

The PHA Experience

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Bartram Area Residents Begin Choice Neighborhoods Planning Process

Residents of Bartram Village and the surrounding neighborhood have some pretty firm ideas as to how PHA and its partners can revitalize Bartram Village and the surrounding Kingsessing neighborhood under the Choice Neighborhoods Initiative. The planning process, which is ongoing, began in late April at the Kingsessing Recreation Center.

PHA won a Choice Neighborhoods Initiative (CNI) Grant from the U.S. Department of Housing and Urban Development (HUD) toward the redevelopment of Bartram Village and the surrounding neighborhood in Southwest Philadelphia in late February. The \$1.3 million award includes both Planning and Action grants; \$300,000 for planning costs and \$1 million in flexible funds used for physical community development or economic development projects that enhance and accelerate the transformation of the neighborhood.

Residents of the community take the lead in planning under the CNI process that emphasizes housing, people, and neighborhood. They gathered in small groups and held vigorous, lively discussions on action activities to transform Bartram Village and Kingsessing as they poured over maps and story boards.

Mark Harrell, publisher of the Southwest Globe Times, led a group composed entirely of Bartram Village residents. They believe that Bartram Gardens, the Bartram Mile, and other amenities next door are valuable assets.

On the other hand, they think the site needs more lighting, better access, more maintenance, and a dog park; they feel some structures on site cannot be fixed. Bartram Village residents would also like to see better retail opportunities and a change in the crossing pattern on Lindbergh Boulevard to increase safety.

Other residents who attended the planning session agreed that Bartram's Garden with its access to fishing, boating, planting, and access to fresh fruits and vegetables are precious and beneficial. So is a Cambodian Buddhist monastery located in the community. They also cited the need to revitalize shopping districts along Lindbergh Boulevard, and Chester and Woodland Avenues, with better streetscapes, lighting and pavement, not to mention dangerous railroad crossings.

Improved and, in some cases, expanded recreation areas that are easy to reach are critical to residents of the community. Transit access and improved traffic lighting at heavily traveled intersections where kids cross were mentioned, as well as a lack of a safety plan for residents if refineries have accidents.

Residents are encouraged to sign up for one of the task force groups working on the Bartram CNI plan by visiting <https://bartramchoice.com/> and signing up for alerts and meetings under the heading "Get Involved."

(See "Many Questions About Bartram Neighborhood Development", Page 7.)



Residents attending the initial Bartram Choice Neighborhoods planning session held vigorous, lively discussions on action activities to transform Bartram Village and Kingsessing as they poured over maps and story boards.



Bartram Village residents discuss assets and issues in the Kingsessing neighborhood at the initial Choice Neighborhoods planning session for the community.

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A Sizzling Summer for You and PHA

Summer is that time of year when businesses slow down as people take their vacations and spend times with their families. Even though many of us are taking a necessary holiday from work, PHA is moving full speed ahead because time is a valuable commodity when it comes to properly planning our developments and programs.

Your input is particularly critical as we make future plans. That's especially true as the planning process has begun for the transformation of Bartram Village and the surrounding Kingsessing neighborhood. It's gratifying to see that a number of residents from the site and the surrounding neighborhood took time out of their lives to attend the first of several sessions necessary to draw a Choice Neighborhoods Initiative plan. Your observations are keen and most welcome.

We are really thinking about you whenever we award construction contracts, so that you can benefit economically and raise your standard of living enough to become fully independent. Our recent Project Labor Agreement with the Philadelphia Building and Construction Trades Council (BCTC) is a huge step in this direction. The agreement – which affects projects of \$3 million or more – mandates that PHA residents make up at least 25 percent of the workforce.

Meanwhile, the Pennsylvania Housing Finance Agency (PHFA) has awarded PHA a 9% Low Income Housing Tax Credit allocation for Norris Apartments,

Phase III. These 9% awards are valuable and hard to get. PHFA handed out only nine of these awards in the Philadelphia area and six of them cover developments that PHA will subsidize (including Norris Phase III) allowing us to meet the overflowing demand for affordable housing in the city.

The new Lucien E. Blackwell Community Center is now a reality. The community center represents the next to last segment of the HOPE VI development at the Blackwell Homes site. The completion of this community venue fulfills a long held dream by residents of the neighborhood and certainly improves the quality of life for our residents in West Philadelphia.

We're intensely focused on existing buildings, too. Our crews are now completing \$7 million of rehab work at 150+ scattered sites. Maintaining quality, modern housing at all locations is a priority if we are to meet the needs of our clients.

