

# The PHA Experience

Issue 35

A Community Newspaper For and About Residents

June 2016

## PHA Implodes Blumberg High-Rises as Neighborhood Transformation Progresses

The Philadelphia Housing Authority imploded two high-rises on Saturday, March 19, at the site of the Norman Blumberg Apartments in North Philadelphia as part of the Sharswood/Blumberg Transformation Plan.

“Our vision is to make Sharswood a neighborhood of choice where families can thrive,” said PHA President & CEO Kelvin A. Jeremiah. “PHA and its partners are committed to building sustainable, energy efficient, affordable and market-rate housing while increasing facilities, services, and convenience for people across all income levels. I’d like to thank Secretary Julian Castro and HUD, Mayor Jim Kenney, Council President Clarke, and all of the Sharswood/Blumberg Transformation Plan partners, especially the Sharswood/Blumberg residents for their steadfast and continued support of these efforts.”

“Today marks another milestone in PHA’s renewed promise to do better by its residents. I commend PHA’s CEO Kelvin Jeremiah and his team for leading this effort to transform not just the lives of PHA residents, but of an entire community,” Council President Clarke said. “This plan cannot succeed without the cooperation and support of Sharswood’s residents, and I thank them for their input and patience.”

“Today is a great day for the Sharswood/Blumberg communities, the residents and the countless people who will benefit from the transformation that is fully underway in this neighborhood,” said Jane C.W. Vincent, Regional Administrator for HUD’s Mid-Atlantic region. “Congratulations to all who have played a role in this monumental effort to making this truly a ‘Neighborhood of Choice.’”

The plan has 10 phases and will yield over 1,200 total housing units, mixing rental and homeownership units at both affordable and market rates.

The restoration of the Ridge Avenue commercial corridor with businesses that will be anchored by PHA’s consolidated headquarters, is also a major component of the plan.

“The relocation of employees from several PHA offices into one consolidated headquarters will not only show the agency’s commitment to the Sharswood community but will also result in substantial savings in PHA’s operating costs,” CEO Jeremiah said.

PHA Commissioner Asia Coney, who is also a longtime resident leader, noted at the ceremony before the implosion that high-rises such as those at Blumberg had become symbols of failure but also brought to light opportunities for change.

“We optimistically embrace the possibilities,” she said. “We will benefit in many ways: one-to-one replacement, the right to return, a host of services now targeted for the Sharswood/Blumberg community. Opportunity is being brought to a community – unprecedented.”

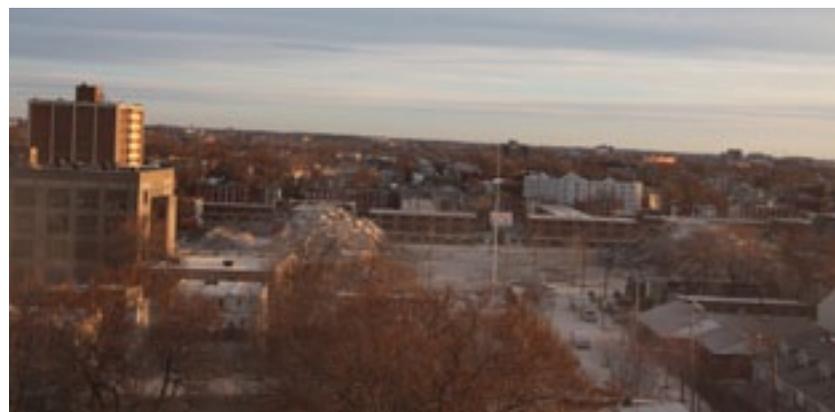
Coney along with State Representative Curtis Thomas, who grew up in the neighborhood, urged residents to stay involved in the transformation process, and to care for one another as it is completed.

“I have seen the development of new homes, but I have not seen the development of new attitudes about those homes. We must take responsibility to make sure that the houses in the community remains safe and secure,” Thomas said.

Transformation of the community will take place over a period of several years, with the total investment estimated at over \$500 million, with an economic impact of over \$1 billion.

The Transformation Plan calls for reconnecting 23rd Street between

*(continued on page 3)*



*Two 18-story towers turned into rubble during an implosion at the Blumberg Apartments site on March 19. The neighborhood transformation plan has 10 phases and will yield over 1,200 total housing units, mixing rental and homeownership units at both affordable and market rates.*

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## PHA MOVING AHEAD:

# *Focused and Determined*



The Philadelphia Housing Authority's mission is to open doors to affordable housing, economic opportunity, and safe sustainable communities to benefit Philadelphia residents with low income.

Every PHA employee has a responsibility to be laser-focused because the need in this city is so great. Philadelphia is the poorest big city in America with a poverty rate that exceeds 26 percent according to the Census Bureau. Nearly 37 percent of the city's children live in poverty. The federal poverty line for a family of four is \$24,300.

Over 12 percent of Philadelphians live in deep poverty, which means that they have a household income of \$12,150 or less annually. That's 186,000 people with 60,000 of that group being children, many of whom PHA serves.

The Moving to Work (MTW) funding is critical for PHA's ability to continue to provide the levels of services that our residents are accustomed to receiving from the Authority. The U. S. Department of Housing and Urban Development (HUD) approved an extension of the agency's MTW agreement to 2028. This continues to give PHA funding flexibility to be innovative in designing and implementing local affordable housing solutions to meet the needs of Philadelphians.

Although, the extension of the agreement saves the agency tens of millions of dollars because it gives PHA exemptions from many existing requirements associated with public housing and the Housing Choice Voucher (Section 8) programs, PHA still remains underfunded.

In fact, PHA currently receives approximately 86 percent of its eligible federal subsidy allocation, and has over \$1 billion in deferred capital improvements due to the backlog of repairs and the aging housing stock. PHA is participating in HUD's Rental Assistance Demonstration (RAD) program. This program will allow PHA to expand funding options so it can address some of the capital needs.

Despite the financial hurdles, PHA has added more than 3,500 households in the last two years, with many more on the way. In fact, we recently reached an agreement to provide 300 vouchers to one of our nonprofit partners for the construction of 300 senior apartments at the former Liddonfield Homes site in the Northeast.

Unfortunately, PHA still has a structural deficit of about \$21 million. In order to protect the agency and the residents, PHA will need to make tough decisions. That is why it is crucial for the agency to streamline its operations, consolidate functions and continue to cut costs in order to better financially position ourselves to meet our critical mission-driven objectives today and in the future. But that cost-cutting will never come at the expense of resident safety and security.

