

The PHA Experience

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Ground Broken for Long Awaited Strawberry Mansion Apartments

PHA has broken ground for a new 55-unit development in the historic Strawberry Mansion neighborhood of North Philadelphia. Pennsylvania Governor Tom Wolf joined local dignitaries for the event which was held under a tent due to rainy weather.

The aptly named Strawberry Mansion Apartments cover an area bounded by 33rd Street to the West, Arlington Street to the North, 32nd Street to the East, and Berks Street to the South. The new apartments will complement the ongoing revitalization of the neighborhood and help ensure that quality housing remains available for lower-income residents.

"I want to thank Council President Darrell Clarke, Representative Donna Bullock, and the Philadelphia Housing Authority for their hard work in shepherding this project from dream to reality," said Governor Wolf. "This new housing development will help to ensure that affordable housing is available here, so the neighborhood's residents have real choices when looking for homes where they can build and grow their families."

"We are thrilled to begin this long-awaited development," said PHA President and CEO Kelvin A. Jeremiah. "We believe that as a result, homeowners who live nearby will see values in their properties increase. PHA has worked closely with community leaders to make this development a reality."

"A quality home near attractive amenities like Fairmount Park should be a dream that's within reach for every Philadelphian," said Council President Darrell L. Clarke. "Affordable housing yields positive economic benefits that aren't confined to four walls, but extend to the block, the neighborhood, and the community."

The new apartments will consist of one, two, three and four-bedroom homes, ranging in size from 685 square feet to 1,734 square feet in a mix of walk-up apartments and townhomes. There will be at least 6 accessible units, 2 units for the hearing/visually impaired, and 38 units with features that at a minimum accommodate visitors with disabilities such as zero-step entrances and ground-floor bathrooms.

Strawberry Mansion Apartments are designed with sustainability and low energy usage in mind, with Energy Star rated appliances and mechanical equipment, and compact fluorescent bulbs throughout. The units will be built to Energy Star 3.0 standards, LEED for Homes, and Enterprise Green Communities 2015 criteria for new construction. The design also includes a community center, management office, and an on-site laundry facility.

PHA is investing \$23.6 million in the neighborhood, of which \$11.66 million will come from private investors via the sale of Low Income Housing Tax Credits. The balance will come from public housing funds and private financing through the Rental Assistance Demonstration Program.

In addition to receiving tax credits for the development of the Strawberry Mansion Apartments, PHA is supporting three other affordable housing developers who were awarded tax credits this year with subsidies. This reflects PHA's philosophy of encouraging other organizations in the development of quality housing for low-income seniors, disabled citizens and families.



Pennsylvania Governor Tom Wolf (center) joined PHA President & CEO Kelvin Jeremiah at the groundbreaking ceremony for the Strawberry Mansion Apartments. Also shown (from left) are Commissioners Bonnie Camarda and Pat Eiding, State Sen. Sharif Street, PHA Board Chair Lynette Brown-Sow, City Council President Darrell Clarke, State Rep. Donna Bullock, and Sam Staten.



Strawberry Mansion Apartments will consist of one, two, three and four-bedroom homes in a mix of walk-up apartments and townhomes. The 55-unit development covers an area bounded by 33rd Street to the West, Arlington Street to the North, 32nd Street to the East, and Berks Street to the South.

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2017 has been an eventful year so far for PHA, mostly for the good.

Sadly, one of those events, a shooting in the Harrison Plaza neighborhood, could easily overshadow all the good things that are taking place. Don't let that happen.

PHA is firmly committed to the safety of our residents and the neighborhoods where our developments are located. Anything that threatens the safety of our residents or their neighbors cannot be tolerated.

Crime at PHA sites has plummeted over the last year because of deliberate steps we and you have taken as you'll see from our in-depth below.

Please remember that our success depends upon you, too. PHA and Philadelphia Police need you to be our eyes and ears by reporting suspicious activities or those that disturb the peace and tranquility of your neighborhood. You are critical to our success in lowering crime rates and keeping them down.

As I said earlier, good things are taking place.

On March 31st, Governor Wolf joined us for a groundbreaking ceremony for the Strawberry Mansion Apartments. We expect construction of this development to be completed by next February. This is the third development for PHA in a historic neighborhood that is beginning to rise again. We are proud to do our part to keep housing in this community affordable.

We have successfully partnered with T-Mobile in bridging the digital divide. Several hundred tablets were handed out in mid-March to families at West Park Apartments, as well as FSS participants,

following a special event at that site. We plan on handing out up to 4,500 tablets with access to T-Mobile's high-speed 4G LTE network.

PHA met its longstanding commitment to residents of the Germantown neighborhood in early February with the unveiling of a historic marker at the new Queen Lane development, a site that once contained a potter's field.

In mid-February, the first 14 families moved in to the apartments at Blumberg Phase I. We are keeping our commitment to residents of the old Blumberg site who were given the right to return. PHA is finalizing details of street design and will begin construction by the end of the year on the reconstruction of 22nd and 23rd streets, so that they reconnect to the rest of the neighborhood.

In the meantime, we have begun a formal search for a partner developer to build 400 units in the Sharswood neighborhood; 300 of them rental and 100 homeownership. We expect to break ground shortly on PHA's new headquarters building on Ridge Avenue that will become an anchor on that commercial corridor. And we have issued a request for proposal to build a supermarket on Ridge Avenue adjacent to our new headquarters.

Finally, we are working on plans to rehabilitate the old Vaux High School in Sharswood which will reopen this fall as a college preparatory school serving just over 500 students, most of them from the neighborhood. It will take several years to reach that enrollment level.

It is a privilege and an honor for me to serve as PHA's President and CEO and I'm firmly committed to our goals for you and for the City of Philadelphia. We shall keep opening doors to opportunities!

Crime Statistics at PHA Sites Plummeted in 2016

PHA, working closely with residents, has achieved a stunning decrease in crime at its developments.

Statistics released for 2016 show crime fell in virtually all categories, with thefts decreasing by 68%, robberies cut in half, and sexual assaults down by 78%. Overall, crime decreased in 2016 by over 41%.

PHA made the decision to increase the size of its police department 3 years ago after Kelvin A. Jeremiah assumed the role of President and CEO. Jeremiah not only committed to increasing the number of sworn Police Officers, but also ensuring that at least 10 PHA residents would be recruited to join the force.

"Our goal is to make PHA communities' neighborhoods of choice," Jeremiah said. "A feeling of safety and well-being plays an important role in that. The increase in the department and having a police department that works hand-in-hand

with residents to create crime-free areas is definitely paying dividends. I want to thank PHA's Board of Commissioners for its support, and commend Chief Bard, the entire PHA Police Department, and the residents on their collaboration so that everyone can have a sense of security that all citizens deserve."

Jeremiah stated that in addition to the PHAPD expansion, PHA invested heavily in a closed circuit television (CCTV) security system and multilayered door entry access controls.

PHA Police Chief Branville Bard credits involvement by residents for helping make PHA communities safe.

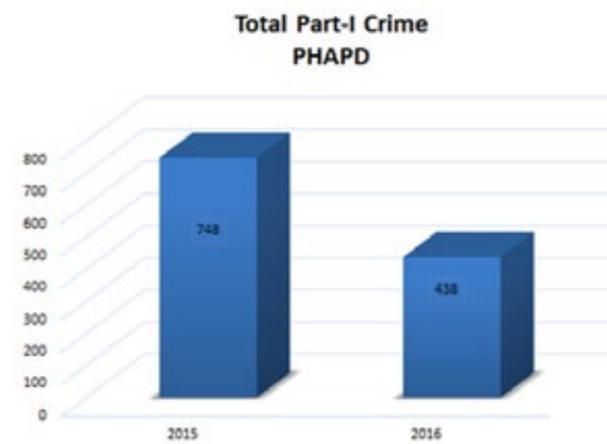
"We took our cue from PHA resident leaders who wanted us to focus our efforts strictly on PHA communities rather than including the broader areas around our sites," Bard said. "Having our officers concentrated at our developments has allowed us to

increase community engagement and work more closely with residents."

