

The PHA Experience

Issue 34

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PHA's Newest Development Opens in Germantown



PHA President and CEO Kelvin A. Jeremiah (left) lets out a cheer during the ribbon cutting at the grand opening for the new Queen Lane Apartments in Germantown. Also shown are Councilwoman Cindy Bass and Former Mayor Michael A. Nutter, Congressman Chaka Fattah (behind Bass) and Council President Darrell Clarke (back, center). The new, energy efficient 55-unity development replaces a 50's era high-rise that had become outdated.

The Philadelphia Housing Authority marked the opening of the new Queen Lane Apartments with a special ceremony on Tuesday, December 15 in the city's historic Germantown neighborhood.

The grand opening on the 300 block of West Queen Lane celebrated the transformation of the former high-rise site. The \$22 million development contains 55 affordable rental units in a mix of modern, efficient, two-story flats, walk-up apartments, and three-story townhouses. The redeveloped site also features green space that was once a Potter's Field. The new Queen Lane Apartments also contains a community room and a management office with meeting rooms, all of which are handicapped-accessible.

"Community investment and

development projects, like the Queen Lane Apartments, are just what Philadelphia neighborhoods need. These new apartments are revitalizing this community by transforming an outdated and inefficient high-rise into one square block of modern, affordable housing and green space," said Former Mayor Michael A. Nutter. "I am thrilled to open these housing options and I want to thank the Philadelphia Housing Authority for its commitment to increasing affordable housing for all Philadelphians."

"This new development represents affordable housing at its best, and highlights the great things that can happen when we work together towards common goals. PHA has worked diligently with the Germantown community to provide

affordable housing at Queen Lane," said PHA President and CEO Kelvin A. Jeremiah. "This development is the reward of many years of hard work and I would like to thank all of the residents, Secretary Julian Castro and his staff, Brian Hudson of PHFA and his staff, Mayor Michael A. Nutter, the City Council, and especially Councilwoman Cindy Bass, who has been a partner and steadfast supporter in making Queen Lane Apartments a reality. We know that these new apartments will add value to the community and spark others to reinvest in Germantown as well."

"I want to thank Mayor Nutter, Council President Clarke, and PHA CEO Kelvin Jeremiah for their steadfast support for this development from the beginning to the end. I especially want to thank the

dedicated residents of this community who remained committed through this entire process. These new homes are a great addition which will hopefully spark even more reinvestment in this historic neighborhood," said Councilwoman Cindy Bass.

The new development covers the entire square block bordered by Penn Street on the north, Queen Lane on the south, Priscilla Street on the west, and Pulaski Avenue on the east. As additional replacement housing, PHA acquired Queen's Row Apartments, located nearby in the 500 block of west Queen Lane, and has been rehabilitating the 29-unit site.

The new Queen Lane development resulted in a significant number of Section 3 job opportunities for low and very low-income people in the community. Of the new hires for the construction of this development, 72 percent were Section 3 residents, and of that group, 30 percent were from the Queen Lane Community. In raw numbers, there were 88 new hires of whom 63 are Section 3 residents, and 19 of those Section 3 hires are from the Queen Lane Community.

A Potter's Field, which fronts the redeveloped site, will be maintained as open space, with a historic marker. PHA signed a Programmatic Agreement that protects the site with the Department of Housing and Urban Development, the State Historic Preservation Office, and the Advisory Council on Historic Preservation. A number of other neighborhood groups are also signatories to the agreement.

The new Queen Lane is located near the Germantown Avenue retail district and is easily accessible to a variety of educational and transportation services, including SEPTA bus routes and the Queen Lane Regional Rail station.

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Highlights of 2015

As we embark upon the new year, I want to share with you some of PHA's major successful from 2015, while focusing with renewed energy on our mission-driven activities for 2016. Providing affordable housing opportunities and supportive services to low income families and seniors is at the heart of PHA's mission. 2015 was a banner year, one in which PHA made substantial progress in four specific areas: 1) housing our nation's veterans; 2) preventing and reducing homelessness; 3) revitalizing neighborhoods; and 4) supporting families and communities.

Housing Our Nation's Veterans:

In December of 2015, Philadelphia was acknowledged for its success in effectively ending veterans' homelessness. Working closely with the PhillyVetsHome Coalition and the federal government, PHA was a central player in this tremendous effort, which began in August of 2013. In 2015, PHA housed nearly 200 veterans through the VASH program.

Preventing and Reducing Homelessness:

As a partner in the City's Blueprint to End Homelessness program, PHA makes available up to 500 housing opportunities for formerly homeless families and individuals every year and is committed to house an additional 500 families and individuals each year through June 2018.

