

January 14, 2010

The Regular Meeting of the Philadelphia Housing Authority Board of Commissioners for January was held on Thursday, January 14, 2010, 3:00 pm, at the Philadelphia Housing Authority, Multipurpose Room, 12 S. 23<sup>rd</sup> Street, Philadelphia, Pennsylvania.

A quorum being present, Commissioner John F. Street, Chairman, called the meeting to order. Upon roll call, those present were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady  
Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman, called the meeting to order. With that he asked for remarks from the Executive Director. Mr. Greene, PHA's Executive Director, advised the Commissioners that PHA was presenting three (3) Resolutions to be considered as PHA reached a consensus with the residents at the Pre-Board Meeting held earlier this week.

The next order of business was the approval of November 23, 2009 minutes. Commissioner Reynolds moved for the adoption of the minutes, for which Commissioner/Councilwoman Blackwell seconded. The minutes were unanimously adopted. With that, Commissioner John F. Street, Chairman, presided over the remaining agenda.

I hereby certify that this was  
APPROVED BY THE BOARD ON 3/17/2010  
  
ATTORNEY FOR PHA

Commissioner Reynolds moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner/Councilwoman Blackwell;

**RESOLUTION NO. 11362**

**RESOLUTION APPROVING MINUTES OF THE REGULAR BOARD OF COMMISSIONERS MEETING  
HELD ON NOVEMBER 23, 2009**

**BE IT RESOLVED**, that the minutes of the Board Meeting of the Philadelphia Housing Authority Regular Board Meeting held on November 23, 2009 copies of which have already been provided to the members, be the same are hereby ratified, confirmed and approved.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady  
Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.

Commissioner/Councilwoman Blackwell moved for the adoption of the following Resolution, which motion was duly seconded by Commissioner Reynolds;

**RESOLUTION NO. 11363**

**RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SUBMIT A DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT TO TRANSFER ONE VACANT LOT LOCATED AT 1808 N. FRANKLIN STREET TO HOPE PARTNERSHIP FOR EDUCATION OR ITS DESIGNEE FOR NOMINAL CONSIDERATION PLUS FEES AND COSTS**

**WHEREAS**, PHA is the owner of a vacant lot located at 1808 North Franklin Street (the "Property"); and

**WHEREAS**, Hope Partnership For Education ("Hope"), with the assistance of various City agencies, is assembling a site in Eastern North Philadelphia for construction of a new facility to house Hope's independent middle school and adult education center (the "Project"); and

**WHEREAS**, The U.S. Department of Housing and Urban Development ("HUD") previously approved the disposition of 12 vacant lots to Hope for the Project, and since that time Hope has identified additional PHA-owned vacant lots required for the Project site assemblage, including the Property; and

**WHEREAS**, On February 19, 2009, the PHA Board authorized the submission of a disposition application to HUD for the disposition of PHA vacant lots located at 1806, 1828 and 1830 North Franklin Street to Hope or its designee to be utilized in the Project; and

**WHEREAS**, PHA submitted to HUD a disposition application for 1806, 1828 and 1830 North Franklin Street on June 17, 2009, which application is still under review; and

**WHEREAS**, the Property will be incorporated with approximately 40 other surrounding properties currently owned or to be owned by Hope for the Project; and

**WHEREAS**, Hope or its designee will pay nominal consideration, plus all closing, settlement and legal fees and costs for the Property; and

**WHEREAS**, Hope has committed to enter into an agreement with PHA to reserve 10% of the school enrollment for PHA residents, and will provide quantifiable employment opportunities for PHA residents in the construction of the Project, to be specifically determined prior to the time of the transfer of the Property; and

**WHEREAS**, in order to convey the Property to Hope or its designee, PHA must comply with certain provisions of the Housing Act of 1937 and the Quality Housing and Work Responsibility Act of 1998, the National Environmental Policy Act of 1969, the National Historic Preservation Act of 1966, 24 CFR, Part 970, and other related laws as amended; and

**WHEREAS**, PHA has determined that the disposition of the Property is incidental to, or does not interfere with the continued operation of the remaining portion of the PHA scattered site development, and is appropriate for reasons that are consistent with the goals of the PHA and its Annual Plan, and are otherwise consistent with all applicable laws, statutes and regulations.

**NOW, THEREFORE BE IT RESOLVED**, that the Executive Director, or his designee, is hereby authorized to submit a Disposition Application to HUD to transfer the Property to Hope or its designee, and to take all necessary actions to carry out the provisions of this resolution, subject to compliance with all applicable laws, statutes and regulations.

A vote being taken thereon, the "Ayes" and the "Nays" were as follows:

Present: Commissioner John F. Street, Chairman  
Commissioner/Councilwoman Jannie L. Blackwell  
Commissioner Nellie W. Reynolds, Vice Chairman

Absent: Commissioner Debra L. Brady  
Commissioner Patrick J. Eiding

Also Present: Carl R. Greene, Executive Director  
Shelley R. James, Chief of Staff

Commissioner John F. Street, Chairman thereupon declared the Resolution unanimously adopted.