred seventy three thousand six hundred ninety-five dollars (\$2,273,695.00); and
- 4) The not-to-exceed amount for the third one-year option period is two million two hundred seventy three thousand six hundred ninety-five dollars (\$2,273,695.00);

BE IT RESOLVED, that the Board of Commissioners hereby authorizes the President & CEO and/or his authorized designee(s) to conclude and execute contracts with Accredited Environmental Technologies Inc.; Arc Environmental; Batta Environmental Associates, Inc.; Bay Hill Environmental; Synertech Environmental LLC; USA Environmental Management; Inc. for an amount not to exceed eleven million nine hundred twenty-two thousand thirty dollars (\$11,922,030.00), subject to the availability of funds therefor, as set forth above, and to take all necessary actions relating to said contracts, including determining whether options available under the contracts, if any, shall be exercised.