PHA has expanded the number of housing vouchers by more than 3,000, and has worked with the City and agency partners to provide permanent housing to approximately 2,000 families and individuals from homeless shelters and transitional housing systems. When I arrived at PHA only 14,500 families with low incomes participated in the housing choice voucher program; today, PHA supports over 18,000 families.

Revitalizing Neighborhoods:

In 2015, PHA continued its holistic approach for several major redevelopment initiatives to address distressed neighborhoods, spur revitalization, leverage private capital, transform housing conditions, and promote healthy, vibrant communities for families, the surrounding neighborhood, and the regional economy.

In the Germantown neighborhood, PHA opened the new Queen Lane Apartments, a \$22 million development that replaced an outdated and distressed high-rise development. This incredibly challenging project required PHA to listen carefully and respond to community concerns with sensitivity and creativity balancing the need to develop affordable housing while respecting and preserving our history. The resulting project is one that we can all be proud of and that will be a community asset for generations to come.

PHA also spearheaded a community-wide effort to develop a transformation plan for the blighted and abandoned Sharswood/Blumberg neighborhood. The planning effort was supported by a \$500,000 federal Choice Neighborhoods Initiative Planning Grant and resulted in the neighborhood's Transformation Plan for community revitalization. The Transformation Plan calls for the development of more than 1,200 mixed income rental and homeownership units, to include new commercial and educational facilities, comprehensive social services, employment readiness program, neighborhood preservation, and local small business development. PHA is already putting the Transformation Plan into action. Financing has been secured and construction started on the first phase consisting of 57 rental units.

PHA has also created the Sharswood Small Business Fund to encourage improvement and expansion of businesses on Ridge Avenue with a \$75,000 grant from the Santander Bank Foundation, \$150,000 in consulting services from the Enterprise Center, \$100,000 grant from the City Department of Commerce, and \$175,000 in loan funds from the Small Business Association for a \$500,000 program available for current and new businesses.

PHA also continued its collaboration with the City and residents of the North Central Philadelphia neighborhood as part of a comprehensive transformation initiative. The impact of these efforts will be replacement of the remaining portions of the distressed Norris Homes public housing development, construction of 237 new rental and 60 affordable homeownership units, and the completion of an array of neighborhood improvements. Construction is scheduled to begin in 2016, and will be partially funded with a \$30 million federal Choice Neighborhoods Initiative Implementation Grant.

In the Strawberry Mansion neighborhood, PHA opened two new developments, Oakdale Street and Gordon Apartments. The 33 new rental apartments are part of a larger effort to spur revitalization of a neighborhood that has not seen new construction in decades. In 2016, PHA plans to build an additional 55 apartments in this historic area.

With a backlog of over \$1 billion in capital needs at existing sites, PHA is moving to preserve or create more than 3,800 units (including more than 900 new units to replace the many scattered site units that PHA has lost over time as a result of inadequate funding), through participation in the Rental Assistance Demonstration (RAD) program, to generate nearly \$100 million in private capital funds.

Supporting Families and Communities:

PHA is primarily known as a housing provider, but we also function as one of the City's largest supportive service agencies. PHA works collaboratively to remove obstacles and expand economic opportunity, by expanding workforce training and employment opportunities, improving educational outcomes for PHA residents, and supporting families in achieving self-sufficiency and economic mobility. In fact, the resulting impact of PHA's self-sufficiency efforts has been a measurable increase in its families' income from approximately \$10,600 in 2013 to more than \$15,300 in 2015.

Expansion of youth development efforts included an early childhood education partnership to increase Head Start enrollment, Summer Camp and food programs, computer labs, and college scholarships to 55 PHA residents.

PHA also received a \$2.7 million grant under the federal Jobs Plus Initiative, to provide employment readiness, job placement, financial literacy, and other services to residents of the Raymond Rosen development.

For me, and the new PHA, housing is an essential need and at its core is about human decency. In 2015, PHA produced measurable, positive results, and helped improve the lives of thousands of Philadelphia residents, against a backdrop of diminished federal support. Working with our partners and the new City administration, PHA has a solid foundation to achieve even greater progress in 2016 and beyond. Our 2015 achievements reaffirmed that "PHA is opening doors to opportunities."

Sincerely,

KELVIN A. JEREMIAH

President & CEO

PHA Breaks Ground to Begin Transformation of Sharswood/Blumberg Community

The Philadelphia Housing Authority broke ground on August 20 in North Philadelphia on the first phase of the agency's Sharswood/Blumberg Transformation Plan. This plan is PHA's most ambitious and dynamic development plan in nearly a decade.

"The revitalization of this apartment complex will undoubtedly spur the transformation of this neighborhood in North Philadelphia," said Former Mayor Michael A. Nutter. "Under the strong leadership of Mr. Jeremiah, PHA has successfully brought together federal, state and local government as well as private partners to completely change the dynamic in the Sharswood neighborhood. This is a great day for the City of Philadelphia."