As I have in the past, I encourage all of you to work with your resident leaders through the Resident Advisory Board because our collaboration ensures that PHA is opening doors of opportunity for you.

KELVIN A. JEREMIAH
President & CEO

PHA and Trade Unions Approve Wide Ranging Agreement

PHA and the Philadelphia Building and Construction Trades Council (BCTC) have signed an historic agreement that will lead to lower costs on large-scale PHA construction projects and greater inclusion of women and minorities at those worksites.

In addition to cost savings, the agreement – which affects projects of \$3 million or more – also mandates that PHA residents make up at least 25 percent of the workforce. PHA's apprenticeship program has produced hundreds of graduates who have earned

their Building Trades cards and are available to fill these slots.

"The signing of this agreement marks more than two years of efforts to reduce the labor costs of building homes for our city's low-income seniors, disabled, veterans and families," said PHA President and CEO Kelvin A. Jeremiah. "John J. Dougherty, Sam Staten and the rest of the Building Trades' leadership recognizes the tremendous need for affordable housing in Philadelphia, and acknowledges that by lowering construction costs we can produce more

of these homes."

Under the PLA, project-specific adjustments can be made to existing collective bargaining agreements related to conditions of employment such as length of the work day and work week.

For example, a contractor could use a four-day, ten-hours-per-day work week rather than a traditional five-day, eight-hours-per-day schedule. Similarly, if severe weather causes a nonwork day the contractor may schedule a Saturday make-up day. The agreement also prohibits strikes, work slow-downs,

sick-outs or other disruptive activity as well as lock-outs by the contractor.

"This project labor agreement (PLA) provides efficiency, structure and stability to PHA's large-scale construction projects. Our members are gratified to help provide more housing to the city's lower-income citizens and add to the diversity of craftsmen at these worksites," said BCTC Business Manager John J. Dougherty. "This will certainly help increase opportunities for minorities and women to have successful careers in the Building Trades."

Another part of the agreement requires contractors to sign a PLA with the unions and abide by all provisions, including a minimum of 20 percent minority and women-owned business participation. Jeremiah noted that the deal is intended to encourage close cooperation between management and labor.

The agreement must receive final approval from the U.S. Dept. of Housing and Urban Development, now that the PHA Board has given its okay.

PhillySEEDS Celebrates 5th Anniversary Making Friends HUD Designates PHA's Vaux Building an EnVision Center



PhillySEEDS, the award winning charitable subsidiary of PHA, celebrated its 5th anniversary on top of the Vaux Building in mid-June at a "friend raising" event titled "The Sky's the Limit." Shown here (l-r) are incoming PHA Commissioner Sam Staten, Executive Director of Big Picture Philadelphia, and PHA President and CEO Kelvin Jeremiah. The charity is actively moving to expand its circle of friends and increase philanthropic contributions that fund its efforts. Photo Credit: Timothy Shepherd

PhillySEEDS, the award winning charitable subsidiary of PHA, is actively moving to expand its circle of friends and increase philanthropic contributions that fund its efforts. And what better way to build new relationships than by holding a rooftop celebration at the Vaux Community Building, appropriately titled "The Sky's the Limit." The spectacular views, the perfect mid-June weather, and the positive energy of the event were the perfect way to celebrate the 5th year anniversary of PhillySEEDS, leaving it better poised to achieve even more in the years ahead.

PhillySEEDS and PHA staff gathered with old and new friends, who came to learn what the organization is doing for PHA residents and the community, and mix with a number of PhillySEEDS program participants from its 3 core programs of homeownership, scholarships, and rental security deposit assistance. They enjoyed great food and drinks from local caterer David Simms and Eatible Delights. Bartram's Garden

provided shrubs and flowers to decorate the rooftop.

The "Friend Raiser" drew an estimated 100 people, including Federal Communications Commissioner Brendan Carr. He sent out a Tweet with a photo of scholarship winner, Tommi Spriggs, who is pursuing a master's degree and buying a home. Other beneficiaries of the program were also present, so that those attending could meet real, live examples of people whom they are or would be helping. Representatives from T-Mobile, which is partnering with PhillySEEDS to bring Internet access to PHA residents, were at the event, as well as many sponsors.

PHA President and CEO Kelvin Jeremiah, who is also the Founder & Director of PhillySEEDS, asked members of the audience to become a partner with PHA in a real way.

