

City of Philadelphia



(Bill No. 100093)

AN ORDINANCE

Authorizing and directing the Mayor of the City of Philadelphia (the “City”), on behalf of the City, to enter into, execute, and deliver an agreement with the Philadelphia Housing Authority to broaden and make more efficient housing opportunities and related services administered by the Philadelphia Housing Authority and existing within the City; and specifically, which will make additional units of affordable housing available to City residents under certain terms and conditions.

THE COUNCIL OF THE CITY OF PHILADELPHIA HEREBY ORDAINS:

SECTION 1. The Mayor, on behalf of the City, is hereby authorized and directed to enter into, execute, and deliver an agreement, substantially in the form set forth in Exhibit 1, with the Philadelphia Housing Authority, to broaden and make more efficient housing opportunities and related services administered by the Philadelphia Housing Authority and existing within the City; and specifically, which will make additional units of affordable housing available to City residents, under certain terms and conditions (hereinafter the “Housing Opportunities Agreement”).

SECTION 2. The Housing Opportunities Agreement shall extend through and including June 30, 2013.

SECTION 3. The City Solicitor shall include in said Housing Opportunities Agreement such terms and conditions as she deems necessary to protect the interest of the City.

SECTION 4. The Chief Clerk of Council shall keep on file Exhibit 1 and shall make it available for inspection by the public during regular office hours.

SECTION 5. The contracting officer shall file with the Mayor, the President of Council, the Chief Clerk of Council, and the Department of Records a written certification that the Housing Opportunities Agreement is in the best interest of the City. The Department of Records shall make such certification available for public inspection and shall arrange for publication of such certification on the City’s official website in a searchable format.

SECTION 6. The Director of Finance shall approve the Housing Opportunities Agreement as to the availability of any appropriated funds.

EXHIBIT 1

MEMORANDUM OF UNDERSTANDING
By and Between the Philadelphia Housing Authority and the City of Philadelphia

This Memorandum of Understanding ("MOU") shall be and hereby is made by and between the Philadelphia Housing Authority (the "PHA") and The City of Philadelphia (the "City") (collectively, the "Parties").

WHEREAS, the PHA and the City have a common interest in making affordable housing available to the residents of the City of Philadelphia; AND

WHEREAS, the PHA and the City desire to continue and enhance their long-term cooperation in the public interest; AND

WHEREAS, the PHA and the City have entered into a prior Memorandum of Understanding dated April 9, 2009, with a term of July 1, 2008 through June 30, 2009 (the "Prior MOU"), a copy of which is attached hereto and incorporated hereby by reference as Exhibit "A," through which the PHA has supported the City's initiatives to eliminate and/or reduce homelessness in the City of Philadelphia; AND

WHEREAS, the Prior MOU sets forth the terms and conditions of the "Good Neighbors Make Good Neighborhoods" program, under which the PHA, subject to the applicable requirements of any Moving to Work ("MTW") Agreement with the United States Department of Housing and Urban Development ("HUD") and any applicable HUD requirements, and with continuing supportive services funded and coordinated by the City: will make up to five hundred (500) Housing Opportunities available between July 1, 2008 and June 30, 2009, to homeless individuals and families leaving Transitional Housing or other Residential Programs; AND

WHEREAS, conditioned upon the PHA's authority to extend the Prior MOU under any MTW Agreement with HUD, as applicable, and upon any applicable HUD requirements, the term of the Prior MOU may be extended by written agreement signed by both Parties; AND

WHEREAS, subject to the terms set forth herein, PHA desires to continue to support the City's initiatives to eliminate and/or reduce homelessness in the City of Philadelphia; AND

WHEREAS, subject to the terms set forth herein, PHA desires to provide up to an additional five hundred (500) Housing Opportunities, available between May 28, 2009 and May 27, 2010, to homeless individuals and families leaving Transitional Housing or other Residential Programs with continuing supportive services funded and coordinated by the City, in accordance with the terms of the Prior MOU; AND

WHEREAS, the City believes that the provision of five hundred (500) additional Housing Opportunities will further alleviate the problem of homelessness in the City of Philadelphia; AND