Fifty-seven affordable rental units will go up on three parcels of vacant land owned by PHA adjacent to the Norman Blumberg Apartments. This is PHA's first Rental Assistance Demonstration Program (RAD) project. RAD is an affordable housing finance program that was created by the federal government to allow public housing authorities to expand funding options beyond what is provided by the U. S. Department of Housing and Urban Development (HUD).

The groundbreaking ceremony took place at a parcel on the corner of North 24th and Bolton Streets, across the street from the current high-rise site. The other two parcels in the first phase are located at the corners of 22nd and Jefferson Streets, and 24th and Jefferson Streets. The housing authority is investing more than \$22 million dollars to build these units.

"Our vision under the transformation plan is to create sustainable, energy efficient, affordable housing, as well as increase critical amenities that will make Sharswood a neighborhood of choice," said PHA President and CEO Kelvin A. Jeremiah. "PHA cannot do this type of transformative work alone. I'd like to thank HUD, Mayor Nutter, Council President Clarke, all of the Sharswood/Blumberg Transformation Plan partners, and especially the PHA residents and the entire community for their past and continuing support of these efforts."

"This project represents a significant investment in a community that was told, for too long, that it didn't matter.

By rebuilding this community and making it safer, and by expanding education and job opportunities for all of its residents, we are demonstrating very clearly that everybody who lives here deserves a chance to succeed," Council President Clarke said. "Congratulations to PHA President Kelvin Jeremiah for reaching the next phase of a bold and aggressive plan to revitalize Sharswood and make it a more vital part of the fabric of Philadelphia."

In December 2013, HUD awarded a Choice Neighborhoods Initiative (CNI) Planning Grant to PHA. The \$500,000 planning grant provided the agency with the opportunity to create a transformation plan for the redevelopment of the area stretching north of Girard College, south of Cecil B. Moore Avenue, and between 19th and 27th Streets. Nearly 40 planning meetings with residents and stakeholders took place to create a blueprint for a thriving, prosperous, self-reliant community.

"Today reminds us that we rebuild neighborhoods with neighbors—with the people who know these places best," said Jane C.W. Vincent, HUD's Regional Administrator for the Mid-Atlantic region. "The transformation of our neighborhoods and communities doesn't happen because of a federal grant alone. It happens when stakeholders who have never worked with each other before, start coming together to build consensus. It happens when these partners work to secure and target funding from different sources—and when they bring innovative, evidence-based solutions to complex problems like crime and underachieving schools. So, I'd like to congratulate the Blumberg Resident Council and all of the stakeholders for putting the unity back into the community."

The Sharswood/Blumberg Transformation Plan has 10 phases and when complete will yield over 1,200 total housing units with a mix of affordable and market-rate, rental and homeownership units. The restoration of the Ridge Avenue commercial corridor is a major goal of the plan, with businesses that will be anchored by PHA's headquarters and a major supermarket. The agency's total investment over the 10-year span is estimated at \$529 million.



The Philadelphia Housing Authority broke ground in August on the first phase of the agency's Sharswood/Blumberg Transformation Plan. Pictured (l to r) BSCCA President Warren McMichael, PHA Commissioners Julia Danzy, Herbert Wetzel, and Bonnie Carmarda, Resident Advisory Board President Asia Coney, HUD Regional Administrator Jane Vincent, PHA President and CEO Kelvin A. Jeremiah, Council President Darrell Clarke, Former Mayor Michael Nutter, Councilwoman Jannie Blackwell, PHFA Executive Director Brian Hudson, State Representative Elect Donna Bullock, HUD Director of Public Housing Monica Hawkins, PRA Executive Director Brian Abernathy, PHA Commissioner Ethel Wise, Project HOME President Sister Mary Scullion and Blumberg Senior Resident Council President Rupert Alston.

The plan represents an alignment of resources and partners across all levels of government: Federal, in the CNI grant from HUD; State, in a Low Income Housing Tax Credit (LIHTC) award; and City, in both a HOME grant from the Office of Housing and Community Development (OHCD), and support from the Office of the Mayor and the City Council President. The housing authority is also working with Public Health Management Corporation and Project HOME to provide health and wellness services to the community.

In June, the Philadelphia City Council approved the agency's plan to acquire nearly 1,300 parcels of land, comprised of 800 private and 500 public parcels. The overwhelming majority of those parcels are vacant land or structures. Approximately 70 structures in the neighborhood or six percent are occupied. This assemblage is critical to the successful completion of the transformation plan and to maintain affordability in the area.

PHA has also established a private partnership with Habitat for Humanity to help nearly 40 long-term residents with home repairs. The agency is also working with small business owners in the neighborhood in partnership with the Santander Bank Foundation and the Enterprise Center. In total, \$500,000 in capital and services will be made available under the program to support small businesses.