Mr. Jeremiah told the crowd he wanted to dispel some myths about the people that PHA and PhillySEEDS serve. More specifically, he wanted to

let them know about the agency's efforts to transform the Sharswood/Blumberg neighborhood.

"None of our families wake up in the morning wanting to live in the most forgotten part of the city, neglected," he said. "No one wakes up in the morning thinking 'I want to go and live in Blumberg the forgotten part of the city where there is no investment, where there is no grocery store and, frankly, where the two schools (that) catered to those families are shuttered without a blip, without public outcry, without protests in the part of the city...that needed it most, where we should be putting more investments, not less.'"

Housing, in the eyes of the PHA leader, provides a platform for other things that produce better outcomes. He said experience suggests that we would want to invest in remaking a community, so it has qualities that make it a good place to live. Jeremiah urged those in attendance to help make change happen, rather than watching from the sidelines and risk inertia.

HUD Designates PHA's Vaux Building an EnVision Center

PHA's transformation efforts in the Sharswood/Blumberg neighborhood have received a major boost from the U-S Department of Housing and Urban Development (HUD).

HUD has designated the Vaux Community Building an EnVision Center demonstration site. The centers are designed to offer HUD-assisted families access to support services that can help them become self-sufficient, as well as helping households currently waiting for HUD assistance. Only 17 sites nationwide were selected as demonstration sites, with the Vaux Community Building being the only site in Pennsylvania.

"We're thrilled to become part of an elite group of agencies chosen for this program," said PHA President and CEO Kelvin Jeremiah. "The acquisition of the Vaux Building was a direct result of the planning process under the Choice Neighborhoods Initiative for Sharswood/Blumberg. Neighborhood residents told us that you can't talk about transforming a distressed neighborhood without having comprehensive, high quality services available to residents to help them improve their lives."

Jeremiah added that the designation offers the potential to PHA and the City of Philadelphia to leverage funding for services aligned with the goals of the program.

"The City of Philadelphia is fully committed to working with PHA to alleviate the conditions that keep people from reaching their full potential," said Philadelphia Mayor Jim Kenney. "No one person or agency alone can address the issues of Philadelphia's neediest people. The EnVision Center brings together the partners and partnerships that are necessary to our success."

"Congratulations to PHA and the City of Philadelphia on your selection to host an EnVision Center in North Philadelphia. This will go a long way in building self-sufficiency and character while growing our public/private & philanthropic partnerships," said Joseph DeFelice, HUD Regional Administrator for the Mid-Atlantic region.

Under the EnVision designation, the Vaux Building, which houses Vaux Big Picture High School as a tenant, will become a centralized support hub in four areas: economic empowerment, educational advancement, health and wellness, and character and leadership.

PHA already has a partnership with Temple University's College of Public Health and its Department of Nursing to operate nurse managed clinic at the Vaux Building. Additional space is currently undergoing rehabilitation to enable employment, training, financial literacy and other partners to offer programming to the community.



HUD has designated the Vaux Community Building an EnVision Center demonstration site that offer HUD-assisted families access to support services that can help them become self-sufficient, as well as helping households currently waiting for assistance. PHA and HUD officials held a resident roundtable on July 16th to hear what types of services residents would like to have at the center, and later met with agency partners in the Sharswood Transformation Plan.

Blumberg Phase I Wins National Award

The National Association of Housing and Redevelopment Officials (NAHRO) have recognized Blumberg Phase I with an Award of Merit. The development has also been nominated for a National Award of Excellence.

Blumberg Phase I is part of the Philadelphia Housing Authority's Transformation Plan for the Sharswood neighborhood in North Philadelphia. The plan calls for development of 1,200 units over one-quarter square mile.

"We are committed to developing high quality developments, so it's always gratifying to get recognition from our peers for our efforts," said PHA President and CEO Kelvin Jeremiah. "Blumberg Phase I and successive developments under the Sharswood/Blumberg Transformation Plan will definitely change the character of the community for the better.

The design of Blumberg Phase I with townhouses lining the streets, begin to restore this residential community and appropriately scaled buildings. The use of durable exterior finishes on

the buildings created a sense of quality and permanence. The environment it creates is the same as any current market-rate housing community in Philadelphia.

Providing single family townhouses in a contemporary form created a quality environment for residents making the Blumberg Phase I units comparable or better than those constructed elsewhere in the City. This development transformed previously vacant land fronting on City streets and provided living spaces and human activity on blocks that were previously forgotten.