WHEREAS, subject to the terms herein, the Parties desire to amend the Prior MOU to provide for the additional Housing Opportunities; AND

WHEREAS, in recognition of the long-standing partnership between the PHA and the City the City will continue to exempt PHA from certain licensing and permit fees; AND

WHEREAS, PHA in the next 12 months expects to receive "stimulus" dollars for the development and or redevelopment of "Projects" which by way of example appear illustratively on the attached list marked, Exhibit "B;" AND

WHEREAS, the Parties recognize the importance of the PHA's role in providing affordable housing and alleviating the problem of homelessness in the City;

NOW, THEREFORE, the Parties, intending and agreeing to be bound, in exchange for good and valuable consideration, the receipt of which is acknowledged, hereby agree as follows:

Section 1. Prior MOU Regarding Good Neighbors Make Good Neighborhoods Program Restated.

- 1.1 Prior MOU Restated. The Prior MOU, attached as Exhibit A, is restated, incorporated herein by reference, and agreed to by the Parties.

Section 2. Amendment of Prior MOU.

- 2.1 Amendment to MOU for Additional Housing Opportunities: Paragraph (A)(1) of the Prior MOU shall be amended to read as follows:

Subject to any MTW Agreement, as applicable, between HUD and PHA and subject to any applicable HUD requirements, PHA will provide up to five hundred (500) Housing Opportunities to eligible Good Neighbor Households and/or Individuals. A "Housing Opportunity" means a housing subsidy funded by the U.S. Department of Housing and Urban Development ("HUD") in the form of a PHA-owned public housing unit or a tenant-based Housing Choice Voucher. These 500 Housing Opportunities will be available as follows:

- (a) Three hundred (300) Housing Opportunities, in the form of PHA-owned public housing units, will be targeted to families that have been living in Transitional Housing or Rental Programs and are certified by the City as Housing Ready, between July 1, 2008 and June 30, 2009;
- (b) Two hundred (200) Housing Opportunities, in the form of tenant-based Housing Choice Vouchers, will be targeted to individuals or families that have been living in Transitional Housing or Residential Programs and are certified by the City as Housing Ready between July 1, 2008 and June 30, 2009.
- (c) Three hundred (300) Housing Opportunities, in the form of PHA-owned public housing units, will be targeted to families or individuals that have been living in Transitional Housing or Rental

Programs and are certified by the City as Housing Ready, between May 28, 2009 and May 27, 2010;

- (d) Two hundred (200) Housing Opportunities, in the form of tenant-based Housing Choice Vouchers, will be targeted to individuals that have been living in Transitional Housing or Residential Programs and are certified by the City as Housing Ready between May 28, 2009 and May 27, 2010.

2.2 The term of this Amendment shall be from May 28, 2009 to May 27, 2010, and shall extend through June 30, 2013 if the City's agreement to the Amendment is authorized by ordinance of City Council. The provisions of this Paragraph 2.2 are subject to the allocation of units by HUD and such other rules and regulations as may apply. The term of this Amendment may also be extended by written agreement executed by both Parties, subject to PHA's authority to extend this Amendment under any Moving to Work Agreement with HUD, as applicable, subject to any applicable HUD requirements, and subject to the requirement that any binding City commitment for more than one year must be authorized by ordinance of City Council.

2.3 All other terms of the Prior MOU shall remain in full force and effect..

Section 3. Licenses, Certificates, Inspections, Permits, and Fees.

3.1 The Parties agree that the PHA is not and shall not be subject to the City's Certificate of Rental Suitability requirement of PM-102.6.4 or any associated fees.

3.2 The City shall issue the PHA a blanket Housing Inspection Unit license under PM-102.1 of The Philadelphia Code upon execution of this MOU and thereafter on an annual basis.

3.3 Except as set forth in Sections 3.1 and 3.2 above and Section 3.4 below, PHA shall otherwise comply with all generally applicable licensing, inspection, and certification requirements, except and to the extent expressly waived in writing by the City on or after the date of execution of this Amendment.