Another initiative that has contributed to the trend is PHA's decision to recruit PHA residents to the PHA Police Department. Once hired, these men and women undergo the same training as Philadelphia police officers. They are fully accredited full-time sworn officers.

Chief Bard says they have had an immediate positive impact. "They have roots already established in the community, so that allows them to hit the ground running. They know these areas very well. And individual residents feel more comfortable going to them because they know them."

PHA enjoys an enhanced relationship with the Philadelphia Police Department (PPD), which allows PHA to share information and systems. Chief Bard has a close working relationship with Philadelphia Commissioner Richard Ross and other



members of the PPD. That kind of coordination is instrumental in helping PHA's focused efforts.

But it is resident involvement that has made the largest contribution. PHA's Board of Commissioners includes two resident leaders. They in turn lead the PHA Police Advisory Board.

"We use the police advisory board to identify and attack the big problems,"

Bard said. "We work with these leaders on tough issues. Based on their feedback, we moved to high visibility patrols in certain areas during certain times. They helped us focus on domestic violence, which was the source of a lot of our aggravated assault and child safety. This partnership is working very well. We will continue to advance PHA's mission by opening doors to opportunities!"

Remembering the Ancestors: PHA Fulfills Promise at Queen Lane

In a lasting tribute to some of the early residents of the historic Germantown neighborhood, PHA unveiled a historical marker at its Queen Lane development in early February. The marker recalls a time when part of the site was used as a Potter's Field. It notes that a historic burial ground was established on July 23, 1755 by deed to serve as the resting place for all strangers, Negroes, and Mulattoes who died in any part of Germantown forever.

"We fulfilled our promised to show respect for this sacred site," said PHA President and CEO Kelvin A. Jeremiah.



Baba Ron McCoy of the Association for the Study of Classical African Civilizations (far right) conducted a libation ceremony during the dedication of the Queen Lane historical marker. The ceremony recalls ancestors who were buried at the site as well as other African-Americans who lived and died in Germantown.

"I would like to thank the Department of Housing and Urban Development (HUD), Councilwoman Cindy Bass, Queen Lane Resident Council President Corliss Gray and the entire community for working with us to ensure that we remember our history and honor those who came before us, on whose shoulders we proudly stand."

"This marker gives due respect to the site that served as the final resting place for many free and enslaved black men, women and children and, more importantly, recognizes these early citizens as part of the fabric of

our city," said Councilwoman Cindy Bass who represents residents of the neighborhood.

Lisa Hopkins of the Northwest Neighbors of Germantown said the group has applied for a state marker for the site and, if not approved, will push for national registry of it.

Queen Lane Resident Council President Corliss Gray encouraged all parties at the event to find a replacement for the playground that once stood on the site.

"It's so great to honor the dead, but we gotta think about our future. In the children is our future, and we gotta look out for them," she said.

The redevelopment of Queen Lane, first publicly announced in July 2011, was delayed when concerns were raised about a Potter's Field that once occupied a portion of the site. In January 2014, PHA signed a "Programmatic Agreement" with the HUD, the State Historic Preservation Officer (SHPO), and the Advisory Council on Historic Preservation (ACHP). The agreement governed the way the site was redeveloped. Included in the agreement, was a commitment by the housing authority to post a historical marker that memorializes the site.

During the redevelopment of the former high-rise site, an archaeologist was on hand or readily available during the entire process to ensure that any



PHA President and Executive Director Kelvin Jeremiah unveiled a historic marker at the Queen Lane Apartments in early February, which is also Black History Month.

historic resources were documented and preserved. PHA acted so that no new construction occurred within the known boundaries of the Potter's Field as identified by archaeological investigations. Those same investigations recovered approximately 6,000 artifacts. They were mostly domestic in nature, and included ceramics, glass, animal bones, architectural items, and personal items such as smoking pipes and fragments of musical instruments.

The consulting parties to the programmatic agreement included the Philadelphia Archaeological Forum (PAF), Northwest Neighbors of Germantown; National Coalition of Blacks for Reparations in America (N'COBRA), Avenging the Ancestors

Coalition, Philadelphia Historical Commission (PHC), Germantown Historical Society, the Preservation Alliance for Greater Philadelphia, the Queen Lane Residents Council, the Pulaski Town Community Association and the Westside Neighborhood Council.

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 rehabbed the 29-unit site.

Courtyard Residents Breathing Easier

Courtyard at Riverview in South Philadelphia will undergo major renovations following a record setting deal under the Rental Assistance Demonstration (RAD) program between PHA, the U.S. Department of Housing and Urban Development (HUD), and The Michaels Organization. The deal ensures that 470 affordable housing units will be preserved in a high property value neighborhood. The development is located at the south end of Queen Village and adjacent to the Italian Market area.

The site contains a 165 unit senior high-rise apartment building and 305 modern low-rise homes. The rehabilitation activities at the senior

tower will include: exterior facade repairs, roofing and window repairs and replacements, reconstruction or replacement of the elevators, as well as heating and ventilation system upgrades. Kitchens and baths will also be upgraded with new counters, fixtures and vanities. The townhouses will be similarly upgraded.

"This transaction will ensure that the Courtyard Apartments at Riverview are preserved for low-income seniors and families. Even as our city's neighborhoods grow in value we must not forget about the less fortunate among us who need a decent place to live," said PHA President and CEO Kelvin A. Jeremiah. "Courtyard is yet

the latest example of PHA's desire to work with likeminded partners that understand the importance and the need to preserve affordable housing. I want to thank HUD for providing an innovative solution to attract private sector dollars to assist in reducing the housing crisis. I would also like to thank The Michaels Organization for making a real investment into the lives of the City's most vulnerable population."

"We are proud to be a partner with PHA, whose forward thinking vision ensures that Courtyard will be revitalized into modern, energy efficient, high quality housing that will improve the lives of our residents and enhance the community," said John J. O'Donnell,

President of The Michaels Organization.

The RAD transaction changes the subsidy from public housing to Project Based Housing Choice Voucher (Section 8) assistance. This allows the owner to generate private capital for the much needed repairs and upgrades.

By switching subsidy platforms, the RAD program allows the owners of public housing developments to leverage debt in order to generate capital for re-investment in the development, including a set-aside for reserves. Under RAD, the project is subject to a RAD Use Agreement that automatically renews every 20 years. This ensures that the units remain permanently affordable to low-income households.

Courtyard at Riverview Resident Council President Inez Green said no major work had occurred at the site since the late 1990's.

"After 17 years, it becomes wear and tear and you just need upgrade", she said.

Green added that she is satisfied and confident with the new partnership and the teamwork that will follow.

Courtyard at Riverview was built starting in 1999 following demolition of the Southwark public housing development. The original housing dated back to 1963.

This transaction represents the largest RAD agreement in Pennsylvania and a significant deal for RAD transactions across the country.

PHA to Reopen High School in Sharswood Neighborhood

The Sharswood neighborhood will once again have a community based high school, starting this fall. The School District of Philadelphia in partnership with the Philadelphia Housing Authority will reopen the old Vaux High School building as a college preparatory high school that will serve up to 504 students.

The district is contracting with nationally acclaimed education innovator Big Picture Learning to implement an innovative educational design. The new four-year high school will serve students who have graduated 8th grade on time, and are looking for a proven, internship-based, college prep experience.

PHA purchased the Vaux building from the School District for \$2 million. The housing authority will invest up to \$15 million for renovations. Big Picture Schools Philadelphia (BPSP) will manage the school, and the Philadelphia Federation of Teachers (PFT) will represent the teachers at Vaux. In addition to its investment in the building, PHA will provide an annual subsidy of up to \$500 per student.

“Creating a high-quality school is another major step in transforming Sharswood-Blumberg into a neighborhood of choice,” said PHA President and CEO Kelvin A. Jeremiah. “We and our partners are building hundreds of homes, creating a commercial corridor and moving our headquarters to the neighborhood, but this innovative school will provide the glue that binds this community together.”