Because this development was the result of a Choice Neighborhood Grant, PHA had over a dozen meetings with the community, including the potential residents to: walk the neighborhood, review the good and bad design decisions of adjacent projects, and engage in constructive conversations to accommodate most of their

concerns with a new design that would be environmentally friendly, safe, secure, and respectful of the historic fabric of the Sharswood /Blumberg neighborhood.

The design promotes green infrastructure and sustainable open spaces, using LEED-ND principles and pedestrian friendly neighborhood design.

Mr. Jeremiah traveled to NAHRO's national conference to accept the Award of Merit and make a presentation on the transformation plan for the neighborhood.



The National Association of Housing and Redevelopment Officials has honored PHA's Blumberg Phase I development with an Award of Merit. The development has also been nominated for a National Award of Excellence.

PHFA Awards Norris Phase III Major Funding

The redevelopment of the old Norris Apartments site between Temple University and SEPTA's regional rail station has received a 9% Low Income Housing Tax Credit (LIHTC) award from the Pennsylvania Housing Finance Agency.

The tax credit award will generate approximately \$12 million toward the total cost of the redevelopment, estimated at \$28.5 million.

Fifty spacious housing units will go up on the site along with a 10,000 square foot community building. The redeveloped site will have fewer units than it once held to meet the demands of today's families. The redevelopment of the Norris Apartments complex will be spread out on both sides of the regional rail station, using empty land to the east of the station.

The exterior appearance of the new homes will match the context of the surrounding neighborhood in scale and material, with a contemporary approach to their facades. These homes will feature brick facades with the incorporation of metal panels that have been accentuating the neighborhood in recent years. The

diversity of the material selections will be enhanced by the numerous projecting bays and recesses on the upper floors, which will help to animate the overall streetscape on each block.

Norris Phase III is the third of five phases of development under the Choice Neighborhoods Implementation grant awarded to the City of Philadelphia and PHA by the Department of Housing and Urban Development (HUD) in 2014. Construction of the new development is expected to begin at the end this August with completion taking place in a little over a year.

The North-Central neighborhood where Norris Phase III will be built is experiencing a major transformation because of the construction of many private residential infill units, the development of several new private rental and homeownership projects, and capital improvements throughout the community. The Choice Neighborhoods Implementation grant looks to build on this momentum to revitalize the neighborhood.



Norris-Phase III-HomesAndCommunityBldg

Construction of New PHA Headquarters Advancing



Photo Credit: Maurice Browne

Crews building PHA's new headquarters in the Sharswood neighborhood reached a milestone in mid-May as large glass windows were installed on the frame of the building.

The installation of the windows meant that crews are about halfway through the construction of the \$45 million five-story building that will anchor the Ridge Avenue commercial corridor. The building's roof is already complete.

The modern design of the building with its large glass windows conveys transparency and an outward looking agency.

PHA will consolidate a number of its offices at this site once construction is completed late this year. The agency will save an estimated \$1.5 million annually by consolidating its operations at its new headquarters.

PHA vacated its old Center City headquarters in early March. The staff moved temporarily to the agency's Greater Greys Ferry Estates office building at 1800 S. 32nd Street. The move took place over the first weekend in March so no work was missed.

Eventually, PHA will consolidate about 400 employees from four locations into the new headquarters building on Ridge Avenue in North Philadelphia's Sharswood neighborhood. The building is key component of the commercial section of the Sharswood neighborhood transformation plan.

The ground floor of the building will have a bank and a café area. Ideally, these facilities will serve employees and neighborhood residents, and provide those residents with job opportunities as PHA works to revive the Ridge Avenue commercial corridor.

North of Jefferson Street, PHA is planning an 18,500 square foot retail/supermarket development in what is now a food desert. Parking will be on a surface parking lot in the center of the north site.

The new home of PHA will feature 10 Indego bicycle docks along Jefferson Street and 8 Indego bicycle docks along Ridge Avenue, with 10 on-street bike parking spaces along Ridge Avenue, and 16 off-street bike parking spaces located on the property.

NewCourtland and PHA Celebrate Grand Opening of St. Bart's

PHA President and CEO, Kelvin Jeremiah, Mayor Kenney, and other officials celebrated the grand opening of the NewCourtland Senior Community at St. Bart's, the first NewCourtland senior community in the Wissinoming neighborhood.