Blumberg Family Resident Council President Phara Regusters thanked PHA for the great work at the groundbreaking event.



Dignitaries join PHA President and CEO Kelvin A. Jeremiah in the groundbreaking ceremony.

BLUMBERG TIMELINE



November 22, 2013
 Secretary Shawn Donovan of Housing and Urban Development announces that PHA has been awarded a \$500,000 Choice Neighborhoods Planning Grant for Sharswood/Blumberg.

July 21, 2011
 PHA and the Sharswood/Brewerytown Civic Association host two resident and community participation meetings for a Choice Neighborhoods Planning Grant Application; the goals cover housing, people, and neighborhood.



February 12, 2014
 PHA kicks off 24-month planning process for Sharswood/Blumberg at Girard College.

October 27, 2014
 PHA President and CEO Kelvin Jeremiah details a plan to revitalize Blumberg/Sharswood in the Philadelphia Inquirer.



Housing Project Itself Has Become a Project



March 8, 2013
 PHA begins pre-development planning for Sharswood/Blumberg.

February 20, 2014
 PHA Board approves demolition application. The agency also receives its first nine percent tax credit award in nearly four years.



September 2, 2014
 PHA receives \$1.19 million from HUD block grant secured by Congressman Fattah for Blumberg/Sharswood revitalization.

April 30, 2015

A bill is introduced before City Council to allow PHA to use eminent domain to acquire properties in the Blumberg/Sharswood neighborhood.



June 4, 2015

HUD gives its approval for demolition of the two Blumberg Apartment high rises.

June 11, 2015

PHA starts moving residents out of family units at Blumberg.



July 15, 2015

PHA President and CEO Kelvin A. Jeremiah reveals updates of the Sharswood/Blumberg Redevelopment Initiative in the Philadelphia Inquirer.



October 22, 2015

Relocation of residents of family units is complete.

2015

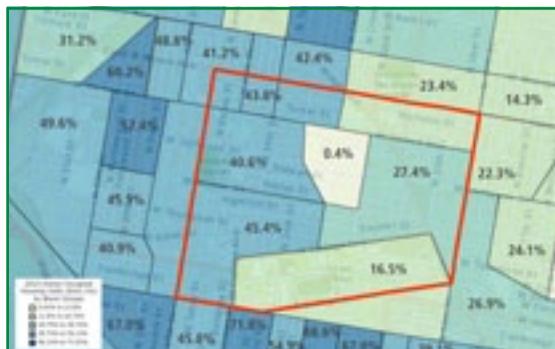


May 2015

PHA Board approves Domus Inc. as construction manager for Phase I of Sharswood/Blumberg redevelopment.

June 10, 2015

City Council Committee okays plan to allow PHA to acquire 1,300 properties in the Blumberg/Sharswood neighborhood.



June 18, 2015*

City Council authorizes PHA to take ownership of 1,300 properties in the Sharswood/Blumberg neighborhood.

August 20, 2015

Groundbreaking for the first phase of the Sharswood/Blumberg Transformation plan takes place. Closing documents for the first RAD transaction in the City and State are signed by PHA President and CEO Kelvin A. Jeremiah.



* Photo courtesy of: <http://www.philadelphiacitycouncil.net>

New Gordon Apartments Expand PHA Footprint in Strawberry Mansion

PHA now has two, quality developments in the Strawberry Mansion neighborhood since the opening of the Gordon Apartments in September. The agency converted a formerly vacant piece of land on the 3000 block of West Gordon Street into 21 quality affordable, sustainable units. Several hundred people applied for the chance to live in one of these new homes.

Tyshena Burton is one of the first new residents at the development.

"I came a long way to get here. I don't know what to say. I'm just happy," a tearful Burton told the grand opening crowd.

Speakers at the event said that the new development is a good example of public investment in a neighborhood.

"Whenever the housing authority can improve a neighborhood with quality, affordable housing, it's a plus,"

said PHA President and CEO Kelvin A. Jeremiah. "This development along with one already opened on Oakdale Street and another planned in the area of 33rd and Berks represent a total investment of over \$25 million by PHA in Strawberry Mansion. We hope that our commitment to this neighborhood will encourage others to invest here."

"All of this is about bringing home investments that'll strengthen the foundation here in Strawberry Mansion and throughout North Philadelphia," Congressman Chaka Fattah said. "We're going to keep making sure that PHA and our other instruments that can improve our community have the resources that they need."

Former Mayor Michael A. Nutter said that smart and careful planning by PHA and neighborhood leaders have made it more attractive to private investors.

"Increasing the number of quality housing units in this community is consistent with City Council's comprehensive strategy to increase affordable housing opportunities across the city to ensure balanced neighborhood growth and strategic community investment," said City Council President Darrell Clarke at the grand opening event.