“High school students often travel across the city to find high quality schools that meet their needs and interests. As we work toward our goal of great schools close to where children live, the District is proud to provide more educational opportunities in the growing Sharswood neighborhood,” said Dr. William R. Hite, Superintendent of The School District of Philadelphia. “This unique partnership with Big Picture, the



The School District of Philadelphia in partnership with the Philadelphia Housing Authority will reopen the old Vaux High School building as a college preparatory high school that will serve up to 504 students

PHA and the PFT is the latest project in our innovation network, where we continue to create successful evidence-based school models, where instruction is more personalized, interest-based, and infused with technology.”

The Vaux location was identified for a new high school because of an expected increase in the number of high school students in the neighborhood under the Sharswood/Blumberg Transformation Plan. Big Picture High School will serve those students in their neighborhood.

Big Picture High School will be a District managed neighborhood high school offering automatic admission for students that reside in the Meade and Morris Elementary School attendance zones. The remaining enrollment will take place under a tiered lottery process with students in the W.D. Kelley attendance zone receiving first priority, and the students residing in the Strawberry Mansion High School attendance zone receiving secondary preference, with any remaining seats filled from across the city.

What is Big Picture Learning?

Big Picture Learning was established in Rhode Island in 1995 with the sole mission of putting students directly at the center of their own learning. The company’s co-founders merged thirty years of experience as teachers and principals to launch this new innovation in education. There are over 65 Big Picture network schools in the United States today and many more around the world.

With the need for school reform and skyrocketing dropout and pushout rates in Philadelphia, David Bromley received tremendous support from Big Picture Learning to head up a local, independent, non-profit organization: Big Picture Philadelphia. In 2008, Big Picture Philadelphia was incorporated as a 501(c)3 and Bromley was named Executive Director.

In 2009, El Centro de Estudiantes opened its doors at 2010 North Mascher Street, in the Kensington section of North Philadelphia. Since then, El Centro’s student population has grown and, in 2012, the school moved four blocks north to 126 West Dauphin Street. El Centro boasts an 82% graduation rate, far greater than the overall rate of 65% reported by the School District of Philadelphia.

A Big Picture school has several key elements: an advisor (teacher), an individualized learning plan, real world learning through internships, a plan for life after high school, and the involvement of the students’ families. All students take the SAT or College Board exam at least once and all of them visit, interview, and apply



David Bromley, Executive Director, Big Picture Philadelphia

to at least three colleges. Big Picture encourages students to take at least one or more college classes while in high school.

Teachers who also function as advisors pay a visit to each student in his or her home early in the school year. They also carry out home visits throughout the student’s tenure at the school. These visits allow the advisor to have a better sense of their students’ background and home situation. In turn, the student’s family is connected to what is happening at their child’s school.

“We want to build on the student’s strengths and their interests. Often, during home visits, we can learn more about the student’s strengths and interests,” said Bromley. “So much of the success of the student starts with the trust of the adults that they’re working with.”

Parents at a Big Picture school participate in four learning plan meetings during the school year, and attend each of their student’s semester exhibitions. Along with the student, the advisor, and the internship mentor, parents/families are integral members of the learning team. Bromley believes that parents are good at holding students accountable, as well as offering encouragement, leading to a richer experience for the student.

For More Information, parents can go to the website www.bigpicturephiladelphia.org, call 267-687-8407, fax 267-687-1170, or email vauxadmissions@bigpicturephiladelphia.org.

PHA Begins Early Planning for Redevelopment of Bartram Neighborhood

PHA is taking the first steps toward the redevelopment of Bartram Village and the surrounding neighborhood. The Board of Commissioners has approved a contract with Pennrose Properties LLC, a private developer of affordable housing. The resolution approved by the board states that the housing authority will enter into pre-development negotiations to draft a development agreement, which would then be presented to the Commissioners for their approval.

The Board acted after responses were received to a Request for

Qualifications for developer services for Bartram Village that was sent out by PHA’s Procurement Department. Bartram Village dates back to 1942 when it was built as housing for defense workers in southwest Philadelphia. The housing at the site lacks the amenities, layout, unit space, and energy efficiency needed in a 21st Century housing development. Revitalization of Bartram Village and the surrounding neighborhood is consistent with PHA’s strategy to reinvent public housing through creation of viable, self-sustaining, mixed income communities.

Currently, Bartram Village contains approximately 500 units on a 22-acre site. The development is adjacent to Bartram’s Garden, a destination and outdoor classroom that originally was the home of John Bartram who collected seeds and plant specimens and developed a successful international plant trade and nursery business. In 1765, Bartram was appointed the “Royal Botanist” by King George III.

“We wish to develop a planning process that PHA can support,” said PHA President and CEO Kelvin A.

Jeremiah. “We’ll move thoughtfully, consulting residents, stakeholders, and local leaders as any redevelopment plans are drawn and proposed. The planning process could easily take several years.”

PHA is committed to one-for-one replacement of the existing units at Bartram Village. The housing authority hopes to create a mixed-income development that includes additional affordable and market rate housing units, homeownership units, senior housing, and potentially supportive housing units, at the site and possibly

offsite as well. If that occurred, the density of Bartram Village may be reduced.

The agency is also seeking to transform the Bartram neighborhood as well, by seeking investment partners in well-functioning services, high quality public schools and education programs, high quality early learning programs and services, crime prevention strategies, public assets, public transportation, and improved access to jobs.

PHA Partnership Helps Produce Senior Housing in Logan

The Logan neighborhood in North Philadelphia is one of the latest to benefit from a PHA partnership with a nonprofit provider, the WES Corporation, a managed behavioral healthcare provider.

The Lindley Apartments opened in late January, thanks to a PHA subsidy estimated at \$132,000 a year through project based vouchers (PBV). The rehabilitated development is located at 1300 Lindley Avenue in close proximity to services and transit. The WES Corporation headquarters is across the street.

Melanie Gray, Chief Operating Officer, said the complex contains 42 one-bedroom units and 6 efficiency apartments. The first floor of the building will offer the residents a number of amenities to increase their quality of life. It will also house a satellite office of WES Health Corporation, designed to service the health needs of its senior population. She noted that this development is the company’s first venture into affordable housing, but President and CEO Dennis Cook plans to do more.

The company opened this development through a subsidiary, Pinnacle Enterprises, LLC, a firm dedicated to providing affordable housing to seniors and at risk populations. WES recognizes that



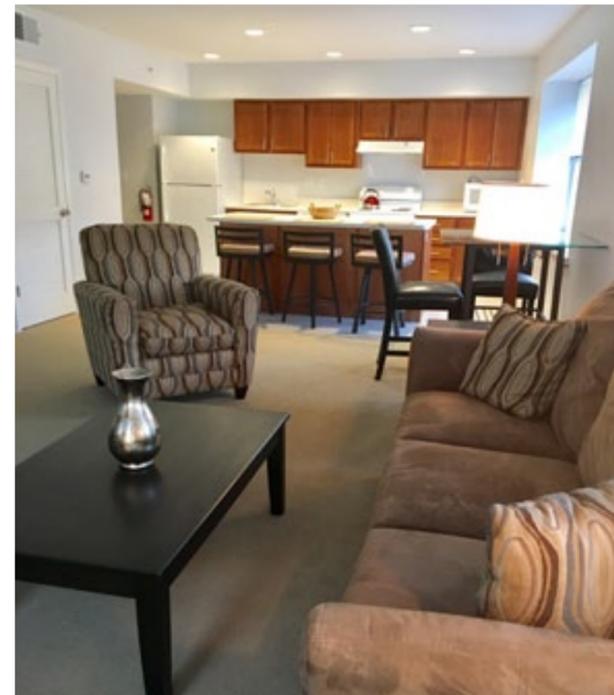
The Lindley Apartments opened in late January, thanks to a PHA subsidy through project based vouchers. The senior development is located at 1300 Lindley Avenue in the Logan neighborhood.

a holistic approach to housing and individual development is needed, and that satisfying healthcare needs are as critical as housing needs for developing the potential of the population.