The senior facility is located at the site of the former St. Bartholomew Catholic School in the 5300 block of Jackson Street. It features 42 one-bedroom, affordable, senior apartments and a LIFE (Living Independently for the Elderly) Center, which provides healthcare and supportive services for low-income seniors who wish to remain in their own homes. The development, which was designed by Blackney Hayes Architects, features sustainable elements that promote energy efficiency and conservation.

"We are also thrilled to be a part of NewCourtland's transformative 15-year plan to build 2,000 senior

apartments in Philadelphia," Jeremiah said. "The senior population is growing rapidly as the baby boomers retire and they'll need not only a place to live, but also the health care and supportive services that a LIFE center provides both on and off-site."

Mr. Jeremiah, who has emphasized the importance of partnerships for PHA to deal with the shortage of affordable housing, said the agency is providing a 20 year subsidy worth over \$2.9 million that covers all 42 units at the development.

"We're excited to expand our footprint in Northeast Philadelphia," said Gail Kass, President and CEO of NewCourtland. "This unique combination of housing and LIFE services will effectively help frail seniors who want to live more independently, outside of institutions and with the health care and supportive services they need to stay healthy and happy."

"NewCourtland has created an excellent model of senior housing and services in the Southeast region," said Ben Laudermitch, Executive Housing Director, Department of Human Services. "This project exemplifies the Commonwealth's strategy of combining high-quality, affordable housing with services, like the LIFE Program, to keep people in the community and out of institutions."

NewCourtland Senior Services acquired the former St. Bartholomew Catholic School in 2016 for \$1.5 million. An additional 101 units are planned at the location, but no timetable has been set. The project was supported by Councilwoman Maria Quiñones Sanchez and the Wissinoming Civic Association.

The former St. Bartholomew Catholic School building was most recently a charter school until it closed in October 2014.



PHA President and CEO Kelvin Jeremiah (far right) joined Ben Laudermitch, Executive Housing Director, Pennsylvania Department of Human Services, Mayor Kenney, and Gail Kass, President and CEO of NewCourtland, at the grand opening of the NewCourtland Senior Community at St. Bart's in the Wissinoming neighborhood.

Long Awaited Strawberry Mansion Apartments Now Open

Patience Pays for New Strawberry Mansion Resident



PHA celebrated the completion of the Strawberry Mansion Apartments, a 55-home development in a section of North Philadelphia currently experiencing major change as a result of private investment and other capital improvements. State Rep. Donna Bullock (center) led the ribbon cutting.



Danielle Supplee, who landed one of the new homes at Strawberry Mansion Apartments, said her new home represents a fresh start and will allow her to return to school to complete her degree.

The Strawberry Mansion Apartments, a 55-home development in a section of North Philadelphia experiencing a major change as a result of private investment and other capital improvements, formally opened in mid-April on sunny, spring day.

The new development covers three blocks in 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 affordable apartments and houses will complement the revitalization of the community, helping to ensure that quality housing remains available for lower-income residents.

“These homes are in an ideal location next to Fairmount Park. We believe that this will prompt more people to consider buying homes in the neighborhood,” said PHA President and CEO Kelvin A. Jeremiah. “Current residents will appreciate the brighter look of the community. PHA has worked closely with area residents to make Strawberry Mansion Apartments a reality.”

“Everybody deserves quality, affordable housing with amenities such as reliable and convenient transportation options. The Strawberry Mansion Apartments mark the progress Philadelphia continues to make toward

enhancing diversity and quality of life in our neighborhoods,” Council President Darrell L. Clarke said.

The Council President is a big advocate for increasing the supply of affordable housing across the city.

“Strawberry Mansion is on its way back, and I believe these new homes can serve as a catalyst to attract more private investment into this neighborhood,” said Mayor Jim Kenney who attended the grand opening ceremony with Clarke.

The development includes 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. It will also exceed the threshold 2015 Enterprise Green Communities Criteria, the leading U.S. standard for the design, construction and operation of healthy, energy efficient and environmentally responsible affordable housing.

PHA is financially supporting three other affordable housing developers in other neighborhoods who were also awarded tax credits this year. This financial backing reflects PHA’s philosophy of encouraging other organizations in the development of quality housing for low-income seniors, disabled citizens and families.

Danielle Supplee is a cheerful 40-something with three children. And that’s saying a lot for someone who’s been waiting several years to find a place that she and her family could call home. Indeed, Danielle let out scream when PHA called and informed her that she was one of the lucky persons chosen for the newly construction Strawberry Mansion Apartments.