PHA will remain focused and determined, and will continue to be mission-driven in providing decent, safe and high quality affordable housing. This agency has a knack of weathering storms and recovering faster and better than expected. That is because PHA is bigger than any one person. This agency is about the thousands of people we serve every day.

Thankfully, PHA is not alone in this important work. I want to thank Mayor Kenney, Council President Clarke and the City Council, the Board of Commissioners, PHA residents, and employees for their continued support as we push ahead to take PHA to the next level.

Sincerely,

KELVIN A. JEREMIAH  
President & CEO

## HUD Extends PHA's Moving to Work Agreement

PHA received great news on April 15 when the U.S. Department of Housing and Urban Development (HUD) approved an extension of the agency's Moving to Work (MTW) agreement through 2028.

"This is huge for us. It saves us tens of millions of dollars," said

PHA President and CEO Kelvin A. Jeremiah. "We certainly couldn't have done that without the support of this Board and all of our resident leaders and our elected officials who've been steadfast in supporting us."

The MTW agreement gives PHA exemptions from many existing

requirements associated with public housing and voucher (Section 8) programs, as well as more flexibility with how it uses federal funds.

This allows PHA to propose and test innovative, locally designed approaches to administering housing programs and self-sufficiency strategies.

MTW's three goals: reduce costs while achieving greater cost effectiveness, provide families with incentives to become economically self-sufficient, and increase housing choices for low-income families.

The agreement, which dates back to 2002, also means tens of millions of dollars in funding to the PHA budget at a time when federal funding has generally been reduced. PHA is one of 39 agencies with this special agreement.

# PHA Partners With Project HOME on North Broad Development

PHA has made a multimillion dollar commitment to Project HOME for affordable housing at 2415 N. Broad Street. PHA President and CEO Kelvin A. Jeremiah took part in the groundbreaking ceremony for the complex on a bright, sunny day in early March.

Project HOME is a nationally recognized nonprofit organization that provides housing, opportunities for employment, medical care and education to homeless and low-income people in Philadelphia. The nonprofit is one of the housing authority's strategic partners in the "6 in 5" initiative, a program designed to create or preserve 6,000 units of affordable housing units over a 5-year period.

The North Broad Street property will be developed with one building consisting of 88 units of affordable housing, and will include retail on the ground level. The site is conveniently located to public transportation and Temple University, in what the North Broad Street Plan identifies as an opportunity zone, or prime development area. The development supports the City's goal to revitalize the North Broad Street Corridor.

"PHA has made a long commitment to Sister Mary and Project HOME to provide full funding for all 88 project-based vouchers at this development," Jeremiah said at the groundbreaking. "PHA's investment in this project will be approximately \$876,000 annually or \$17.5 million over the life, over the first term of the contract, which is 20 years. We will continue to collaborate with Sister Mary and other private and public nonprofit organizations to expand the availability of affordable housing."

Jeremiah added that quality affordable housing is about more than just giving people a place to live, noting that it's also about better outcomes in education, health, and economic development for people living in poverty.

Other partners and city leaders, including Mayor James Kenney and Council President Darrell Clarke, joined together to celebrate the event.



*Sister Mary Scullion, co-founder of Project HOME, greets PHA President and CEO Kelvin A. Jeremiah before he addresses those in attendance at the groundbreaking for a new development at 2415 N. Broad Street. The housing authority will subsidize all 88 units of the development by Project HOME.*



*Project HOME's newest development will go up on a site that is currently vacant in the 2400 block of North Broad Street. The area has many unused buildings and lots. The new development supports the City's plan to revitalize North Broad.*

Mayor Kenney told the crowd that all homeless people have a story and that "we need to be a person for others...we need to be helpful."

Councilman Clarke said the most important aspect to ending homelessness is hope, so that people in need know they have an opportunity to make themselves whole.

Besides PHA, the \$24 million development is funded by a combination of public and private money from donors, including the Middleton Partnership, Ruth and A. Morris Williams, and the Pennsylvania Housing Finance Agency.

## PHA Implodes Blumberg High-Rises as Neighborhood Transformation Progresses

*(continued from page 1)*



*PHA Commissioner Asia Coney, who is also a longtime resident leader, told the crowd gathered for the implosion that the plan will benefit residents in several ways, including one-to-one replacement, the right to return, and a host of services now targeted for the Sharswood/Blumberg Community.*

Jefferson and Oxford Streets, eliminating the street-less superblock on which the site is built, and restoring the development's integration in the neighborhood. A second connector, Bucknell Street, will be added between 23rd and 24th Streets to improve the navigation neighborhood streetscape.

Congressman Chaka Fattah, who has been instrumental in securing federal funds to PHA, noted that the dislocation and discomfort faced by residents is not without a reward.

"This is about people working, having a roof over their head. With all new life, there's a little pain. In that demolition, we're going to see a rebirth," Fattah said.

The plan represents an alignment of resources and partners across all levels of government: Federal, in the Choice Neighborhoods Planning 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 in support from the Office of the Mayor and from 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.

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

The Norman Blumberg Apartments in North Philadelphia dates back to the 1960s, and was first occupied in 1967. The eight-acre site was extremely dense and contained 510 units in two 18-story towers, a 13-story senior citizen high-rise, and 15 low-rise buildings. The senior high-rise will remain but will be rehabbed and modernize for seniors. The now obsolete low-rise buildings will also be demolished.



*PHA President and CEO Kelvin A. Jeremiah spoke to the Implosion audience about PHA's commitment to the Sharswood/Blumberg Transformation Plan. The plan will take several years, but when completed, will restore 1200 housing units as well as add commercial and educational services to the blighted community.*

# PHA Takes Next Step in North Central Redevelopment

The PHA Board of Commissioners has awarded a construction contract for 89 rental units in the North Central neighborhood just east of SEPTA's regional rail station at Temple University. The \$29.7 million contract was awarded to Shoemaker/Synterra, a joint venture. The company built the award winning Norris Apartments, PHA's first-ever LEED certified development, on a site north of the rail station once occupied by a PHA high-rise.

The development will include 24 one-bedroom units, 20 two-bedroom units, 31 three-bedroom units, 12 four-bedroom units, and two five-

bedroom units. The new homes will be sustainably built and energy efficient, exceeding the threshold Enterprise Green Communities Criteria, LEED for Homes, and LEED for Neighborhoods. The development will contain at least nine accessible units and two units for the hearing/visually impaired.