3.4 The Parties agree that the City shall waive, and the PHA shall not be required to pay, any generally applicable fees ordinarily payable to the City of Philadelphia in connection with applications usually presented to the Department of Licenses and Inspections, for or related to housing or building licenses or certificates, housing or building inspections or review, zoning, permits (for subdivisions, zoning, use registration, foundation, building, occupancy, or otherwise), except that the PHA shall timely pay any required fees for accelerated plan review under A-901.10 of The Philadelphia Code, accelerated hearings before the Zoning Board of

Adjustment pursuant to Section 14-1706(c)(.3), and similar fees for accelerated review.

- 3.5 Except as set forth in Sections 3.1, 3.2, 3.3, and 3.4 above, PHA shall otherwise comply with all generally applicable City fees not related to housing or building licenses or certificates, housing or building inspections or review, zoning, permits, or demolition, except and to the extent expressly waived in writing by the City on or after the date of this Amendment.
- 3.6 The City customarily charges for services rendered for the protection of the public from unsafe conditions, as with demolitions. PHA shall reimburse the City for its invoiced costs for such services. Before PHA incurs costs for such services, the City agrees to provide PHA with a reasonable opportunity to utilize its own work force to render its properties safe to the public. PHA shall obtain any generally applicable permits for its work.
- 3.7 The term of Section 3 of this MOU shall be from May 28, 2009 to May 27, 2010, and shall extend through June 30, 2013 if the City's agreement to the MOU is authorized by ordinance of City Council. The term of Section 3 of this MOU may also be extended by written agreement executed by both Parties, subject to PHA's authority to extend this Amendment under any Moving to Work Agreement with HUD, as applicable, subject to any applicable HUD requirements, and subject to the requirement that any binding City commitment for more than one year must be authorized by ordinance of City Council.
- 3.8 By entering into this MOU, PHA does not waive or intend to waive, but instead expressly reserves, its position that it is not legally subject to housing certificate or license requirements or to license, certificate, inspection, or permit fees imposed by the City by statute, rule, regulation, ordinance, policy, or otherwise. By entering into this MOU, the City does not waive or intend to waive, but instead expressly reserves, its position that the PHA is generally subject to such requirements and fees.

Section 4. Limitation on Obligations.

- 4.1 Notwithstanding any other provision, under no circumstances shall the Prior MOU or this MOU be construed to require the appropriation or expenditure of funds by either Party beyond the last date of the term of the MOU, as it may be amended from time to time.

Section 5. Approvals.

Acknowledged, accepted, and agreed by:

PHILADELPHIA HOUSING AUTHORITY

By: _____
Carl R. Greene Date
Executive Director

Approved as to form:

Shelley R. Smith, City Solicitor

Acknowledged, accepted, and agreed by:

THE CITY OF PHILADELPHIA

By: _____
Chair, Corporate and Tax Group

By: _____
Michael A. Nutter, Mayor Date

EXHIBIT A

**Memorandum of Understanding Between
the Philadelphia Housing Authority and the City of Philadelphia
Good Neighbors Make Good Neighborhoods Program**

Parties to the Memorandum

This Memorandum of Understanding ("MOU") shall be by and between the Philadelphia Housing Authority ("PHA") and the City of Philadelphia Office of Health and Opportunity ("the City").

Background and Purpose

This MOU sets forth the terms and conditions of the "Good Neighbors Make Good Neighborhoods" program (the "Program"), under which the PHA, subject to the applicable requirements of any Moving to Work ("MTW") Agreement with the U.S. Department of Housing and Urban Development ("HUD") and any applicable HUD requirements, will make up to five hundred ("500") Housing Opportunities available within a year of the date of this MOU to homeless individuals and families leaving Transitional Housing or other Residential Programs with continuing supportive services funded and coordinated by the City. For the purposes of this MOU, the terms "Transitional Housing" and "Residential Programs" shall refer to housing in any facility recognized by the City that serves the homeless population and provides that population with services, including assessment, case management, and other appropriate services that enable the population to meet the requirements of "Housing Ready" as defined in Section B.1 herein. The entities that operate Transitional Housing and Residential Programs that refer Housing Ready applicants to PHA shall be referred to herein as "Referring Transitional Housing Providers" or "Referring Residential Program Providers."