In 2013, Ms. Supplee lost some of her hearing due to an unfortunate dental accident. The accident cost her a job as a thriving real estate agent, her home, and her relationship. She was living with family and friends to get by. Ms. Supplee, who lip reads, characterized this time as one of the lowest points in her life.

“I found it hard to do anything”, she said. “I couldn’t adjust.”

A friend had informed Danielle about the new housing going up in the Strawberry Mansion neighborhood adjacent to Fairmount Park. For her, a PHA home represents a fresh start.

Ms. Supplee is now employed and works in home healthcare. She wants to go back to school to receive her bachelor’s degree in psychology.

Danielle, who enjoys reading and writing poetry, hopes she can start poetry sessions for people in the community. She recited a special poem to the crowd assembled at the April grand opening event for Strawberry Mansion Apartments that reflected her most intimate feelings (see poem on right).

For Danielle Supplee, landing a new home at Strawberry Mansion Apartments was well worth the wait.

*My life was like a caterpillar living in the darkness
of a cocoon*

Scared of the change that’s coming soon

Never knowing what the outcome is going to be

But it’s still dealing with reality

Breaking into this world and starting a new life

It becomes a beautiful butterfly overnight

It’s flying through the room, new eyes in sight

Still, nothing the in past to happen overnight

*Now’s a new learning experience, trying to live
a new life*

It’s flying through trees, learning to eat

*Sleeping in different positions, not knowing
what’s going to happen next*

*But everything happens for a reason and only
God knows what happens for the best*

*My life was like a caterpillar from the beginning,
but now it’s the end*

*Because I’m living in the eyes of a beautiful
butterfly to start my life all over again*

Many Questions About Bartram Neighborhood Redevelopment

Where will residents relocate to once redevelopment of Bartram begins?

It's too early to say where residents might relocate because planning under the Choice Neighborhoods grant has just begun. PHA is simply looking for your ideas on how to make Bartram Village and the surrounding neighborhood better. No one who resides at Bartram Village is going anywhere.

How will residents participate in the survey?

Surveys will be made available at Bartram Village and they'll be available online, too, once a special site dedicated to this project is up and running.

Do you have transformation plan yet?

No, PHA has just recently been awarded a Choice Neighborhood grant for Bartram Village. No plan has been drawn and will only be drawn with your input. The planning process will take place over a long period of time. You, the residents, have a blank canvas on which to paint a picture. Every resident has the ability to be part of the process.

How many years will it take for this transformation to take place?

It's a two-year planning process. PHA is obligated to replace any unit that is demolished. Everybody who is currently a resident and is in good standing has the right to return to this site. The availability of funding and the phasing necessary for this transformation plan will influence when construction begins.

How long do we have for the planning process?

We have to complete the plan for Bartram Village and the surrounding neighborhood by February 2020 under the terms of the grant.

How will residents be relocated?

PHA will put together a relocation strategy once that becomes necessary. Relocation would likely take part in phases, given the size of this site.

What will the design of the new homes look like?

PHA is just planning with you; you are driving this process. So, the new Bartram Village may have apartments, may have homeownership, or may have retail. There will be several task forces to address these types of issues and we want you, the residents, to be a part of these task forces. You will not see ANY construction activity for the next two years.

I heard about a similar development by PHA in North Philadelphia where only 57 families were invited back.

You're referring to PHA's redevelopment of the Blumberg Apartments in the Sharswood neighborhood. The housing authority began planning for that Choice neighborhood in 2013 and it took two years to complete.

The demolition of the complex took place in 2016. PHA finished the first phase of the new development which contains 57 units. There are ten phases and 1,200 units to the Blumberg plan and it will take several years to complete. PHA is working with private partners to develop some of these new units to speed up the process.

Residents from Blumberg have an absolute right to return. Every time PHA completes a phase, existing Blumberg residents who relocated are notified. When leasing of new units takes place, they have the first right to any new unit that comes on line.

It is possible at Bartram Village that PHA redevelops the site without displacing some residents. The plan could even be centered around minimizing relocation.

What's next?

PHA wants you to stay engaged. Tell your friends about this process so they can get involved. We have a phone number and an email address where you can ask questions: 215-684-2105 or bartram@pha.phila.gov.

There is also a new web site (www.bartramchoice.com).

Board Resolution Updates

March 2018

Resolution 11983 - authorized PHA to contract with Compassionate Caretakers Training and Education Center for CNA training for PHA residents, with the total amount to be expended under the contract not to exceed eight hundred three thousand six hundred sixty-one dollars (\$803,661.00).