WES Corporation and its partners invested \$20 million to rehabilitate and modernize the building and create bright, sunny, open-style apartments, with large windows, energy efficient heating and cooling systems, low-flow faucets, shower heads and toilets. Residents have access to

health services and community events in a green, controlled, and secure environment. This formerly blighted area also provides access to a new Rite-Aid Pharmacy, groceries, convenience, retail stores, and restaurants.

Presby’s Inspired Life serves as the property manager for the site. The management company has been involved in managing senior living environments to the greater Philadelphia area for over 50 years.



The Lindley Apartments have a bright, sunny, open-style, with large windows, and energy efficient heating and cooling systems. Seniors who reside there have access to health services and community events, as well as transit, a new pharmacy, groceries, convenience, retail stores and restaurants.



PHA Partnership Produces Housing for Artists

You've heard the story about starving artists? Well, there's some truth to it. So, PHA and the People's Emergency Center (PEC) have joined up to help some of those folks.

In late January, PEC held a ribbon cutting for its newest affordable housing development, the 4050 Apartments located at 4050 Haverford Avenue in West Philadelphia. The new development provides affordable housing specifically designed for low-income artists, who are an essential part of the community in Philadelphia's Promise Zone. The development in what's known as Lower Lancaster is bringing new life to what was once a highly visible vacant lot.

"There is an affordable housing crisis that PHA cannot solve alone. By

working with partners like PEC, we are able to ensure that every neighborhood, including University City has quality homes for lower-income families," said Philadelphia Housing Authority President & CEO Kelvin A. Jeremiah. "PHA is proud to support PEC's good work and commit \$4.4 million to these homes over the next 15 years."

PHA Commissioner Fred Purnell attended the event. He was representing the City of Philadelphia in his role as Deputy Director for Housing and Community Development.

The 4050 Apartments are contained in a three-story building with one, two, and three-bedroom apartments, including two accessible units. Residents will have access to a community room on the ground

floor that will also be a site for arts and educational programming open to the public. The new development features amenities that are conducive for creating art: flexible open layouts, natural light and high ceilings.

The location of the new development, where Lancaster intersects with Haverford Avenue and 40th Street, is home to the second largest community of artists in Philadelphia. They have long been attracted to the area by its stock of affordable housing, public transit availability, active arts groups, and close proximity to galleries and educational institutions. With current housing costs rising to levels that could push out low income artists, the 4050 Apartments aim to preserve an important cultural part of the community.



PHA Commissioner Fred Purnell (center, left) attended the grand opening for the 4050 Apartments in West Philadelphia in late January. PHA subsidies worth over \$4 million helped make this new development by the People's Emergency Center possible. (Photo courtesy DHCD by Tiger Productions)

Study Suggests PHA's Smoke Free Policy Improves Air Quality

A recently completed scientific study suggests that PHA's smoke-free policy improves air quality at public housing developments. The study conducted by scientists from Drexel and Johns Hopkins Universities showed a 47 percent decrease in the average amount of detectable levels of nicotine in the air at four pilot sites. Inside nonsmoking residents' homes, trends toward reduced nicotine exposures were also seen.

The data generated by the study makes PHA the only housing authority in the nation with objective evidence of smoke-free policy effectiveness. The locations for the study were chosen based on survey data and the concentrations of vulnerable populations of children and seniors. Passive air monitors measured nicotine levels for 7 to 14 days at Wilson Park, Fairhill Apartments, Bentley Hall, and West Park Apartments. A team from Drexel University's Dornsife School of Public Health conducted three waves of data collection: summer/fall 2013, late spring 2014, and early spring 2016.

Nicotine levels were measured inside the homes of residents who do not allow smoking in their residence and in common areas, such as entrances, stairwells, elevators, laundry rooms, and hallways. This technique allowed for the comparison of second-hand smoke levels before and after the smoke-free policy became effective on August 5, 2015. Scientists at Johns Hopkins University in Baltimore analyzed the samples collected by the Drexel team.

"Based on these initial results, we are very happy that the smoke-free policy is apparently reducing secondhand smoke levels at these key locations," said PHA President

and CEO Kelvin A. Jeremiah. "Secondhand smoke contains toxic chemicals that can cause or worsen asthma, emphysema, heart disease, and cancer. It can also cause sudden infant death, and ear and lung infections and asthma attacks in kids."

Secondhand smoke seeps and drifts from a smoker's residence to other units and common areas. Up to 60% of the air in multifamily homes can come from other units. The results suggest that the new policy has not eliminated secondhand smoke in homes or public areas at the study locations, but that the amount of airborne nicotine, on average, is significantly less than the amount detected before the policy took effect. Those reduced levels can lead to improved health for residents.

The smoke-free policy adopted by the PHA Board has a unique two-pronged approach to enforcement for new and existing units. One section of the policy applies to residents with leases at existing units before the policy took effect on August 5, 2015. The other applies only to units that are new construction or substantially rehabilitated, for residents entering into leases on or after the start date of the policy.

At existing units, Notices of Violation can be issued, with emphasis on the availability of cessation support. Residents who entered into leases on or after August 5, 2015 at new units or substantially rehabilitated units (where PHA has made a major financial investment) may face possible lease termination after the fourth violation of the smoking policy. The policy also allows for one violation to be erased. In each instance, violators will receive cessation support and informational materials that HUD has on cessation.

and CEO Kelvin A. Jeremiah. "Secondhand smoke contains toxic chemicals that can cause or worsen asthma, emphysema, heart disease, and cancer. It can also cause sudden infant death, and ear and lung infections and asthma attacks in kids."

Board Resolution Updates PHA Staff Changes

November 2016

- Resolution 11897** – approved the comprehensive annual financial report of the Philadelphia housing authority for the fiscal year ending March 31, 2016
- Resolution 11898** – authorized PHA to pay an amount not to exceed ninety-eight thousand seven hundred ninety dollars (\$98,790.00), toward the settlement of personal injury and civil rights litigation in exchange for a full release.
- Resolution 11899** – authorized PHA to contract with Barry S. Slosberg, Inc. for auctioneer and asset disposition services for real property, for a total contract amount not to exceed 10% of the auction sale price.
- Resolution 11900** – authorized PHA to contract with Milestone Construction Management for door repairs and replacement services, in a total amount not to exceed one hundred sixty-four thousand four hundred twelve dollars (\$164,412.00).

December 2016

- Resolution 11865** – authorized PHA to contract with Precision Reporting, Inc. for court reporting and stenographic services in a total amount not to exceed two hundred fifty-five thousand one hundred dollars (\$255,100.00).
- Resolution 11902** – authorized PHA to modify its task order with Dale Corporation for construction management services for the Queen Lane Apartments project for residential construction and to increase the task order amount by four hundred sixty-three thousand six hundred twenty-one dollars (\$463,621.00).
- Resolution 11903** – authorized PHA's joint submission to HUD, with the City of Philadelphia, of the Assessment of Fair Housing ("AFH").
- Resolution 11904** – approve submission to HUD of PHA's Moving to Work Fiscal Year 2018 Annual Plan, which includes Rental Assistance Demonstration Significant Amendments for Westpark Plaza and Blumberg Senior Tower.
- Resolution 11905** – authorized PHA to award eleven (11) project-based vouchers to WES Corporation.
- Resolution 11906** – authorized PHA to execute and submit any and all necessary documentation and take any steps or actions necessary to submit Rental Assistance Demonstration ("RAD") Program grant applications for the West Park Apartments and Herbert Arlene Homes locations to HUD and certify that it will comply with all requirements of the RAD Program.
- Resolution 11907** – authorized the President & CEO to establish a school in Sharswood, as part of the Sharswood/Blumberg Transformation Plan, at the Vaux School Building, including: 1) acquisition by PHA or one of its affiliates of the Vaux School Building from the School District for two million dollars (\$2,000,000.00), 2) executing contracts for the renovations of the Vaux Building for an amount not to exceed fifteen million dollars (\$15,000,000.00); 3) leasing of the space, as required for its administration; and 4) partnering with any other appropriate organization(s) to provide supportive social services.
- Resolution 11908** – authorized PHA to enter into a pre-development agreement with Penrose Properties, LLC for the Bartram Village redevelopment partnership project.
- Resolution 11909** – authorized PHA to pay an amount not to exceed one hundred thirty-five thousand dollars (\$135,000.00) toward settlement of employment and civil rights litigation in exchange for a full release.
- Resolution 11910** – authorized PHA to pay an amount not to exceed one hundred twenty-nine thousand six hundred seventy-six thousand dollars (\$129,676.00), in order to settle employment litigation in exchange for a full release.
- Resolution 11911** – authorized PHA to contract with Industrial Health Services for Employee Medical services, including drug and alcohol testing related to new hires and work accidents, for a total not-to-exceed contract amount of two hundred ninety-two thousand nine hundred eighteen dollars (\$292,918.00).
- Resolution 11912** – authorized PHA to contract with USA Environmental Management, Inc. for demolition services for various properties, for a total not-to exceed contract

amount of four million fifty thousand nine hundred fifty-seven dollars (\$4,050,957.00).