Under the terms of this MOU, PHA will make Housing Opportunities, as described in Section A of this MOU, available to qualified individuals and families moving from Transitional Housing or Residential Programs into permanent housing. Families and individuals who have been certified as "Housing Ready" shall be referred to in this MOU as "Good Neighbor Households" or "Households". To be eligible for a PHA Housing Opportunity, a Good Neighbor Household must meet all PHA admission criteria applicable to the specific Housing Opportunity. The City must ensure each Good Neighbor Household receives coordinated supportive services, in order to assist the Household in transitioning to permanent housing and becoming a good neighbor in their new homes.

Nothing in this MOU prevents the City and the Referring Transitional Housing and Residential Program Members from entering into separate MOUs that define additional activities, programs, and cooperative arrangements designed to enhance and build on the agreements reached in this MOU.

A. PHA Responsibilities

1. Subject to any MTW Agreement, as applicable, between HUD and PHA and subject to any applicable HUD requirements, PHA will provide up to five hundred (500) Housing Opportunities to eligible Good Neighbor Households. A "Housing Opportunity" means a housing subsidy funded by the U.S. Department of Housing and Urban Development ("HUD") in the form of a PHA-owned public housing unit or a tenant-based Housing Choice Voucher. These 500 Housing Opportunities will be available as follows:
 - (a) Three hundred (300) Housing Opportunities, in the form of PHA-owned public housing units, will be targeted to families that have been living in Transitional Housing or Residential Programs and are certified by the City as Housing Ready; and
 - (b) Two hundred (200) Housing Opportunities, in the form of tenant-based Housing Choice Vouchers, will be targeted to individuals that have been living in Transitional Housing or Residential Programs and are certified by the City as Housing Ready.
2. The PHA Public Housing Admissions and Continued Occupancy Policy ("ACOP") and the Housing Choice Voucher Administrative Plan (the "Admin Plan") may be amended to include limited admission preference categories for Good Neighbor Households. The PHA ACOP includes a preference for transitionally housed homeless families, which applies to Good Neighbor Households.
3. PHA will conduct screening on all individuals and families referred to a Housing Opportunity. PHA will apply its existing eligibility and suitability screening criteria, as described in the ACOP and the Admin Plan, to all referrals. PHA will approve or deny admission based on those standards. PHA's screening decision will be final. Households that are denied admission reserve the right to engage in PHA's hearing and/or appeal process, as defined in the ACOP and the Admin Plan, for reconsideration. When considering a referral for eligibility and suitability, PHA will take into consideration the Housing Ready status, as defined below, plus the case management commitment made by the City. Certain statutory and regulatory criteria included in PHA's review for eligibility and suitability cannot be waived or considered on a case-by-case basis.
4. PHA commits to inform the City, through its Tenant Services Liaison(s), of lease violations and rental arrearages sent to Good Neighbor Households. PHA commits to sending copies of such notices to the Tenant Services Liaison(s) at the same time the notice is sent to the individual or family so that the City may respond in a timely manner in accordance with Section B (8) of this MOU.

5. PHA reserves the right to evict or terminate assistance if the Household engages in activity prohibited by the lease. Subject to applicable laws, rules, or regulations, PHA agrees that in the event that PHA pursues termination of a Household's lease or assistance for cause, the City may offer and the Household may accept an alternative housing placement. PHA may pursue its formal process for termination of assistance and/or eviction as required and/or permitted by federal, state, or local law until the Household has been relocated to the alternative housing placement offered by the City.
6. In the event that PHA must engage in the eviction or termination of assistance of a Good Neighbor Household in accordance with the ACOP and/or Admin Plan, PHA agrees to provide the Good Neighbor Household with notice as per the terms of the lease and state and local law. PHA agrees to provide notice of eviction of Good Neighbor Household to the City on the date when the eviction case is filed