Newly elected State Rep. Donna Bullock, who worked on the new development while a member of Council President Darrell Clarke's staff, thanked neighborhood residents who worked with her.

Gordon Apartments is the second of three PHA developments in the Strawberry Mansion neighborhood. The first development on Oakdale Street was completed in late June. The third and largest development will be the Strawberry Mansion Apartments at 33rd and Berks. When all the developments are complete, 100 new housing units will have been added to the neighborhood.



PHA has opened the second of three planned housing developments in the Strawberry Mansion neighborhood. The 21-unit Gordon Apartments are located in the 3000 block of West Gordon Street. Shown from left to right at the ribbon cutting are: State Sen. Vincent Hughes, City Council President Darrell Clarke, PHA President and CEO Kelvin A. Jeremiah, new resident Tyshena Burton, State Rep. Donna Bullock, and Congressman Chaka Fattah.

HUD, PHA, and City Celebrate End of Veterans Homelessness

In December, PHA joined officials from the U.S. Department of Housing and Urban Development (HUD), the Veterans Affairs Medical Center in University City, and the nonprofit coalition PhillyVetsHome to announce the end of veterans' homelessness in Philadelphia.

The effective end of veteran homelessness means that every veteran in the city who wants housing has it. Since January 1 of 2015, PHA has assisted 145 new homeless veterans to obtain permanent housing through the Veterans Affairs Supportive Housing Voucher (VASH) program. Currently, 576 veterans are housed by PHA in the VASH program, with an additional 71 to be housed.

"Our veterans place themselves in harm's way so that we can enjoy the benefits of living in a free and open society. Our efforts to get them housed honors their service and the sacrifices that they made on behalf of our great country. It is a privilege for us to be

able to serve them in their time of need," said PHA President and CEO Kelvin A. Jeremiah.

PHA has streamlined the veterans housing process including Open House eligibility sessions, partnering with landlords who rent to veterans, and pre-inspections of units to expedite the moving process. The agency works in partnership with Veterans Administration which allows them to lease apartments or buy homes through the Housing Choice Voucher (HCV) program, and get into other programs that provide opportunities for jobs and educational advancement.

HUD Secretary Julian Castro, who visited Philadelphia for the announcement, believes that other cities can learn from the experience gained here and apply it toward ending homelessness in their locales.

President Obama issued a challenge 18 months ago to state and local officials across the country to end veteran homelessness by the end of 2015.

PHA Wins \$2.7 Million Jobs Plus Grant

Residents of Raymond Rosen Manor will benefit from a \$2.7 million grant from the U.S. Department of Housing and Urban Development awarded to PHA to provide employment readiness, job placement, financial literacy and other services.

The site-based program will also serve scattered site residents who live nearby. In effect, the agency is testing a "one stop" workforce development service center while removing barriers to employment that might otherwise prevent residents from taking advantage of services to help them achieve self-sufficiency.

"We intend to help residents find and retain living wage jobs with benefits, that allows them to support their families and achieve economic

self-sufficiency," said PHA President and CEO Kelvin A. Jeremiah. "Based on discussions with resident leaders and our partners, we believe that these are ambitious, but achievable goals."

To deal with the barriers residents face, PHA has obtained commitments for workforce training, GED classes, child care, after school youth programming, substance abuse and other mental health services, case management and other supportive services. Residents who have prior criminal records will also be able to receive assistance with expungement.

The housing authority will run the program in partnership with Philadelphia Works, PA Career Link, Commonwealth of Pennsylvania Departments of Education and

Human Service, the Public Health Management Corporation and Joseph J. Peters Institute, the Mayor's Office of Community Empowerment & Opportunity, Philadelphia Lawyers for Social Equity, Boys & Girls Clubs of Philadelphia, Temple University, Opportunities Industrialization Center, and Manpower.

PHA and its partners are investing combined resources valued at \$6.79 million over a four year period, in addition to the \$2.7 million grant.

Raymond Rosen houses over 1,800 residents in 553 low-rise units in North Philadelphia.

The hope is that the program incentives will saturate the target developments and create a culture of opportunity.