The development is part of the \$30 million North Central Choice Neighborhoods Implementation grant awarded by the U.S. Department of Housing and Urban Development. PHA is partnering with the City of Philadelphia, Temple University, and the Norris Resident Council, among

others, to revitalize the community in an area bounded by York Street, Germantown Avenue, Cecil B. Moore Avenue, and North Carlisle Street. The plan includes five phases with a total of 297 units that will include a mix of affordable and market rate, rental and homeownership units.

"The neighborhood is close to Center City as well as Temple University, so it is attractive to developers. We want to make sure that our residents can stay there and thrive," said PHA President and CEO Kelvin A. Jeremiah.

Disinvestment and population loss over a 50-year period left the neighborhood with blighted properties and vacant lots that increased crime and decreased value. The Germantown Avenue retail corridor is threatened by vacancies and underutilized properties.

The neighborhood revitalization plan is resident-driven. A series of community meetings identified resident priorities including more job training and opportunities, reduced crime and increased neighborhood safety, elimination of trash-strewn vacant land, and high-quality educational resources.



## PHA's Oakdale Street Apartments Recognized for Excellence

The Philadelphia Housing Authority has been recognized with an Outstanding Achievement award for project design at the Oakdale Street Apartments in the historic Strawberry Mansion neighborhood.

The award from the Middle Atlantic Regional Council of the National Association of Housing and Redevelopment Organizations (MARC-NAHRO) acknowledges and touts the work that PHA has done.

"It's great to know that people in your business believe that you are producing a first-class product," said Kelvin A. Jeremiah, PHA President and CEO. "This agency has shown time and again that it will go the extra mile to produce quality affordable housing and do it in a cost effective manner."

The Oakdale Street Apartments have previously received recognition from the Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) for design and 10,000 Friends of Pennsylvania for affordable housing that advances community development initiatives, positively impacting communities with annual household incomes below the area median.

The development demonstrates what is possible throughout the neighborhood in a very limited space. Oakdale Street Apartments also meet accessibility standards. Without the economies of scale, PHA found a way to finance a high-quality, energy efficient, sustainable, small scale affordable housing development in the community.

The financing of the development broke new ground for the agency. Construction of the new units was partially funded using project based vouchers (PBV) from PHA's housing choice voucher program. This approach was the agency's first attempt to build and manage PBV units.

In anticipation of HUD's new Rental Assistance Demonstration Program (RAD), where housing authorities can convert traditional public housing to project based voucher units, PHA wanted to test on a small scale the development and operation of these types of units. When fully implemented, RAD will allow PHA to leverage private funds to preserve affordable housing for approximately 3,000 families for the next 40 years, and complete approximately \$100 million in improvements.



Part of PHA's 89 unit development in the North Central neighborhood will include community space and meeting rooms.



The PHA Board has approved a construction contract for 89 new rental units in the North Central neighborhood just east of SEPTA's regional rail station at Temple University. The new units will be built in an area bounded by North 7th and 8th Streets, and West Diamond and Berks Streets. The development is part of the North Central Transformation Plan that is funded by a \$30 million Choice Neighborhoods Implementation grant from HUD.



The PHA Board of Commissioners has approved a contract for construction of the Lucien E. Blackwell Community Center on the block bordered by Brown, 47th, Aspen, and Markoe Streets.

# PHA to Build Long-Sought Community Center in West Philadelphia

Residents of West Philadelphia have waited years for a new community center and now, they will finally get one.

The PHA Board has unanimously approved a \$6.3 million construction contract to build an 11,800 square foot center on a site covering almost the entire square block by Brown, 47th, Aspen, and Markoe Streets. The new facility will be known as the Lucien E. Blackwell Community Center.

Four row homes that front Brown Street will remain in place at that edge of the site. Aspen Street will be filled in with planters and benches between Markoe and 48th Streets. This will

create a pedestrian-only area between the new community center and an existing green space immediately to the south, as well as between the Mill Creek playground and Sulzberger Middle School. 47th Street between Aspen Street and Fairmount Avenue will be converted into a parking site for the area. The community center itself will have off-street parking.

“Ms. Blackwell has been asking me for this for the last four years. She is adding another two million dollars to that,” said PHA President and CEO Kelvin A. Jeremiah.

Councilwoman and former PHA Commissioner Jannie Blackwell

secured \$2 million from the City as part of the \$6.3 million construction cost. She was also present for the Board’s vote and visibly happy.

The center was first proposed back in 2007, but was delayed for a variety of reasons. The Lucien E. Blackwell Community Center honors the former Congressman and City Council member, and complements the similarly named housing authority development in the neighborhood. It will contain a basketball court and several offices.

The new community center will continue the rebirth of West Philadelphia that includes the

redevelopment by PHA of the old Mill Creek Apartments site. A construction schedule has not been set, but it will take an estimated 21 months to build the facility. Once completed, the City will operate the facility and collaborate with PHA on the programming.

“The project is long overdue and we clearly await this beautiful center that’s going to emerge,” PHA Commissioner Asia Coney said at the Board meeting.

The contract was awarded to JD Bravo Company which is a 100 percent disabled veteran Minority Business Enterprise and has agreed to 30 percent Section 3 hires. The company president James Davie was ecstatic.

“Ms. Blackwell, we are honored to have this contract to build this,” he said. “We will work diligently with Ms. Bryant, with the people from the Parks and Recreation Department, and the PHA to have this project done on time and under budget. I know Mr. Blackwell was a proud Army veteran. We’ll have as many Section 3 [hires] as we can, helping [to build it], and we’ll work with your office and Ms. Bryant to assure the community is involved and well informed.”

“Councilwoman and I started working on this (project) nine years ago,” Commissioner Herb Wetzel also noted. “This is a great day. I’m sorry it took so long. This is going to be wonderful.”



Aspen Street, located between the site of the new Lucien E. Blackwell Community Center and existing green space to the south, will be filled in with planters and benches between Markoe and 48th Streets. This will create a pedestrian-only area that links the new community center, the existing green space, Mill Creek playground, and Sulzberger Middle School.

# Board Resolution Updates

## December 2015

- **Resolution 11822** – approved the Memorandum of Understanding between PHA and the Resident Advisory Board, effective from January 5, 2016 until December 31, 2016, with two options for a one-year renewal.
- **Resolution 11823** - authorized PHA to contract with Surety Title Company LLC; LTS Acquisitions Company LLC; Keystone Agency Inc.; and MIT National Land Services LLC for real estate title insurance and related services, with the total aggregate amount to be expended under the contracts not to exceed eight hundred thousand dollars (\$800,000.00).
- **Resolution 11824** – authorized PHA to contract with Michael Gabor and Associates, LLC dba W.P. Cooke for tire repair and replacement services, with the total amount of the contract not to exceed three hundred eighty three thousand five hundred thirty dollars (\$383,530.00).
- **Resolution 11825** - approved PHA's Moving to Work Year Seventeen Annual Plan ("Plan") submission to HUD and authorized PHA's President & CEO to take all necessary steps to secure HUD approval and to implement the Plan, subject to receipt of adequate funding from HUD.