February 2017

- Resolution 11913** – authorized PHA to submit an application to the U.S. Department of Housing and Urban Development to dispose of a site in the Sharswood neighborhood to Habitat for Humanity, for the purpose of constructing twenty (20) affordable housing units.
- Resolution 11914** – authorized PHA to execute contracts for the following types of insurance: 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; Pesticide Liability; and Cyber Security & Liability, in a total amount not to exceed four million four hundred fifty-six thousand live hundred fourteen dollars (\$4,456,514.00).
- Resolution 11915** – authorized PHA to contract with Blosky and Associates, LLC for Financial Services, in a total not-to-exceed amount of one million one hundred ninety-four thousand two hundred twenty dollars (\$1,194,220.00).
- Resolution 11916** – authorized PHA to contract for bond and issuer counsel services with Ballard Spahr, LLC; Buchanan, Ingersoll, and Rooney, P.C.; and Dinsmore & Shohl, LLP, in a total not-to-exceed amount of one million two hundred fifty thousand dollars (\$1,250,000.00).
- Resolution 11917** – authorized PHA to contract with AllWorld Language Consultants, Inc. for a complete range of interpretation and translation language services, with the total contract amount not to exceed two hundred fifty thousand dollars (\$250,000.00).
- Resolution 11918** – authorized PHA to negotiate a Pre-Development Agreement with Mission First Housing Group ("Developer") to become a development partner for a site located between 26th and 27th Streets and Susquehanna Avenue. Any final development plan or further expenditure would be subject to approval by the Board of Commissioners.

In a process that took the better part of a year in planning and implementation, the restructuring of PHA is finally complete. PHA is now organized into two distinct areas - Administrative and Development & Operations coupled with a few other changes.

Celeste Fields, who has overseen Finance and Leased Housing in recent years, has been promoted to Senior Executive Vice President/Chief Administrative & Financial Officer. The following departments reporting to her are Human Resources, Asset Management, Supply Chain, Leased Housing, Finance and Information Systems. Under her division, the following people have been promoted, Nnena Ukwu to Vice President of Finance, Bret Holden to Vice President of Leased Housing, and Tazzie White to Director of Eligibility and Special Programs.

Jennifer Ragen has been promoted to Director of Policy. Ms. Ragen will now oversee agency-wide policy initiatives and related strategic planning. She will report to the General Counsel.

In the Office of Audit and Compliance, Michael Muffley, has been promoted to Vice President of Audit and Compliance. Meanwhile, Peter Wilson has been named Director of Facilities and works in Housing Operations.

The agency's newly hired Senior Executive Vice President/Chief Development and Operations Officer is Lopa Kolluri. She has more than 20 years of affordable housing experience, most recently serving as Vice President at Penrose Properties. Ms. Kolluri has also worked at HUD. Reporting to her are: Planning and Design; Construction and Capital Projects; PHAPD; Housing Operations; and Community Operations & Resident Development (CORD).

Greg Hampson has returned to PHA as the Executive Vice President of Construction and Capital Projects..

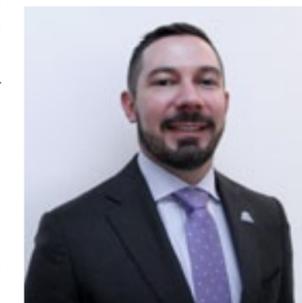
Another employee, Kyle Flood is returning to PHA as Senior Advisor to the President & CEO. Since leaving PHA, Kyle has been in California working with Michaels Development and the Sacramento Housing & Redevelopment Agency.

Continuing to report directly to the President & CEO are the Chief of

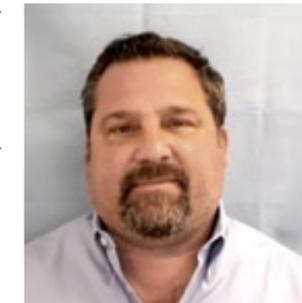
Staff and Executive Vice President of Communications. The Executive Vice President of Audit & Compliance and the Executive Vice President of Legal Affairs & General Counsel will report to both the President & CEO and the PHA Board of Commissioners.

These changes will help ensure that PHA remains on course to deliver services to our residents in the most effective and efficient way.

Welcome aboard and congratulations!



Kyle Flood



Greg Hampson



Lopa Kolluri

Residents Return to the New Sharswood/Blumberg



Residents of the former Blumberg Apartments complex in the Sharswood neighborhood began moving in to Blumberg Phase I's new homes in mid-February.

Resident Ambassadors State Rep. Donna Bullock at NRG



Members of the Resident Advisory Board's "Resident Ambassadors" program met with PHA President and CEO Kelvin A. Jeremiah (lower photo) and gave a performance (top photo) for Black History Month at the pre-Board meeting with resident leaders. The Ambassadors range in age from 13 to 18 years old and work on civic engagement and community service projects. Members of the group are also committed to academic excellence.

PHA President and CEO Kelvin Jeremiah spoke to seniors during a special luncheon for them in the atrium at Nellie Reynolds Gardens sponsored by State Rep. Donna Bullock. Service providers and companies that focus on senior citizens (top photo) were on hand to offer information.

Gov. Wolf Visits Wilson Park to Announce Senior Center Grant



PHA President & CEO Kelvin Jeremiah and Pennsylvania Governor Tom Wolf shake hands before Wolf's news conference at Wilson Park to announce a \$22,000 grant to the Wilson Park Senior Community Center.

Pennsylvania Governor Tom Wolf paid a visit to Wilson Park in late February to inform residents that the Wilson Park Senior Community Center received a grant of just over \$22,000 from the state.

The grant will pay for the cost of two touchscreen computer systems, five laptops, and an ADA compliant laptop cart so disabled seniors can use the computers. It will also cover physical upgrades to the kitchen at the Wilson Park Senior Community Center.

"Senior community centers play a vital role in providing older Pennsylvanians with a safe place to gather, and they offer programs that enable them to stay healthy and remain engaged with their community," Wolf said. "These grants give senior centers the resources needed to revitalize and expand the services that enrich the lives of our senior population."

"We thank Governor Wolf and the Pennsylvania Department of Aging for this generous grant. This computer upgrade will allow seniors to stay active, in touch, and healthy in many ways," said PHA President and CEO Kelvin A. Jeremiah. "A thoughtful investment in seniors such as this one pays long term dividends to the community."

Secretary of Aging Teresa Osborne accompanied the governor on his visit and later toured the facilities at Wilson Park.

"It is critically important for senior community centers to be accessible and available to older Pennsylvanians so they can live and age well," Osborne said. "These grants ensure that our seniors will continue to benefit from programs and services that promote active community engagement and enjoyment of life."

Money for the grant came from the Pennsylvania Lottery.

PHA Collaborates with T-Mobile to Bridge the Digital Divide

PHA has begun a partnership with T-Mobile to provide up to 4,500 public housing families and students with a free tablet and access to T-Mobile's high-speed 4G LTE network. The first 300 devices were handed out on March 17th to all families of the West Park Apartments at a PHA Community Day event, where information to help residents access other available services and organizations was made available.

As part of this program to ensure that more public housing families have internet access, another 333 residents enrolled in PHA's Family Self Sufficiency (FSS) program at other locations will also receive tablets and internet. The FSS program assists residents on the road to employment and in being less dependent. PHA plans to expand this resource to more families across the agency's housing portfolio throughout this year.