Board Resolution Updates

JULY 2015

- **Resolution 11792 and 11793** – authorized PHA to approve a Collective Bargaining Agreement between PHA and District Council 47, American Federation of State, County and Municipal Employees, AFL-CIO, Local 2187 (Resolution 11792) and Local 2186 (Resolution 11793).
- **Resolution 11794** – authorized PHA to issue a task order to McKissack Construction Group, LLC, under its existing large construction management contract with PHA, for construction management services for West Park Apartments elevator replacement. The total amount of this task order is not to exceed eight million four hundred sixty-four thousand six hundred seventy-five dollars (\$8,464,675.00).
- **Resolution 11795** – authorized PHA to contract with Clemmer Moving and Storage, Inc. for off-site record retention and storage services, in a total amount, if all options are exercised, not to exceed one hundred eighty-one thousand eighty dollars (\$181,080.00).
- **Resolution 11796** – authorized PHA to modify existing small general contractor services contracts with DKJ Construction, Inc.; W & W Contractors, Inc.; Vellniece Construction, LLC; Holder, Inc. T/A Donovan Electric Supply and Construction; Nesmith and Company, Inc.; and Townes Mechanical Contractors, Inc. for maintenance-related work, to remove the per year limits on expenditures, so that the contracts may be used immediately for maintenance work related to the relocations of residents in the Norman Blumberg redevelopment.
- **Resolution 11797** – Authorized PHA to issue a task order to NobleStrategy, LLC for construction management services for selective rehabilitation and site improvements for existing Queen Lane Low Rise units. The total amount of this task order is not to exceed six hundred nine thousand four hundred ninety dollars (\$609,490.00).
- **Resolution 11798** – authorized PHA to contract for moving and eviction services with Murphy's Transporting Services, Inc. and Big Brother Little Brother Enterprises, LLC, with the total aggregate amount to be expended under the contracts, including the exercise of any options, not to exceed five million dollars (\$5,000,000.00).
- **Resolution 11799** – authorized PHA to contract for moving and relocation services with Murphy's Transporting Services, Inc. and Big Brother Little Brother Enterprises, LLC, with the total aggregate amount to be expended under the contracts, including the exercise of any options, not to exceed one million two hundred and fifty thousand dollars (\$1,250,000.00).
- **Resolution 11800** – authorized PHA to contract with IDAAY; Catch, Inc.; Federation of Neighborhood Centers; Boys and Girls Clubs of Philadelphia, Inc.; and The Dream Program, Inc. for year-round youth programs. The total aggregate amount to be expended under these contracts, including the exercise of any options, is not to exceed three million seven hundred and fifty thousand dollars (\$3,750,000.00).
- **Resolution 11801** - identified the addresses of an additional one-hundred fifty-five (155) properties to be acquired by PHA, in connection with PHA's revitalization plan for the Blumberg/Sharswood neighborhood, which addresses were inadvertently not included in the

listing of approximately one thousand (1,000) properties in Resolution No. 11780, as approved by the Board on May 21, 2015.

- **Resolution 11802** – approved awards of unit-based vouchers in accordance with RFP #P-004403 and to execute one or more contracts with the proposers or project owners subject to an aggregate limit of 150 unit-based vouchers.
- **Resolution 11803** – adopted a Policy regarding a smoke-free environment on PHA properties, to include public housing, administrative and scattered sites.

SEPTEMBER 2015

- **Resolution 11804** – authorized PHA to adopt the FY 2015 Annual Report for the Audit Committee, for the period from April 1, 2014 to March 31, 2015, which was presented pursuant to the Charter of the Audit Committee.
- **Resolution 11805** – authorized PHA to contract with National Credit Reporting for credit & background check services. The contract performance period is a two (2) year base period with three (3) one-year option periods, for a total contract amount, if all options are exercised, not to exceed seven hundred fifty thousand dollars (\$750,000.00).

- **Resolution 11806** – authorized PHA to contract with Edens Corporation, Justinian Development Group, and Townscapes, Inc. for tree removal services. The contract performance period is a two (2) year base period with three (3) one-year option periods, with a total aggregate amount to be expended under the contracts, including the exercise of any options, not to exceed two million nine hundred twenty seven thousand five hundred fifty dollars (\$2,927,550.00).

- **Resolution 11807** – modified Resolution Numbers 11688 and 11689, both of which were adopted by the Board on March 20, 2014, and relate to PHA's energy procurement strategy for purchases of natural gas and electricity. This resolution modified the approved maximum contracting period under the two resolutions from two (2) years to three (3) years, without otherwise changing all of the original limitations of the March 2014 resolutions.

- **Resolution 11808** – authorized PHA to contract with Main Line Investors Group, LLC for property management services. The contract performance period is a two (2) year base period with three (3) one-year option periods, with the total aggregate amount to be expended under the

(continued on page 13)

PHA Takes Next Step to Create More Housing

The Philadelphia Housing Authority Board of Commissioners has approved a significant amendment to the agency's Moving to Work (MTW) plan that will create more quality housing units and direct more funding toward the repair of older housing stock.

The board approved an amendment to PHA's MTW plan that allows the agency to take advantage of funding options under the Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program.

The change to the plan covers the Southwark Plaza Apartments (now known as Courtyard Apartments at Riverview) and 203 scattered site units that are currently vacant and uninhabitable.