## January 2016

- **Resolution 11826** – authorized PHA to re-appoint three (3) of the current independent members of the Audit Committee: Commissioner Murphy, Matthew Stitt and Kia Buckner, whose two (2) year terms have all expired.
- **Resolution 11827** – authorized PHA to the RAD transfer of assistance from one hundred sixty-three (163) long-term vacant scattered site units. The transferred assistance will go to three (3) developments: Project HOME, HELP Philadelphia V and Esperanza - Roberto Clemente Homes.
- **Resolution 11828** – authorized PHA to contract with W&W Contractors, LLC and Superior Home

Improvement Services, LLC for exterior bay repair services. The contracts are for a two (2) year base period with three (3) one-year option periods with the total aggregate amount to be expended under the two contracts not to exceed one million two hundred twenty-five thousand dollars (\$1,225,000.00).

- **Resolution 11829** – authorized PHA to contract with Milestone Construction and Clark Roofing for roofing repair, replacement and maintenance-related services. The contract performance period is a two (2) year base period with three (3) one-year option periods and the total aggregate amount to be expended under the two contracts is not to exceed five million dollars (\$5,000,000.00).
- **Resolution 11830** – authorized PHA to contract with Heaven Sent, Ltd for courier services for PHA. The contract performance period is a two (2) year base period with three (3) one-year option periods and the total amount of the contract is not to exceed one hundred fifty-eight thousand three hundred forty dollars (\$158,340.00)

## February 2016

- **Resolution 11831** - approved an amendment to PHA's Moving to Work Year Sixteen Annual Plan and authorization for PHA's President & CEO to take all necessary steps to secure HUD approval of and to implement the Amended Plan for the conversion of two hundred seventy-six (276) vacant scattered site public housing units to the Rental Assistance Demonstration Program.
- **Resolution 11832** – approved the RAD transfer of assistance for two hundred and seventy-six (276) of the long-term vacant scattered site units that were approved by the Board for RAD transfer of assistance by the foregoing Resolution 11831 on February 18, 2016. The transferred assistance is to go to the six (6) developments set forth in the

attachment to the resolution: Lehigh Park I and II, Norris Square Scattered Sites, Haddington III Preservation Initiative, St. John Neumann Place II, New Courtland at St. Bartholomews, and Strawberry Mansion.

- **Resolution 11833** - authorized PHA to: amend its interagency agreement with the Philadelphia Redevelopment Authority (authorized by Board Resolution No. 11692), only insofar as to adjust the administrative fee to a flat fee of two million dollars (\$2,000,000.00) from 3% of the total condemnation costs actually incurred; take all necessary actions relating to such amendment of the agreement; and take all steps necessary and appropriate to enter into a grant agreement with the PRA to receive an amount not to exceed eight million dollars (\$8,000,000.00) to assist with the Blumberg neighborhood transformation initiative.
- **Resolution 11834** - authorized PHA to: seek approval from HUD for a unit and land disposition application regarding two properties at Viola St., numbers 5176 and 5178; rescind demolition approval for 5176 Viola St.; and convey both properties at nominal value to Community Ventures or its affiliates.
- **Resolution 11835** - authorized PHA to submit a Disposition Application to the U.S. Department of Housing and Urban Development to sell an empty lot, located at 1913 Parrish St., to a purchaser who intends to use the lot as a side lot adjacent to the purchaser's property. A restrictive covenant will be in the agreement of sale, under which the purchaser shall be unable to sell the property for a ten (10) year period or make any improvements other than for personal use as a side lot, as pre approved by PHA.
- **Resolution 11836** - authorized PHA to execute insurance contracts based on insurance quotations procured by Conner Strong & Buckelew under its existing contract with PHA. The types of insurance include: General Liability; Public Officials and

Employment Practices; Law Enforcement Liability; Employee Benefits Liability; Property; Boiler & Machinery; Fidelity and Crime; Fiduciary Liability; Auto Liability; Auto Physical Damage; Environmental Liability; Mold Liability; and Pesticide Liability, in a total amount not to exceed four million one hundred sixty-three thousand nine hundred fifty-eight dollars (\$4,163,958.00), plus amounts for deductibles as needed.

- **Resolution 11837** – authorized an amendment and approval of a Memorandum of Agreement between the Office of Housing and Community Development and PHA for the provision of vacant land management services in the Sharswood neighborhood, including but not limited to debris removal, snow shoveling, and fencing, for an amount not to exceed six hundred thirty thousand dollars (\$630,000.00) at a rate of \$1.05 per square foot, and annual on-going maintenance, which shall be in an amount not to exceed one hundred thirty thousand dollars (\$130,000.00) and described the work to be done, which would benefit the neighborhood.
- **Resolution 11838** - authorized PHA to update its CPP10 procurement policy to align it with revised state and federal regulations and also to incorporate an updated Section 3 Compliance Policy.

## March 2016

- **Resolution 11839** – authorized PHA to acquire six (6) properties in connection with PHA's revitalization plan for the Blumberg/Sharswood neighborhood.
- **Resolution 11840** - authorization granted to PHA, most recently in Board Resolution No. 11764, approved on February 19, 2015, to enter into various contracts under state and federal cooperative purchasing agreements and other programs. The amount of the authorization is not to exceed a

total aggregate amount of twenty-seven million nine hundred ninety-two thousand dollars (\$27,992,000.00), and PHA shall continue to provide a quarterly report to the Board of Commissioners as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00).

**Resolution 11842** - authorized PHA to extend the Memorandum of Understanding ("MOU") between the Temple University College of Education ("TUCE"), the Norris Community Resident Council, Inc. PHA for after-school programming under the North Central Choice Neighborhoods Initiative. The term of the MOU shall extend through June 30, 2016; PHA shall pay TUCE, at the rates established in the MOU, a total not to exceed the amount of ninety-seven thousand dollars (\$97,000.00), in funds provided to PHA by the Office of Housing and Community Development. Otherwise, all terms and conditions of the MOU shall remain in full force and effect.