PHA and T-Mobile are participating in the U.S. Department of Housing and Urban Development's (HUD) ConnectHome initiative to close the digital divide in America and to extend affordable broadband access to families living in HUD-assisted housing. Through ConnectHome, internet service providers, non-profits and the private sector are offering broadband access, technical training, digital literacy programs, and devices for residents in assisted housing units. ConnectHome creates a platform to help ensure that students have access to high-speed internet for studying and doing their homework at home, as well as in school.

"This partnership is so critical because it removes one of the many barriers that PHA residents encounter. In this digital age, access to the Internet both at school and at home is essential," said PHA President & CEO Kelvin A. Jeremiah. "These residents will now be able to connect with resources and opportunities right in their home without another financial hardship. I would like to thank HUD for this initiative and T-Mobile for making this a reality for some of the city's most vulnerable residents."

"The Un-carrier is all about breaking down barriers and unleashing the power and promise of the mobile internet for everyone," said Mike Sievert, Chief



PHA President and CEO Kelvin Jeremiah (left) joined David Bezzant (right), Senior Director, Public Sector for T-Mobile @Work, as part of a partnership with T-Mobile to provide 4,500 public housing families and students with tablets and access to the company's high-speed 4G LTE network.

Operating Officer at T-Mobile. "So we're incredibly proud to be working with great partners like ConnectHome and the Philadelphia Housing Authority to get devices and mobile access into the hands of thousands of families and students—and all on the nation's fastest 4G LTE network."

In 2016, when ConnectHome was announced PHA committed \$250,000. PHA has a history of making investments in technology for residents. PHA has received grant funding and partnered with the City of Philadelphia, Drexel University, Wilco Telecommunications Company, and other organizations to expand broadband access to PHA families.

The kick-off event was held at West Park Apartments because it is a



A West Park Apartments resident picks up a tablet at the development's community center during the kickoff event for the partnership between PHA and T-Mobile. The kick-off event was held at West Park Apartments because it is a part of the Promise Zone, which is a federal program that aims to reduce poverty and bring greater opportunity to people living and working in West Philadelphia.

part of the Promise Zone, which is a federal program that aims to reduce poverty and bring greater opportunity to people living and working in West Philadelphia. The initiative helps organizations work together to connect residents to high quality education, well-paying jobs, affordable housing, health services, and safe, economically healthy places to live.

Prior to the partnership with T-Mobile, PHA and its partners installed WiFi broadband Internet access at four developments, offered Internet service at low or no cost to residents, and provided laptops and computer training to residents. The housing authority also operates 15 computer labs at its housing developments.

From PHA On the Road to PhD

Former PHA resident Melvin Prince Johnakin is going where no one ever thought he would. He's pursuing a doctoral degree at Walden University in urban planning and business. It's a far cry from the old Schuylkill Falls (now known as Falls Ridge) where Johnakin grew up in northwest Philadelphia.

Prince, as he likes to be called, was first featured in The PHA Experience in the summer of 2004. By then, he had started a business called ELT Schuylkill Falls Landscaping.

The company, at that time, provided landscaping and grounds keeping services for PHA developments. In the spring and summer, ELT crews took care of the leaves, plants, and lawns. In the winter, the job was keeping those plants alive, the grounds looking good, and the snow removed. ELT employed 30 people on a part-time basis. The startup was made possible by the HOPE VI program that revitalized public housing and had a variety of grant programs.

Fast forward to 2017 and Johnakin's company is now called ELT Ventures. It operates in conjunction with the Schuylkill Falls Community Development Corporation that he manages. He helps low income people transition from fixtures to participants by getting them the training they need for jobs that pay.

"I run great opportunity programs. I move people into the carpenters union, into the plumbers union, into the operating engineers union," Johnakin said.

Prince got the idea for his company after watching construction activities for PHA.

"If we involve them to some extent in the process, then we can move them along and take them off the roles of housing and give them a tangible skill based on dollars that are coming in to that community," he remarked.

Johnakin already has an MBA in Human Resources and Entrepreneurship from Lincoln University. His training led him to believe that HR is not so much for hiring people as it is to disqualify them. So, he aims to train people who come to his program on stuff



that matters during an interview such as eye contact, word usage, and comfortability.

The MBA also gave Prince the opportunity to meet with minority college students and show them the importance of bidding on contracts, including the proper way to make a bid. He learned the process by bidding on PHA contracts. Though Johnakin may not have received work, at least he knew that his bids were accepted because his firm had the qualifications.

Prince's PhD in Urban Planning and Business focuses on the need to develop affordable housing based on the concept of inclusion by the general public. He noted that home values located near Falls Ridge rose dramatically after the old Schuylkill Falls project was demolished and replaced with modern, low-rise, affordable housing. Further, he wants to emphasize the need for skills training as much as the need for scholarships.

"How does a scholarship help a 35 year old man who lives with his mother in public housing?" Johnakin asks. His undergraduate studies in recreation and sociology at Cheyney University have probably influenced this belief.

In a little under a year from now, Johnakin hopes to have his PhD, the result of three years of hard work. For this Gen Xer, the ride is far from over.

PHA Receives \$1M to Help Residents for College and Careers

PHA residents who need financial aid in order to get their college degrees will receive a helping hand, thanks to a \$300,000 grant from the Department of Housing and Urban Development (HUD) to the housing authority. The grant will allow PHA to hire "education navigators" who will guide college bound residents and their families as they apply for federal student aid and other post-secondary educational opportunities.

The grant was made under HUD's Project SOAR (Students + Opportunities + Achievements = Results) program, a new program that reflects the federal government's commitment to expand educational services to youth living in public housing. Project SOAR is formally known as the Resident Opportunities and Self Sufficiency for Education Program or ROSS for Education Program (ROED).

"Education is a game changer," said PHA President and CEO Kelvin A. Jeremiah. "A barrier to college attendance is that low-income youth are least likely to complete the application for student aid even though they are most in need of it."

The housing authority will employ two full-time education navigators to work with 250 residents each, ages 15-20 years old on an annual basis at sites selected by HUD. The navigators will devise plans to prevent young people from dropping out of school, and encourage them to reach their goal of a college education.

The U.S. Department of Housing and Urban Development (HUD) has also awarded over \$721,000 to PHA to hire and maintain three Service Coordinators for residents. HUD is providing the funding under the Resident Opportunities and Self Sufficiency-Service Coordinators Program (ROSS-SC).

The purpose of the program is to encourage innovative and locally driven strategies that link public housing assistance with public and private resources, enabling participating families to increase their earned income.

Service Coordinators work directly with residents to determine their needs and connect them with education, job training and placement programs, and computer and financial literacy services.

PHA is proud to partner with Energy Coordinating Agency, Public Health Management Corporation, Urban League, Ceiba, Temple University, Manpower, EDSI, Career Wardrobe, Intercultural Family Services, Child Evangelism Fellowship, Liberty Resources, Inc. Philadelphia Lawyers for Social Equity and PHA's own PhillySEEDS affiliate to connect residents to services in their communities.

Longtime Falls Ridge Leader Passes Away

Trellie Johnakin, 71, the resident council president at Falls Ridge (formerly Schuylkill Falls) died on February 22nd at Abington Hospital. She had been in care at the Garden Springs Rehabilitation Center following a fall in early November.

Ms. Johnakin was an advocate for PHA's HOPE VI redevelopment projects, among them the multimillion dollar grant to Schuylkill Falls, now known as Falls Ridge. She was also known as a champion of Section 3, so that PHA residents and low income people in Philadelphia benefited from the federal dollars spent on housing rehab and development at the site.



Former PHA Resident Says Scholarship Changed Her Life



Former PHA resident Ja'Net Roberson who volunteered at this year's MLK Day event at Mount Olivet is most grateful for a PHA scholarship that she received over 20 years ago.

Ja'Net Roberson, one of the volunteers at this year's MLK Day events at Mount Olivet, believes that young people need the courage to get out of their comfort zone just as she did years ago. Roberson was propelled into a successful career as a social worker with the City's Department of Human Services, thanks to a scholarship she received from PHA.