B. City Responsibilities

1. The City commits that all referrals sent to PHA pursuant to this MOU shall be of households that are "Housing Ready", meaning the household can comply with the terms of a lease with the provision of the housing support services that are coordinated by the City. "Housing Ready" means the household has demonstrated its ability to do the following:
 - (a) pay their rent on time and report changes in income in a timely manner
 - (b) maintain their apartment in safe and sanitary condition
 - (c) be a good neighbor including only reasonable amounts of noise, visitors, etc.
 - (d) not engage in criminal activity including illegal drug activity of any kind.
2. The City commits to ensuring that all Good Neighbor Households receive needed services appropriate to their circumstances, including the support of the Household to ensure it meets the obligations of their lease. These services will be provided for at least one year after move-in, or longer as needed on an individual basis.
3. Once the PHA accepts a referred Household, the City agrees to provide housing support services based on the Household's needs. These professional client support services may include a case manager, resource coordinator, and/or other services appropriate to the Household's needs. The City, via the Tenant Services Liaison, will ensure that the Household's needs are assessed and addressed relevant to the Household's changing circumstances. The City commits to respond to PHA requests to review Provider service plans for a Household, and to recommend additional services and/or case management services in the event a higher level of services is indicated by review of the Household record.

4. The City agrees to assign housing support services responsibility to a qualified housing support services provider ("Provider"). Provider responsibilities include pre-tenancy, move in, and post-tenancy assistance. As part of their responsibilities each Provider will ensure that case management and other services necessary for a Household to meet their responsibilities as a tenant as described in paragraph B.1 of this MOU and in the tenant lease are maintained at all times. Each Provider's responsibilities include planning for services, as appropriate for the individual Household, and monitoring each Household's progress related to those services. This also includes each Household developing and maintaining a crisis prevention plan. The crisis prevention plan will specify the responsibilities of the Provider and of the Household. Based on assessment and client needs, the Provider will make face-to-face and/or phone contact as needed to ensure that the members of the Household remain qualified as Good Neighbor Households.
5. The City acknowledges that housing stability is especially important to the PHA and will ensure that Providers coordinate case management and counseling to ensure lease compliance, including timely payment of rent and reporting of changes in income.
6. Providers shall keep a record that details, as per standard and accepted practice, Provider contact with each Household.
7. The City shall establish qualifications for Providers and monitor the performance of each Provider to ensure it meets the obligations as set forth in this MOU. The City acknowledges that it has an obligation under this MOU to enforce standards for service provision to Households by Providers. If PHA has evidence that a Provider is not performing to the standards of this MOU, PHA may notify the Tenant Services Liaison of non-performance and the Tenant Services Liaison, in cooperation with the appropriate City agency shall take appropriate action, including if necessary termination of the Provider's status of as an eligible Provider under this MOU.
8. The City commits to identifying to PHA a Tenant Services Liaison(s). The City commits to respond, through its Tenant Services Liaison(s), to all PHA notices of concern, problems, lease violations, rental arrearages, and other calls for help on behalf of the individual or family referred into the Program.
9. Once notified per paragraph 8 above, the City commits to ensure a response to the Household within two (2) working days and a face-to-face visit with the Household, as appropriate, within three (3) working days.
10. In the event of an emergency that requires an immediate response from supportive services provided by the City, the City Department of Behavioral Health ("DBH/MRS") has a 24/7 Mobile Emergency Response Team ("MET") which is available in emergency situations. The MET is dispatched by the Mental Health Delegates of DBH/MRS' Acute Services Unit and can be accessed at 215-685-6440. When appropriate the Mental Health Delegate, in addition to dispatching the MET, will then notify the City's Tenant Services Liaison(s) to follow up as needed and appropriate with PHA, the Household, or the landlord. The City will acquaint MET staff with the Good Neighbors Program and City obligations.