Resolution 11984 - authorized acceleration of contract options for the small General Contractor contracts for maintenance-related services, to remove the yearly limitation on the contract expenditure amounts so that approximately two hundred twenty-two (222) units can be rehabilitated and made available as soon as possible.

Resolution 11985 - authorized PHA to enter into various contracts under state and federal cooperative purchasing agreements and other programs for an additional one (1) year, with contract terms not to exceed five (5) years, for a total not-to-exceed aggregate amount of twenty-four million seven hundred fifty thousand dollars (\$24,750,000.00), and with a continuation of the quarterly Board reporting requirement.

Resolution 11986 - authorized PHA to submit a disposition application to the U.S. Department of Housing and Urban Development ("HUD"), to convey a vacant property at 1609 Ogden Street at fair market value.

Resolution 11987 - authorized PHA to submit a disposition application HUD to convey four (4) vacant lots located at 2030, 2031, and 2043 Diamond St. and 2031 North 22nd to the City of Philadelphia for nominal consideration, as part of a condemnation being done by the City for the public purpose of constructing a municipal building for Police District use.

Resolution 11988 - approved the Act 130 Report for Fiscal Year 2018, for the period from April 1, 2017 to March 31, 2018.

April 2018

Resolution 11989 - approved the FY 2018 Annual Reports for the Board Committees of Audit, Risk Management, Finance, Policy & Planning, and Resident Services, pursuant to their respective resolutions or charters.

Resolution 11990 - authorized PHA to contract with U.S. Inspection Group, Inc. and CWIS, LLC. for REAC Inspection and Training Services, in a

total amount not to exceed one million two hundred fifty thousand dollars (\$1,250,000.00).

Resolution 11991 - authorized PHA actions related to completing the conversion of Plymouth Hall Apartments, a 53-unit senior building, from public housing to project based vouchers under the Rental Assistance Demonstration ("RAD") program.

May 2018

Resolution 11993 - established the schedule for regularly-scheduled public meetings of the PHA Board of Commissioners through May of 2019, as required under the amended By-Laws of the Board, as well as under the Sunshine Act, 65 Pa.C.S.A. §§ 701-716.

Resolution 11994 - authorized PHA to contract with Milestone Construction Management for commercial and residential appliance repair services, in an amount not to exceed one million sixty-five thousand dollars (\$1,065,000.00).

Resolution 11995 - authorized PHA to contract with Emergi-Clean, Inc. for biohazard cleanup and disposal services for PHA, in an amount not to exceed one million four hundred four thousand eighty-seven dollars (\$1,404,087.00).

Resolution 11996 - authorized PHA to negotiate, conclude and execute the implementation phase of an energy performance contract ("EPC") with Johnson Controls Inc. ("JCI") at all PHA Conventional Sites, consistent with the results of an audit that was part of the overall EPC, in a total amount not to exceed thirty-one million five hundred forty thousand six hundred thirty dollars, (\$31,540,630.00).

Resolution 11997 - authorized PHA to contract with Ballard Spahr LLP and Fox Rothschild LLP for labor law legal services, in an amount not to exceed five hundred thousand dollars (\$500,000.00).

Resolution 11998 - authorized PHA to contract with Delta Dental to provide employee dental insurance, in an amount not to exceed two million five hundred ninety-seven thousand one hundred seventy-two dollars (\$2,597,172.00).

Resolution 11999 - authorized PHA to contract with Aetna Inc., for employee health and prescription insurance policies, in a total amount not to exceed forty-one million fifty-nine thousand dollars (\$41,059,000.00).

Resolution 12000 - authorized PHA to approve changes to the Administrative Plan applicable to the Housing Choice Voucher Program, as required by the U.S. Department of Housing and Urban Development's Small Area Fair Market Rent Final Rule.

Resolution 12001 - authorized PHA to enter into one or more project labor agreements and to negotiate and execute one or more project labor agreements with the appropriate labor organizations for PHA construction contracts lasting up to 5 (five) years that are over three million dollars (\$3,000,000.00), provided that the PLA will: 1) reduce the labor cost on PHA projects; 2) promote efficient and expeditious completion of PHA construction projects; 3) require that the workforce be at least 25% PHA residents; and 4) require that there be 20% minority and women-owned business participation, with the effective date of such authorization being July 1, 2018.