Roberson grew up in the old Paschall Homes (since demolished and rebuilt as Paschall Village) in the 80's and 90's. She was one of six kids. Her mother, a former PHA Police officer, was active in that site's resident council. Ja'Net and her siblings assisted her in that work, to teach them the meaning of community service.

School was important, too, and Ja'Net graduated from John Bartram High School in 1996 with acceptance to St. Augustine University in Raleigh, North Carolina. By then, PHA began offering a scholarship in conjunction

with an architectural firm. Her classes at St. Augustine had already begun when PHA asked her to come back for an interview by the scholarship panel.

"I was very nervous during the interview because I didn't know what to expect. It was a panel of people that I had never met," Roberson said.

The interview apparently went well because the scholarship panel awarded her a \$1,000 scholarship for each of the next four years. Money went farther then because college tuition was lower.

"It meant a lot because I didn't have to pay out of pocket for any books and it covered a portion of my tuition," she recalled.

The scholarship allowed Roberson to graduate on time, in four years, with a degree in Sociology.

"That degree helped me to get the job where I'm working right now," she said. "That spring of 2000, I graduated

and that fall, I started working at DHS."

Roberson is currently a social work supervisor for the Department of Human Services, specializing in truancy investigations. She's also an adjunct professor at Harcum College where she teaches sociology, and has acquired a master's degree in social work from Temple University.

Today, Ja'Net Roberson is married with two kids of her own and her own home.

Her advice?

"Don't be afraid to leave (PHA), to go out. I went to school in Raleigh, North Carolina, and I never, never had been to North Carolina before," she quips.

"One more thing for you young people. Stay in school and show up. Colleges do look at your attendance record."

Resident Seizes Opportunity to Well Paying Job

Lenita Melendez is a happily married woman with two sons, ages 4 and 8, who felt she could do better than working for a fast food restaurant chain. It provided a living, but she saw no future for herself or her family.

"The older I got, the more I realized it was time to go back to school and focus on a career," she recalls.

That was in 2015. She heard about human services training offered by one of PHA's Community Partners and requested the opportunity for training that could give her a career, better earnings, and better quality of life. Her wish was granted in March 2016 when she entered the program run by Orleans Technical College in Northeast Philadelphia, known by many people as JEVS.

Lenita graduated from an accelerated program six months later and entered an internship with The Bridge, a nonprofit behavioral health treatment and youth opportunity program for adolescents and their families. People dealing with substance

abuse, mental health issues, truancy and other challenges are treated at this facility, also in Northeast Philadelphia.

"I did my internship there and after my exit interview, they offered me employment," Melendez said.

She grabbed it. The new job meant better hours, better pay, and a satisfying career. Lenita feels she's making what she's worth at a job she truly enjoys.

"I'm a mental health technician and I work with teenagers at a residential treatment facility. So, I get to work with kids, which is my passion, but I also get to work in the field that I love, which is drug and alcohol. So, I get the best of both worlds," she said happily.

Melendez, who encourages PHA residents to go through the door of opportunity when it opens, now plans on going back to college this fall to get her bachelor's degree. She and her husband are planning on getting into the homeownership program, too. Lenita believes the hard work is just beginning to pay off.



Lenita feels she's making what she's worth after completing human services training through PHA's Community Partners Program.

PhillySEEDS Making Call for Applications

PhillySEEDS, Inc., PHA's award winning scholarship program for residents, is taking applications for this year's awards until Friday, June 16th. All applications are due by the close of business (5 PM) on that day. Students who apply must be graduating in 2017 or have already received a high school diploma with a cumulative GPA of 2.5 or above or have received a GED. The scholarship awards are for students who wish to attend a college, university or trade/technical school.

Through last year, a total of \$835,000 has been awarded to 206 residents since the program began in 2013. Money for the scholarships comes from PHA's operating budget and funds donated by program supporters and vendors as part of their Section 3 commitments. Past scholarship recipients represent PHA developments around the City, as well as the Housing Choice Voucher Program.

"Through the scholarship program, PHA empowers residents and helps families reach self-sufficiency by allowing them to access education and

training resources necessary for them to succeed in a competitive economy and in life," said PHA President & CEO Kelvin A. Jeremiah.

A scholarship committee composed of PHA employees, student residents, and a resident leader review the applications submitted. The applicants' essays, community service, extracurricular activities, internships, recommendation letters, and academic transcripts are considered by the committee.

Scholarships will be awarded as follows:

- **\$5,000 scholarships** – applicants must have a minimum GPA of 3.3
- **\$3,000 scholarships** – applicants must have a minimum GPA of 3.0
- **\$1,000 scholarships** – applicants must have a minimum GPA of 2.5

Residents who wish to apply for the scholarship can pick up entry forms at a PHA site from a resident leader, at 712 N. 16th Street where Community Operations and Resident Development is located, or at the

Housing Choice Voucher office at 2850 Germantown Avenue.

Applications can also be downloaded at www.pha.phila.gov/resident-services/phillyseeds-inc.aspx and www.phillyseeds.org. Hard copies of the application may be mailed or hand-delivered to the Germantown Avenue address or emailed to Marco.Ferreira@pha.phila.gov. The application must be completed in full, so read it thoroughly and carefully. For more information, please contact PhillySEEDS at (215) 684-8926.

Scholarship payments must only be used to pay for tuition and fees required for enrollment or attendance at the educational institution, or for fees, books, supplies, and equipment required for courses at the educational institution.

PhillySEEDS, Inc. is a 501(c) (3), charitable, non-profit corporation founded by PHA to promote the social and economic advancement of PHA-assisted residents through philanthropic activities, community-based partnerships, and special initiatives.

Summer Food Begins in Late June

Many of PHA's younger residents who rely on the school lunch program need not go hungry over the summer. PHA will offer breakfast and lunch, in addition to comprehensive summer youth enrichment activities when its Summer Food Service Program (SFSP) begins on Monday, June 26th and runs until Friday, August 25th.

The housing authority plans to host the program at the following sites this year: Abbottsford Homes, Arch Homes, Bartram Village, Cambridge/John F. Street Center, Champlost, Fairhill, Haddington Homes, Harrison Plaza, Hill Creek, Johnson Homes, Morton Homes, Norris Apartments, Oxford Village, Paschall Village, Raymond Rosen, Spring Garden, West Park Apartments, Whitehall, and Wilson Park. Hours of operation are Monday thru Friday 9:00 a.m. to 2:00 p.m.

The agency's Community Operations and Resident Development

department (CORD) manages this highly successful program, which provides young people with access to good, nutritional meals. Last year, SFSP provided over 59,000 meals to youth ages 3 to 18 from public housing sites and the surrounding neighborhoods. The program also provides 40 part time jobs for PHA resident and local residents.

PHA is one of several large sponsors of the program in the City, which provides breakfast and lunch to youth. 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.

"Many families in Philadelphia depend upon this program," said PHA President and CEO Kelvin A. Jeremiah. "Our young people have to have access to good, nutritional

meals." PHA sponsors the program with a contribution of its own funds to the program this year. Last year, the agency put in \$350,000; the amount varies depending on the level of state subsidy.

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) to locate the Summer Food locations closest to them. Residents can also look for the site nearest to them at (www.phila.gov/youthprograms/meals/Pages/default.aspx), (www.hungercoalition.org/summermeals), or by texting "FOOD" or "MEALPA" to 877-877, or calling 1-855-252-MEAL. For more information about participating in PHA's Summer Food Service Program, call 215-684-3959.



SUMMER FOODS PROGRAM

June 26 - August 25, 2017

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

2017 Summer Foods Program Sites:

Abbottsford Homes Arch Homes Bartram Village Cambridge Plaza/ 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 Westpark Apartments Whitehall Apartments Wilson Park
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MONDAY - FRIDAY

9 AM - 2 PM

For more information, please call

215.684.3959



Report: PHA Increasing Economic Opportunity Under Section 3

A new report shows that the Philadelphia Housing Authority is outperforming federal goals in providing both employment and business opportunities to low and very low income people in the city.