11. When requested by PHA, DBH/MRS Acute Services will also provide training regarding the nature of a mental health emergency, to assist PHA staff and landlords/property managers in distinguishing when a call to the Mental Health Delegates – as opposed to a call to Police Emergency Services or 911 – is appropriate.
12. The City commits to ensuring that in the event of an emergency, the City will respond within 24 hours either through the Tenant Liaison or through the City Department of Behavior Health 24/7 Mobile Emergency Response Team (“MET”) as described in paragraph B.10 of this MOU.
13. PHA reserves the right to evict or terminate assistance if the Household engages in activity prohibited by the lease. Subject to applicable laws, rules, or regulations, PHA agrees that in the event that PHA pursues termination of a Household’s lease or assistance for cause, the City may offer and the Household may accept an alternative housing placement. PHA may pursue its formal process for termination of assistance and/or eviction as required and/or permitted by federal, state, or local law until the Household has been relocated to the alternative housing placement offered by the City.
14. The City will identify to PHA a Project Manager who shall serve as the point person for programmatic issues and concerns.

C. Term

The term of this MOU shall be from July 1, 2008 to June 30, 2009. The term of this MOU may be extended by written agreement signed by both Parties, subject to PHA’s authority to extend this MOU under any Moving to Work Agreement with HUD, as applicable, and subject to any applicable HUD requirements.

D. Termination

Either the City or PHA may terminate this MOU for the material nonperformance of the terms of this MOU by the other party if, within 30 days after written notice is delivered by the performing party to the non-performing party setting forth the nature of the nonperformance, the nonperforming party fails to undertake reasonable efforts to cure such default within such 30 day period."

"Termination of this MOU, by either party, shall not affect the contractual rights of City-referred tenants in their individual lease agreements with PHA"

E. Notices

Except for referrals, notices, reports or other communications required pursuant to Sections A and B, hereof, all notices, reports and other communications required by this MOU, required or permitted hereunder shall be in writing and shall be mailed by registered or certified mail, postage prepaid, return receipt requested, by facsimile, or by a recognized national overnight courier, or otherwise delivered by hand or by messenger, to its address set forth below, or such other address as shall be specified by the parties hereto by written notice given in accordance with this section and shall be effective upon receipt thereof. Notice shall be deemed to be given upon proper deposit with the United States mail or nationally recognized courier, or personally delivered, to an Investor at the address provided above.

If to PHA:	Carl R. Greene, Executive Director Philadelphia Housing Authority 12 S. 23 rd Street Philadelphia, PA 19103 Facsimile No: 215-684-4163
With Copies to:	Keith Caldwell Philadelphia Housing Authority 12 S. 23 rd Street Philadelphia, PA 19103 Facsimile No: 215-684-1212
	Linda Staley Philadelphia Housing Authority 642 North Broad Street Philadelphia, PA 19130 Facsimile No: 215-684-4966
If to the City:	Donald F. Schwarz, MD, MPH, Deputy Mayor Office of Health and Opportunity City of Philadelphia 1401 JFK Blvd., 6 th Floor Philadelphia, PA 19102 Facsimile No: 215-686-5029
With Copies to:	Dainette M. Mintz, Director Office of Supportive Housing City of Philadelphia 1401 JFK Blvd., 10 th Floor Philadelphia, PA 19102 Facsimile No: 215-686-7126

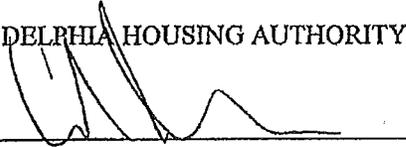
Arthur C. Evans, PhD
Director, Department of
Behavioral Health and Mental
Retardation Services
City of Philadelphia
1101 Market Street, 7th Floor
Philadelphia, PA 19107
Facsimile No: 215-685-4751

F. Compliance with Applicable Statutes, Ordinances and Regulations.

PHA and the City shall comply with all applicable Federal, State, county and city statutes, ordinances, rules and regulations, including those pertaining to wages, hours and conditions of employment.

IN WITNESS WHEREOF, the parties have executed this MOU as of the 9th day of April 2009.