**Resolution 11843** - authorized the adoption of PHA's FY 2017 Operating and Capital Budgets, as distributed to the Board and as presented at the meeting. The total projected revenue for FY2017 is \$385,032,331. The total projected expenditures for FY2017 are \$385,032,331, after executing expense reductions of \$21,729,602. Inclusive of the expense reductions, the adjusted Net Income for FY2017 is \$0, and the FY2017 budget is balanced.

**Resolution 11844** - authorized PHA to contract with JD Bravo Company for construction management services for the Lucien E. Blackwell Community Center. The contract performance period is twenty-one (21) months and the total aggregate amount to be expended is not to exceed six million three hundred eighteen thousand one hundred twenty-four dollars (\$6,318,124.00).

# PHA Board Approves Deal to Redevelop Liddonfield Site

The Philadelphia Housing Authority Board of Commissioners has agreed to sell the former site of the Liddonfield Homes in Northeast Philadelphia to NewCourtland, Inc., a nonprofit provider of community services, affordable housing, and education and workforce development for seniors.

NewCourtland, Inc. will purchase the 32 acre location for \$5.5 million and build 300 units of affordable senior housing on a portion of it. PHA will provide NewCourtland 300 project based vouchers (PBV) to subsidize rentals of those units. The nonprofit will develop a portion of the site as athletic fields.

"We are glad that we can execute a deal that will lead to modern, quality, affordable housing by a recognized provider of services to seniors," said PHA President and CEO Kelvin A. Jeremiah. "The new development will benefit the surrounding neighborhood

and the City while allowing the housing authority to meet the heavy demand for affordable housing."

Bobby Henon, 6th District Councilman, supported the action at the PHA Board meeting.

"The end use is exactly what the community has been wanting and has been championing for years. Sometimes, good things happen for those who wait. To the PHA board's credit and its due diligence on the staff level, I think you got it right," Henon said.

The Councilman also said that his wife grew up at Liddonfield and he lives just down the street from the site. He noted that there is a great need for the kind of senior housing that NewCourtland provides and that many seniors live in the neighborhood.

One year ago, PHA put out a Request for Proposals (RFP) to have

private developers build on the site that formerly contained Liddonfield Homes. A prior agreement to redevelop the site almost four years earlier failed to materialize, and the agency withdrew from the contract in November 2014.

PHA acquired Liddonfield, which had been military barracks, in December 1953 with occupancy by public housing residents starting in July 1955. The site eventually served both families and seniors, with senior housing developed on the site in 1968. A total of 464 units occupied the location along with community, management, and maintenance facilities. All the buildings were completely demolished in 2010. Four years earlier, PHA tried unsuccessfully to obtain a federal HOPE VI grant to redevelop Liddonfield with a mix of affordable and market rate housing.

# HUD, Department of Justice Award \$100K Grant to PHA

The Philadelphia Housing Authority has received a \$100,000 grant from the U.S. Department of Housing and Urban Development (HUD) and the Department of Justice (DOJ) to assist young people who are reentering society. PHA was among 18 housing authorities from across the country selected for this special grant.

HUD Secretary Julian Castro and Attorney General Loretta Lynch announced the grant award during an April 25 roundtable at the Raymond Rosen community center.

"The future of our nation depends upon the future of our young people, including young people who have become involved with our justice system," said Lynch. "By helping justice-involved youth find decent jobs and stable housing after they return

home, these critical grants provide a foundation for a fresh start and offer a path towards productivity and purpose."

Under the Juvenile Reentry Assistance Program (JRAP), funded through the Department of Justice's Second Chance Act funds, HUD and DOJ have teamed up to help young Americans rehabilitate and reintegrate into their communities. Funding was awarded to public housing agencies that have a partnership with a nonprofit legal service organization with experience providing legal services to juveniles.

PHA will partner with Community Legal Services to help residents between the ages of 16 and 24 make a successful reentry to society. One of the goals of the program is to expunge

or seal criminal records that can make it difficult for parolees to obtain jobs, housing, and other services.

"Reconnecting young people who've paid their debt to society to decent jobs and housing allows them to turn the page and become active, productive members of their communities," said Secretary Castro.

During the past fiscal year, PHA issued 10 vouchers through a partnership with the United States Probation Office and the Mayor's Office of Reintegration Services to aid the reentry of returning citizens through the Second Chance Program. Participants are selected carefully, with comprehensive and collaborative oversight by judges, prosecutors, and defense attorneys, and a variety of social services.

## 2016

### PHILADELPHIA HOUSING AUTHORITY

#### BOARD OF COMMISSIONERS MEETING CALENDAR

The third Thursday of every month at 3:00 pm

JAN 21	FEB 18	MAR 17	APR 21
MAY 19	JUNE 16	JULY 21	AUG-NONE
SEPT 15	OCT 20	NOV 17	DEC 15

All PHA board meetings are held at  
12 South 23<sup>rd</sup> Street, 6<sup>th</sup> Floor, Philadelphia, Pa 19103

# PHA to Launch New Customer Self-Service System Site

PHA's Information System Management department will soon launch a new Customer Self-Service System, as an alternate means of contacting Property Managers. The new system will serve as an all-inclusive portal that will allow residents to submit electronic requests directly to their Property Managers.

The new system will allow residents to enter maintenance requests. Once requests are entered into the system, Property Managers will have the ability to input notes and updates on the progress of the request, which will be available for residents to view. Property Managers will have three business days to respond to all maintenance requests.

The new system will allow residents to not only view a list of

past and outstanding maintenance requests, but also request updates to their household composition and employment status. Residents can reschedule recertifications and inspections, while also receiving a full overview of their current rent and any outstanding balances.

Once residents are logged into the new system, they will have access to the details of their household. They can view their current rent, any outstanding balances and pay their rent online using the Rezzcard feature.

Once the new system becomes available, residents will be able to access it on PHA's website. Residents will also receive a training guide in the mail before the system is activated.

# PHA Resident Council Appreciation Day



*The first day of Resident Empowerment week served as Resident Council Appreciation Day. Resident Council members were acknowledged and awarded for exemplary audits, resident programming, and committee participation. Long-standing Resident Leaders were also given the Avant-Garde award for 15 years of service. Other honorees were awarded the Nellie Reynolds Pioneering Service Award for 20 years of service. There was also a special presentation of a look back at the decades of service by the award's namesake, Nellie Reynolds.*

# PHA Youth Explosion



The COD department closed out another successful Resident Empowerment Week with the Youth Explosion on Saturday, May 21. Nearly 100 youth residents enjoyed games, food, a STEM presentation, and group talks about healthy relationships, bully prevention and social media.