The 470 units at Southwark Plaza

will no longer be considered public housing, but instead will receive rental subsidies from Project Based Voucher (PBV) assistance, a component of the Housing Choice Voucher program, also known as Section 8. The buildings at the site, while privately owned by a nationally renowned low income housing developer, Michaels Corp., and a limited partnership investor, currently receive operating funds from PHA and are subject to PHA controls and requirements.

Residents at Courtyard at Riverview are protected under the regulations for the RAD program. At conversion to RAD, current households are not subject to rescreening, income eligibility, or income targeting. In addition, the Resident Council will remain and continue to receive Tenant Participation Activity Funds. Also,

public housing residents at Courtyard that are current Family Self-Sufficiency (FSS) participants will continue to be eligible for FSS services, once their housing is converted under RAD.

Meanwhile, the operating and minimal capital subsidy associated with the 203 scattered sites will be converted to PBV subsidies as provided under the RAD program and transferred to four developments owned by other nonprofit low income housing providers. Their subsidies will be provided as PBVs for new and substantially rehabilitated units owned by NewCourtland Elder Services, Project HOME, Nueva Esperanza, and HELP Development Corporation.

"RAD allows PHA to use private market financing and solutions to address its needs, now and in the

future," said PHA President and CEO Kelvin A. Jeremiah. "The program encourages public-private-partnerships which are very necessary for us to meet the huge demand for quality, affordable housing in a city with over 400,000 families living in poverty."

These are not the only RAD projects in PHA's pipeline. In the future, PHA plans to take advantage of the attractive funding options under the RAD program to continue its plan to expand affordable housing opportunities for low income families in Philadelphia.

Conversion of existing public housing developments to the RAD program will enable PHA to leverage existing funds to secure additional private and other funding. PHA

anticipated raising nearly \$100 million in funds for repairs of older sites, demolition and new construction of the RAD portfolio of properties, which include Arch Homes, West Park, Bartram, Haddington Homes, Abbottsford Homes, Harrison Plaza, and the Blumberg Apartments. The new funding will be used to undertake long-deferred capital improvements and, in instances where transfer of assistance is involved, to construct or rehabilitate new affordable housing units.

Residents of covered projects with converted PBV assistance will have the right to establish and operate a resident organization for the purpose of addressing issues related to their living environment and be eligible for resident participation funding.

MLK Day at Mt. Olivet



PHA Residents Join PHAPD



Abbottsford Community Day



Riverfest at Bartram Village



Johnson Homes 75th Anniversary



Community Partners Graduation



Summer League Basketball



Thanksgiving Luncheon



Raymond Rosen Holiday Luncheon



Senior Tree Lighting at Nellie Reynolds Gardens



Oxford Village Community Day



Board Resolution Updates

(continued from page 7)

period is a two (2) year base period with three (3) one-year option periods, with the total aggregate amount to be expended under the contract, including the exercising of any options, not to exceed two hundred ninety-one thousand eight hundred fifty-nine dollars (\$291,859.00).

• **Resolution 11809** – authorized PHA to conclude and to execute a policy of insurance with Liberty Mutual Insurance Company for workers' compensation insurance for a maximum amount not to exceed \$15,476,217.00 (fifteen million four hundred seventy-six thousand two hundred seventeen dollars), for the policy period from October 15, 2015 to October 15, 2016.

• **Resolution 11810** – authorized PHA to execute a Memorandum of Understanding ("MOU") between the School District of Philadelphia ("SOP") and PHA for the provision of Urban Technology Project Pre-Apprentice Program for residents at the Norman Blumberg Apartments, as part of the Sharswood/Blumberg Transformation Plan Initiative. Under the MOU, PHA would provide funding from PHA in the amount of one hundred twenty thousand dollars (\$120,000) that will be leveraged against nearly \$200,000 in funding from SPD.

• **Resolution 11811** – authorized PHA to contribute an amount not to exceed \$36,540.00 (thirty-six thousand five hundred forty dollars) toward the total amount of \$460,000.00 (four hundred sixty thousand dollars) to settle employment litigation on behalf of PHA and to take all other action necessary to conclude the settlement and dismissal of the case, including executing the settlement agreement.

• **Resolution 11812** – clarified and confirms that PHA Board Resolution No. 11787 authorized the President & CEO of PHA to execute an amendment to Attachment A of the Moving to Work Agreement between PHA and HUD.

October 2015

• **Resolution 11813** – authorized PHA to contract with Clark Roofing and Carpentry Company, Inc. for roof replacement services at Haddington Homes. The contract has a one (1) year base period and is for a total amount not to exceed six hundred thirty-seven thousand dollars (\$637,000.00).

• **Resolution 11814** – authorized PHA to modify its contract with Duane Morris LLP for general legal services for the PHA Pension Board, to add two hundred thousand dollars (\$200,000.00), for a total contract amount not to exceed four hundred fifty two thousand dollars (\$452,000.00).