PHILADELPHIA HOUSING AUTHORITY

By: 
Name: Carl R. Greene
Title: Executive Director

THE CITY OF PHILADELPHIA

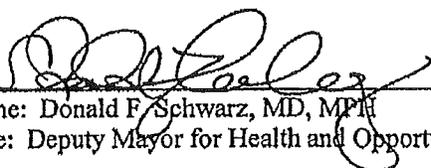
By: 
Name: Donald F. Schwarz, MD, MPH
Title: Deputy Mayor for Health and Opportunity

EXHIBIT 1

DEFINITIONS

1. **"Housing Ready"** indicates that the household can comply with the terms of a lease with the provision of the housing support services that are coordinated by the City, and has demonstrated its ability to do the following:
 - a) pay their rent on time and report changes in income in a timely manner
 - b) maintain their apartment in safe and sanitary condition
 - c) be a good neighbor including only reasonable amounts of noise, visitors, etc.
 - d) not engage in criminal activity including illegal drug activity of any kind.
2. **"Housing Opportunity"** means a housing subsidy funded by the U.S. Department of Housing and Urban Development in the form of a PHA-owned public housing unit or a tenant-based Housing Choice Voucher.
3. **"Provider"** refers to a qualified housing support services provider whose responsibilities include planning for services, as appropriate, for the individual Household, and monitoring each Household's progress related to those services; assisting each Household in developing and maintaining a crisis prevention plan; and making face-to-face and/or phone contact as needed to ensure that the members of the Household remain qualified as Good Neighbor Households.
4. **"Referring Transitional Housing Providers"** and **"Referring Residential Program Providers"** refer to the entities that operate Transitional Housing and Residential Programs that refer Housing Ready applicants to PHA.
5. **"Transitional Housing or other Residential Programs"** are housing in any facility recognized by the City that serves the homeless population and provides that population with services, including assessment, case management, and other appropriate services that enable the population to meet the requirements of "Housing Ready" as defined above.

EXHIBIT B

Exhibit B

Projects

100 Scattered Site Replacement units

The project consists of development of 100 new construction efficiency style units scattered throughout the City. The units will be fully handicap accessible. The units will be developed in buildings that consist of 4 efficiency units and (1) care provider unit.

Markoe Street 23 unit development

The project consists of comprehensive rehabilitation of 17 long-term vacant homes and the construction of 6 new construction homes on the 800 block on North Markoe Street in West Philadelphia. All units will be LEED Certified.

Plymouth Hall Redevelopment

The project consists of the conversion of a 72 unit vacant senior building that suffered a fire several years ago into 53 fully handicapped accessible units and a 3,000 S.F. community space.

300-unit rehab

The project consists of the comprehensive rehabilitation of 300 PHA owned vacant housing units scattered throughout the city. The work includes major systems replacement, installation of energy star appliances and building envelope energy upgrades. Additionally, all structural and cosmetic repairs will be done. Only those units requiring substantial rehabilitation will require a building permit.

Mechanical /Electrical Systems upgrades (Building Automation Systems)

The project consists of the upgrade of existing mechanical/electrical systems at PHA developments to achieve energy efficiency. The plan is divided into four phases, assessing existing equipment conditions, making necessary repairs and/or replacements to existing equipment and systems, design and installation of remote monitoring systems, and to monitor and manage the monitoring system.

Mantua Hall Redevelopment

The project will replace the recently demolished PHA high-rise located at 35th and Fairmount in the Mantua section of the city. 101 new construction energy star units will be developed on the site and will include solar energy panels.

Paschall Redevelopment

The project consists of demolition of 223 distressed public housing units and the development of 100 new construction energy star units. The plan will incorporate the latest storm water management and other Green related elements and practices. The project is located at 72nd and Woodland Avenue.

City of Philadelphia

BILL NO. 100093 continued

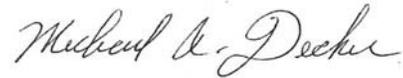
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City of Philadelphia

BILL NO. 100093 continued

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CERTIFICATION: This is a true and correct copy of the original Bill, Passed by the City Council on May 6, 2010. The Bill was Signed by the Mayor on May 19, 2010.



Michael A. Decker
Chief Clerk of the City Council