The results are contained in the latest "Section 3" reports filed by the authority with the US Department of Housing and Urban Development (HUD). Section 3 is a provision in the HUD Act of 1968 that seeks to ensure that economic opportunities are afforded to low and very low-income citizens. The numbers reported by PHA covered Fiscal Year 2016, a period running from April 1, 2015 to March 31, 2016.

"PHA is an economic engine for the City. Besides housing families and seniors, our objectives include business development and the self-sufficiency for our residents. So, it is gratifying that we have provided enough economic opportunities that exceed our stated goals," said PHA President and CEO Kelvin A. Jeremiah. "We'll never be totally satisfied, but PHA takes great pride in extending opportunities to people and businesses that might otherwise miss out."

The report to HUD shows that just over 54% of new hires under PHA's capital fund program were Section 3 new hires, far exceeding the minimum goal of 30 percent. Put another way, 277 of 512 people hired under the program were Section 3 new hires. The housing authority's capital fund program, which is used for the development and modernization of public housing developments, totaled more than \$44 million for FY 2016.

For FY 2016, PHA awarded over \$3.3 million or 9.64% of its

construction contracts to Section 3 businesses. That's an improvement over the past two years.

PHA far exceeded its minimum goal of three percent in non-construction contracts awarded during that period. Over \$47 million in non-construction contracts went to Section 3 businesses or 14.14% of the total dollar amount of all such contracts awarded.

PHA surpassed the minimum requirement for Section 3 new hires under its operating fund program: nearly 63% of all new hires were Section 3 applicants. The minimum goal for this category is 30%.

The percentage of construction and non-construction contracts awarded under the program handily beat the minimums required. Just shy of 15% of construction contracts awarded or over \$1.29 million went to Section 3 businesses. PHA's minimum requirement is 10 percent. Meanwhile, over 18 percent of non-construction contracts awarded under the operating fund program or over \$3.57 million went to Section 3 businesses. The minimum here is three percent.

PHA conducts workshops semi-annually for contractors and Section 3 resident communities entitled, "Doing Business with PHA."

The business networking event educates potential contractors on how to bid for contracts, upcoming contract opportunities, prequalification, submitting proposals, and bidding procedures. These sessions also inform potential vendors about bonding and insurance requirements, other compliance rules, and minority and women-owned business participation.

She Went From Homeless to Homeowner

In 1999, Tynisha Best's world was collapsing all around her. She was homeless and out of work. Desperate, she entered into a program then known as Project Rainbow, now known as the Drueding Center. Best eventually moved into transitional housing a year later. Her journey was just beginning.

Tynisha, like many people had applied for both public housing and the Housing Choice Voucher Program offered by PHA. A public housing packet arrived in the mail first and she chose to live at Fairhill Apartments just north of Temple University's campus.

"Fairhill was newly remodeled and looked very nice. I was happy and grateful to be in my new home," Best recalled.

She was so happy, in fact, that she referred to the high-rise as "Fairhill Center City Apartments."

After two years had passed, Tynisha was able to transfer into the voucher program. She then found a private residence through the "Endow-A-Home" program run by the nonprofit Resources for Human Development. The program, originally aimed at homeless women with children, has since ended, but it educated Tynisha on many things including; budgeting, financing, and parenting.

Fast forward to 2010; Tynisha received a new and exciting opportunity.

"I received a letter about first time home buyers. I went to the fair and met a couple of vendors. I was told to work on my credit score," Best said.

Through the years, she worked on her credit and savings. She began to focus intensely on life, home, finance, business, career, and homeownership.



It was a struggle and, at times, Tynisha felt like just giving up.

Then, in 2014, "Endow-A-Home" offered women in the program such as Tynisha the chance to purchase the home they were renting. It took a leap of faith for her, but she worked on her credit through Clarifi, a nonprofit consumer credit counseling service while saving money through PHA's Assets For Independence program. The program matches up your savings and helps fulfill your goals. In this case, it produced \$4,000 toward Best's closing costs for homeownership.

Tynisha formally entered PHA's Homeownership Program last April and began looking for a bank that would offer her a loan. Four months later in August, she had that loan and closed the deal that let her buy the house she'd been living in for over a decade.

"There were times I felt like giving up and days I felt like I was on a never ending rollercoaster. Now I look forward to helping and guiding others to do the same," Best remarked.

Indeed, a woman who was once homeless is now a happy, blessed, grateful, homeowner!

Man Who Lost His Way Turns His Life Around

William Harding once was lost, but now he's found. He's a homeowner at Habitat for Humanity's "Diamond Park" development, just west of the Temple University campus. Harding will also graduate from Chestnut Hill College this spring with a double major in human resources management and business administration. And he thanks PHA for giving him a push in both cases.

This pleasant 30-something who worked in the hospitality business

after graduating from high school had nowhere to go, literally, just a few years back. He finally found a more permanent place to live in 2010 at Dignity Housing in northwest Philadelphia. PHA subsidizes the units at this development.

Mr. Harding, who currently works in human services at Resources for Human Development in northwest Philadelphia, describes himself as "a loaf" with no plan during his earlier years. In 2008, he trained to become

a human services specialist through the Mental Health Association of Southeastern Pennsylvania (MHASP). A few years later in 2014, he began building sweat equity in Habitat for Humanity's homeownership program. Participants work for 350 sweat equity hours on their own house or other Habitat houses in lieu of a down payment and to earn a no-interest mortgage.

William was well on his way to becoming a homeowner through Habitat when he received a flyer about

PHA's resident development services. He learned about the Homeownership Program and PhillySEEDS, PHA's award winning scholarship program. He applied to both programs and received \$2,000 for closing costs to move into his own home and a \$5,000 scholarship to finish school.

"It's good to have a place to call home first and foremost, pretty much a safe haven, to own something," Harding said. "I can dictate how I

want things and if I want to leave it to somebody."

William believes that having a place to call home improves one's productivity at work and at school. Now, he's looking ahead once he graduates college to a future as a recruiter or some other exciting job. The former loafer is trying to say "yes" to an opportunity by getting out of his comfort zone.



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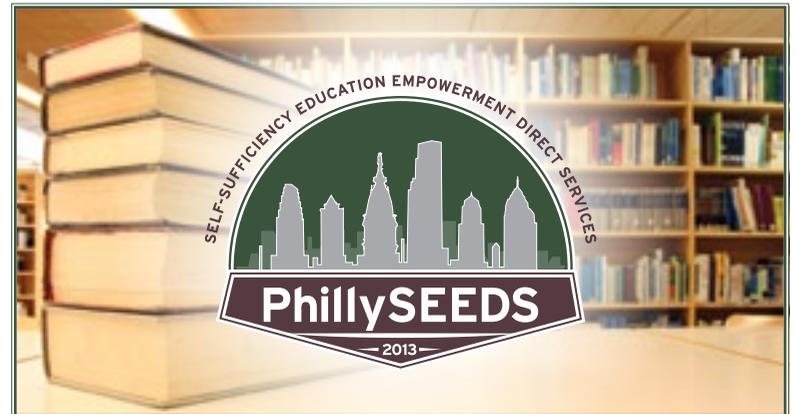
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In the city of Philadelphia, more than 400,000 people – 27% of all residents and 39% of our children – live in poverty. Philadelphia’s current poverty rate is almost twice the national average and has nearly doubled since 1970. The present state of perpetual gridlock at the federal level demands action from philanthropically-minded citizens, private entities and community partners.

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Choice Neighborhood Initiative Sharswood Transformation

PhillySEEDS, Inc. is collaborating with Big Picture Philadelphia, Inc., The City of Philadelphia, and the School District of Philadelphia to develop a public neighborhood school, and providing 9th Grade to 12th Grade instruction to create a Community School in Sharswood.

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2017

PHILADELPHIA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING CALENDAR

The third Thursday of every month at 3:00 pm

MAY 18 | JUNE 15 | JULY 20 | NO AUG

All PHA board meetings are held at

12 South 23rd Street, 6th Floor, Philadelphia, PA 19103