• **Resolution 11815** – authorized PHA to modify its small general contractor services contracts with Vellniece Construction, LLC; DKJ Construction, Inc.; W & W Contractors, Inc.; Holder Inc., T/A Donovan Electric Supply and Construction; Nesmith and Company, Inc.; and Townes mechanical contractors, Inc. To remove the limits on expenditures per contractor, which were previously restricted to one million five hundred thousand (\$1,500,000.00) for a three-year period, while keeping the aggregate limit of an amount not to exceed ten million five hundred thousand dollars (\$10,500,000.00), and the contract performance period of a one (1) year base period with two (2) one-year option periods.

• **Resolution 11816** – authorized PHA to contract for auto repair services with Philadelphia Towing & Transport, Inc.; AC Auto, Inc.; Sinkler Automotive, Inc.; Pacifico Ford; Mike's Auto and Truck Repair; and DCS Auto Service. The contract performance period is a one (1) year base period with four (4) one-year option periods, with a total aggregate amount to be expended under the contracts, including the exercise of any options, not to exceed four million dollars (\$4,000,000.00).

November 2015

• **Resolution 11817** – authorized PHA to adopt the comprehensive annual financial report and the associated financial statements for the period of April 1, 2014 through March 31, 2015. The materials were prepared by RSM US LLP, formerly known as McGladrey, LLP, which gave a presentation regarding its findings.

• **Resolution 11818** – authorized PHA to contract with LOR MAR Mechanical Services, Inc. and Devine Bros., Inc. for mechanical and plumbing maintenance and repair services, for a total aggregate amount to be expended under the two contracts, including the exercise of any options, not to exceed five million dollars (\$5,000,000.00).

• **Resolution 11819** – authorized PHA to issue a task order to Milestone Construction Management for concrete repair and replacement for locations that would include scattered sites, in a total amount, if all options are exercised, not to exceed six hundred thousand dollars (\$600,000.00).

• **Resolution 11820** – authorized PHA to submit demolition applications to the U. S. Department of Housing and Urban Development for nineteen (19) addresses on PHA owned vacant properties on scattered sites throughout the City of Philadelphia that have been determined by the City of Philadelphia to be imminently dangerous.

• **Resolution 11821** – approved an amendment to PHA's Moving to Work Year Sixteen Annual Plan ("Plan") and authorization for PHA's President & CEO to take all necessary steps to secure approval from the U.S. Department of Housing and Urban Development for the Plan, as well as authorization for its implementation. The Amended Plan would provide for the conversion of 203 units to the Rental Assistance Demonstration Program and 470 public housing units at Southwark Plaza Apartments to project-based assistance.



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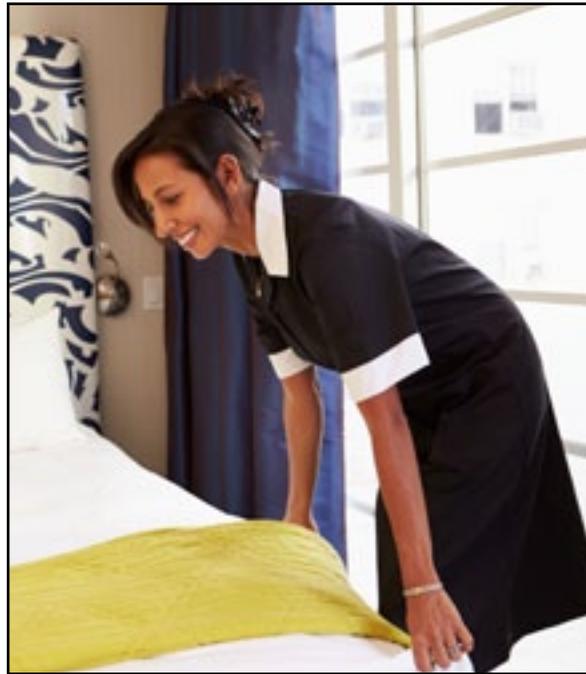
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Class Days & Time: Monday - Friday 8:30am - 2:45pm

Contact: Mrs. Council-Grant, Recruiter (215) 236-7700 ext. 325

Location: 1231 N. Broad Street, 4th Floor Philadelphia, PA 19122

REQUIREMENTS:

- Must be able to adhere to our professional dress code policy, which consists of black dress slacks or skirt and white dress shirt/blouse, black tie and blazer
- Must be able to provide OIC with three written references (non-family members)
- Must bring your High School Diploma/Transcript or GED
- Must bring a Valid State ID
- PA/DE & NJ Residents are welcome
- Must apply on site Monday - Friday from 8:30am-11:30am & 1:30pm-2:30pm
- TABE Testing Administered on site.
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