# College Expo Draws Residents from Around the City of Philadelphia

The 2016 PHA College Expo targeted city residents 13-years-old or older who are looking for a college or are already attending college. The housing authority reached out to all high schools in the city and other city-based partners to attract attendance at the event.

The expo promoted educational opportunities to all Philadelphians, including financial aid and grants. Another aim of the expo was to help people land a better paying job in the future, since many companies now require a college degree.

18-year-old Ashira Frager, a senior who takes honors courses at Hallahan Catholic Girls High School, was pleasantly surprised to learn that her

grade point average already qualifies her for a scholarship to Cheyney University through the Keystone Honors Program.

Her mother, Shanea Cooper, a Housing Choice Voucher (HCV) recipient, wants her daughter to go to college for a better life.

"I've worked the same job for 18 years. I just don't want her to end up in the same ruts that I ended up in," said Cooper who works as a home health aide.

As for Ashira, she wants to become an elementary school English teacher and write fiction. An avid reader, she was inspired by one of her grade school teachers and would like to do the same for others.

"I like the idea of giving that experience to other people. I knew that writing was something I could do on the side," she said.

37-year-old Christina Willmore, who attends the adult education program at Ben Franklin High School, won \$100 from a raffle sponsored by Philly SEEDs, Inc., in addition to the opportunity to open a Wells Fargo savings account. She wants to become an intermediate case worker.

"I help people apply for health insurance. I help people with welfare, food stamps. I do some advocacy," she said.

Willmore plans on attending Community College of Philadelphia

(CCP) for two years and then transferring to Temple University.

Another HCV recipient, Desirae Douglas, 37, visited with a representative from CCP because she wants to go back and complete her Associates' Degree, then go to a four-year school and become a nurse. She's already a certified nursing assistant, certified in phlebotomy and CPR, and wants to take things to the next level.

"At Community, it'll be more affordable," Douglas said. "I'll still get the good, quality education that I deserve. I'll be able to go over to a four-year college."

Tyler Brown, a city resident who attends the Academy at Palumbo, still has two years to go before he

graduates, but is already looking at colleges. He volunteers at Thomas Jefferson Hospital and is interested in becoming a nurse.

Yolanda Malone-Bates, a school teacher at Ellwood Elementary School, brought her son, Jaylin Higginbotham, who attends George Washington Carver High School of Engineering and Science. All of her family members are college graduates.

Jaylin, 16, said that he was just searching for a place close to home such as West Chester University. He's interested in business management.

By all accounts, the College Expo was a success, drawing around 200 people to the John F. Street Community Center in March.

# Energy Coordinating Agency Graduation

Three proud residents have a brighter future after completing a course that can lead to a better paying job by helping to fix our environment. Theresa McDaniels, Blair Taylor and Yvette Taylor-Stierle recently graduated from the Environmental Training program.

The focus of the Environmental Training Program is to recruit, train and place local, unemployed and under-employed residents in full-time jobs in the environmental field. Training provides students with the skills to help clean up the environment in neighborhoods throughout the city. That includes identifying contamination, cleaning up ground fields so they can be returned to productive use. They also learn about underground storage tank removal, waste water treatment and waste water management.

Two of the graduates were a mother and son team.

"I went to a PHA open house and learned about this training. This was a very educational and fun program. My son joined me in this class because he thought that this was the best training program available," said Yvette Taylor-Stierle.

"The instructors are good and they definitely know how to teach the class. And it was good taking the class with my mom," said Blair Taylor. "Some days she had to push me other days I had to push her and together we made it through. This training taught you how bad the environment really is and ways to help fix it."

Funding from the Environmental Protection Agency (EPA) gives residents \$6,000 worth of training for

free so they leave with the certifications and abilities needed to find jobs in this growing field. This six-week course is for long term employment and the EPA partners with various agencies for professional development skills, additional training, and employment.

Theresa McDaniels is one of the 13 residents who have successfully completed the program since it was established last year.

"The program is wonderful. It was a great career move and the change I needed to make. I needed more than just a job. I've been through a lot in my life and PHA has been there to help me out and I want to encourage others to do the same," she said.

The training is held in North Philadelphia at 106 W. Clearfield Street.

Residents must have a high school or GED diploma and live in the following zip codes: 19120, 19122, 19124, 19133, 19134 or 19140. Residents who are interested in going through the Energy Coordinating Agency's Environmental Training Program, should contact their Family Self-Sufficiency coordinator or call 215-684-5300.



Mother Yvette Taylor-Stierle graduates with her son Blair Taylor after completing training in the Environmental Training Program



Theresa McDaniels proudly displays her certification after graduating from the Environmental Training Program.

# PHA Board Green Lights Extension of Successful After School Program



*The PHA Board has approved funding for the extension of the after school program at Norris Apartments. The program has helped children improve their grades, school attendance and behavior. The Norris Community Resident Council, Incorporated, a Section 3 resident owned business, runs the program that provides employment opportunities for residents and was highlighted at a HUD conference in Washington in March.*

A successful after school program at the Norris Apartments has received a boost from the Philadelphia Housing Authority Board of Commissioners. The Board has approved \$97,000 in funding for the extension of the program.

The Department of Housing and Urban Development (HUD) highlighted the program in mid-March as a model for resident engagement under the Choice Neighborhoods Initiative (CNI).

The Norris Apartments are located in North Central Philadelphia, which was awarded a \$30 million Choice Neighborhoods Initiative Implementation Grant by HUD in 2014. The People Plan component of the CNI Grant identified resident priorities that included high-quality educational resources.

The year-round program began formal operation in February 2015 after PHA entered into a Memorandum of Understanding with Temple University's College of Education and the Norris Community Resident Council, Incorporated – a Section 3 Resident-Owned Business. The agreement covered a one year period that ended this past February. The success of the program in improving student grades, school attendance and student behavior has prompted the City of Philadelphia, the lead partner in the Choice Neighborhoods grant, and HUD to agree to support the program over the next three years under the CNI Implementation Grant.

“I strongly believe that education is the key, that bridges the poverty gap and provides for social and economic mobility,” said PHA President and CEO Kelvin A. Jeremiah. “This program is a great way to empower our residents and their children with the educational resources necessary to succeed in life.”

Donna Richardson, the founder and President of the Norris Community Resident Council, Incorporated, said the program is very important to the community.

“It gives the kids a place to go after school hours. Also, the school report cards and grades have improved. Their behavior has improved,” she said.

The program also employs seven residents. Of the 35 children taking part in the program, 33 recorded perfect attendance at school. All of the participating children have raised their grades to a “B” or higher. Only four of those students had a serious disciplinary issue over the initial period of operation for the program.

Richardson said the program helps parents, too, in several ways. Some parents who did not understand their child's homework now do. Other parents have learned through a book club how to read to their children and how to ask questions to see if the kids are learning. Some parents who work at night were unable to help their children with their homework, so the program staff supervises kids so that they complete their assignments. In some instances, the students teach their parents how to use computers. The program, which includes a summer camp, also offers educational trips within the city for the children.

A number of parents have written letters to Richardson to tell her how grateful they are for the program. One of those letters came from a parent battling illness.

“Norris’ after school program has been a great help to me by giving my children the attention they need. The Norris staff has assisted my children in ways neither my kid's teachers nor I could,” the parent wrote.

The overall goal of the program is to empower the residents of the community and ultimately transform their community center into an educational hub for the entire community.

Richardson took part in a HUD conference for Choice Neighborhoods grantees in Washington in March. She explained how the after-school program creates opportunities for resident employment, improves educational opportunities for residents, and the challenges that low income families face. The conference also learned that the after school program is a Section 3 business, owned and operated by Richardson, and is a duly incorporated 501c(3) charitable organization.

# Shooting Sparks Peace Rally at Raymond Rosen



Raymond Rosen Resident Council President Alphonso Glenn (left), along with a local resident and Quene Rainey from WURD radio (right) prepare for the Peace Rally in hopes of sparking change in the community.

Raymond Rosen residents marched through their development to show support for peace after a shooting in January left a young man dead. Police don't know the reason for the shooting and although no one has been arrested, police are investigating leads.

Resident Council President, Alphonso Glenn said this was the third murder at Raymond Rosen in less than a year.

"I wanted to do this Peace Rally so people are aware that people are being killed and for what? I also hope this rally will encourage residents at other sites who are facing the same issues to make peace a top priority," he said.

State Representative Donna Bullock, PHA Commissioner Asia

Coney, PHA Police Chief Dr. Branville Bard and other police officers were there to support the rally.

Organizers also used this opportunity to hand out information to residents that could improve their lives, including material about getting charges expunged from criminal records and a list of organizations that are hiring returning citizens. Residents also received a list of places to go for job training and information on how to address family court issues.

Alphonso Glenn says these are just some of the areas where young men need support so they can again become productive family men and residents.

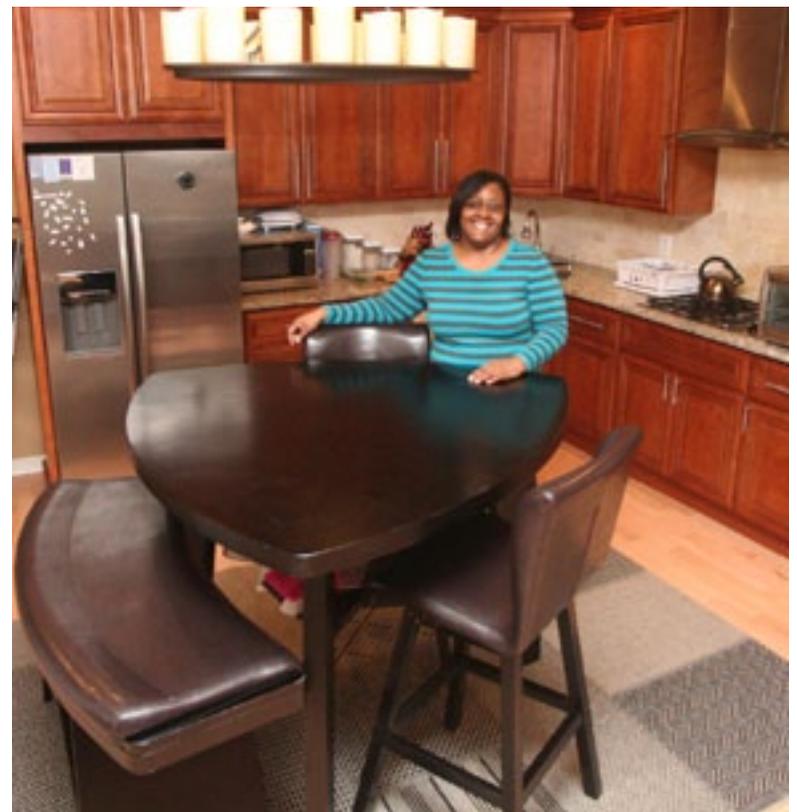
"Many of our men have infractions with the law that prevent them from getting good jobs. Now is the chance to get around these hurdles and move forward."

Residents can also help reduce crime by notifying police if they are aware of a crime or suspicious activity. Anonymous calls can be made to 215-684-3350. Residents do not have to provide their name when reporting crime.

Organizers say this is not a one time event. They are planning another Peace Rally to encourage residents to do whatever they can to keep their development safe.



Raymond Rosen residents along with community leaders and the police marched for peace earlier this year after a deadly shooting.



Tamika Williamson, an HCV recipient who works as a chef at the University of Pennsylvania, became a homeowner last September. This budding entrepreneur is the first person among her family and friends to own a home. She enjoys a spacious kitchen that allows her to do her favorite thing: cooking.

## Chef Has a Recipe for the Future

Talk to 35-year-old Tamika Williamson and you'll quickly learn that she won't settle for any old thing.

After fixing her credit over a six month period and viewing 45 homes, Williamson had the satisfaction of becoming a homeowner in late September. It's a two story, three-bedroom, two bathroom home located in a Keystone Opportunity Zone that allowed her to get a FHA loan and other grants for down payment assistance and closing costs.

Tamika, a Housing Choice Voucher recipient, is anything but ordinary. For the past three years, she has worked as a chef for the University of Pennsylvania. She also has Associates' Degrees in accounting, culinary arts, and hotel and restaurant management. And she's applying to Temple to get a Bachelor's Degree in Accounting. Her ultimate goal is to own a restaurant.

At one point in her life, Tamika had to live in shelters. Eventually, she became a resident at Wilson Park and then moved to the Housing Choice program in 2001.

In August 2014, Tamika received a flyer on the Housing Choice

homeownership program, went to a meeting, and decided to take advantage of the opportunity. She worked with Intercultural Family Services, Inc., which has a housing counseling program, to repair her credit by paying outstanding bills. By the following May, Williamson's credit score had improved to thirty points higher than the minimum for a Federal Home Administration (FHA) loan that requires lower down payments and is insured by the government. The deal on her home in the Tacony neighborhood closed in late September.

Williamson says the process was stressful, but worth it.

"It gives me a sense of purpose because I actually own something. I can say at the end of the day that I've accomplished something," she said.

And this budding entrepreneur is the first person among her family and friends who owns a home. She hopes she can motivate others to start building their own wealth through homeownership.

Now, we're just waiting for the opening of that new restaurant.



**PHA**  
PHILADELPHIA HOUSING AUTHORITY  
**SUMMER FOODS PROGRAM**

**June 27 - August 26, 2016**

**ALL PHA RESIDENTS AGES 3-18 are eligible to receive free breakfast and lunch**

**2016 Summer Foods Program Sites:**

**MONDAY - FRIDAY  
9 AM - 2 PM**

Abbottsford Homes	Johnson Homes
Arch Homes	Morton Homes
Bartram Village	Norris Apartments
Cambridge Plaza/ John F. Street Center	Oxford Village
Champlost Homes	Paschall Village
Fairhill Apartments	Raymond Rosen Manor
Haddington Homes	Spring Garden Apartments
Harrison Plaza	Westpark Apartments
Hill Creek Apartments	Whitehall Apartments
	Wilson Park

**For more information, please call  
215.684.3959**



# Preparations Under Way for 2016 Summer Food Program

PHA's Community Operations and Resident Development department (CORD) will once again run the Summer Food Service Program (SFSP) this year between Monday, June 27 and Friday, August 26.

The program takes the place of the school lunch program and provides young people with access to good, nutritional meals. Last year, SFSP reached new heights when it provided over 68,600 meals. PHA is one of several large sponsors of the program in the City.

Daily operating hours will be Monday through Friday between 9:00 a.m. and 2:00 p.m. The program will not operate on Monday, July 4, as PHA will be closed in observation of Independence Day. There will also be summer camp and a reading program at 13 sites during SFSP this year.

"The Summer Food Service Program is critical to many families in Philadelphia," said PHA President and CEO Kelvin A. Jeremiah. "No child should ever have to go hungry. That is why PHA is pleased to sponsor this program with a contribution of over \$350,000 of its own funds."

Each year the program provides employment opportunities for PHA residents. These jobs include program monitors, site supervisors, food services workers, a field supervisor, and an accountant. Overall, in 2015, the program provided 40 jobs for PHA clients and local residents.

Children who do not live near a participating PHA site can still go to a neighboring site or one of 150 sites operated by the City's Department of Parks and Recreation, which will offer similar meals.

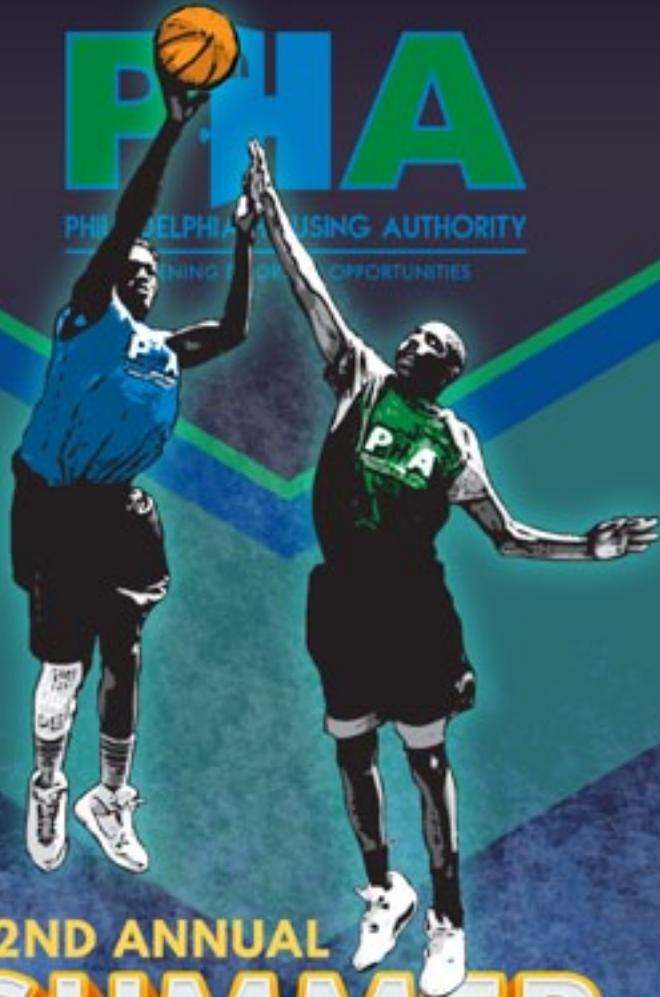
SFSP is a reimbursement-based grant program funded by the United

States Department of Agriculture, through Pennsylvania's Department of Education. The intent of this program is to provide free breakfast, lunch, and/or snacks to children ages 3 - 18. For more information about participating in PHA's Summer Food Service Program, call 215-684-3959.

The housing authority will host the program at 19 sites this year including:

- Abbottsford Homes
- Arch Homes
- Bartram Village
- Cambridge/John F. Street Center
- Champlost Homes
- Fairhill Apartments
- Haddington Homes
- Harrison Plaza
- Hill Creek Apartments
- Johnson Homes
- Morton Homes
- Norris Apartments
- Oxford Village
- Paschall Village
- Raymond Rosen Manor
- Spring Garden Apartments
- West Park Apartments
- Whitehall Apartments
- Wilson Park

Residents, including those who were formerly served at Blumberg and Queen Lane Apartments, can go online to the USDA website at [www.fns.usda.gov/summerfoodrocks](http://www.fns.usda.gov/summerfoodrocks) to locate the Summer Food locations closest to them. Residents can also look for the site nearest them at [www.phila.gov/youthprograms/meals/Pages/default.aspx](http://www.phila.gov/youthprograms/meals/Pages/default.aspx), [www.hungercoalition.org/summermeals](http://www.hungercoalition.org/summermeals), or by texting "FOOD" or "MEALPA" to 877-877, or calling 1-855-252-MEAL.



2ND ANNUAL  
**SUMMER  
BASKETBALL  
LEAGUE**

**215.684.4375**

ZACHARY.MCNEIL@PHA.PHILA.GOV

### QUALIFICATIONS

Boys and Girls, Ages 10-13 & 14-17  
Parents/Guardians need to fill out a consent form  
Must be a resident of the Philadelphia Housing Authority

Each team must have a coach over the age of 18 and he/she must be a PHA resident and must fill out a consent form.



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