2018

PHILADELPHIA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING CALENDAR

The third Thursday of every month at 3:00 pm
(There will be no meeting in August)

SEP 20 | OCT 18 | NOV 15 | DEC 20

All PHA board meetings are held at
1800 S. 32nd Street, Philadelphia, PA 19145

Senior Health Fair



PHA's Community Operations and Resident Development Department (CORD) hosted a senior health fair in late April at the John F. Street Community Center. Seniors learned about many changes in health care, healthy cooking, and fitness. Above, one of the 196 seniors in attendance receives a welcome massage while others (below) follow Ms. Vonda from Health Partners in a dance routine.

Mother's Day



PHA honored over 180 women at a special Mother's Day luncheon held at the Abbottsford Community Center in mid-May. One of those in attendance (above) was this 101 year old mom shown here with PHA President and CEO Kelvin Jeremiah. The agency's Community Operations and Resident Development department honored the staff of women (below) that helped out that day and at all events for the year.

Bartram Choice Neighborhoods Community Event



Bartram Village hosted a Choice Neighborhoods Initiative Community Day in late June. Residents completed community needs assessment surveys that will be used to formulate a Choice Neighborhood Plan for Bartram Village and the surrounding Kingsessing neighborhood. PHA distributed over 200 tablets from its partner T-Mobile to families attending the event.

Nonprofit Agency Honors PHA



Bebashi, a local health and social services agency, honored PHA for partnering with them by educating residents on HIV and breast cancer. Tommi Spriggs and Yasmin Townsend received the awards during the nonprofit's BreastFest event on May 11th. PHA was recognized for its support of the BreastFest program, as well as support in prevention education of STI testing. Photo Credit: William Andrews

Louise Hanible Way



Family and friends of Louise Hanible gathered on July 21st to honor the late resident leader at PHA's Martin Luther King development. South 13th Street between Fitzwater and Catherine Streets was renamed "Louise Hanible Way" in recognition of her work as a community activist. City Councilman Kenyatta Johnson (back row, second from left) sponsored the name change resolution. State Senator Anthony Williams (back row, third from right) also presented a resolution from the Pennsylvania Senate recognizing Hanible's work. Photo Credit: Annie Cheng

PHA Offers Residents Access to High Opportunity Neighborhoods

PHA has changed the way it calculates rent subsidies in its Housing Choice Voucher (HCV) program, formerly known as Section 8, to increase the mobility of voucher recipients.

The Small Area Fair Market Rent (SAFMR) system is based on rent levels in each zip code. New leases approved and executed by a landlord and tenant as of the 1st of this month are subject to the new payment schedule. The program represents a major change in housing subsidies.

“By using zip codes as the basis for fair market rents, PHA and HUD hope to provide voucher recipients with greater ability to move into higher opportunity neighborhoods with jobs, public transportation, and good schools by offering landlords higher

rents,” said PHA President and CEO Kelvin Jeremiah. “Additionally, we will reduce high levels of voucher concentration in certain areas and neighborhoods throughout Philadelphia.”

The U.S. Department of Housing and Urban Development (HUD) issued a requirement for the new system last December. The rule, which covers 24 metropolitan areas nationwide including Philadelphia, mandated the use of the new, zip code based system effective April 1st.

Historically, HUD published one Fair Market Rent (FMR) annually for the entire city of Philadelphia which was then used by PHA to set the payment standards for each unit size. The old standard determined the maximum allowable rental

subsidy levels for HCV-assisted units, no matter the zip code or neighborhood.

“The Assessment of Fair Housing, developed in a joint partnership between the City and PHA, identified SAFMRs as a way to reduce disparities in access to opportunities,” said Anne Fadullon, the City’s Director of Planning and Development. “This is another instance of Philadelphia implementing the strategies to proactively further fair housing.”

“SAFMRs are an important step forward in not only expanding housing choice, access, and mobility for residents, but in fulfilling some of the most important goals of the Fair Housing Act – to affirmatively further fair housing,” said Rasheedah Phillips, Managing

Attorney, Housing Unit, Community Legal Services of Philadelphia. “Philadelphia has struggled with high rates of race and class segregation for many decades, leaving many residents cut off from areas of the city with higher opportunities. SAFMRs are one tool that will allow the City to create more equitable access to these areas.”

PHA has established a Hold Harmless policy, so that existing households will not see a reduction or increase in payments if they remain in their current unit under contract with PHA. So, current voucher households and their landlords will not be negatively impacted. Project Based Vouchers (PBV), which are attached to the units of a development and not a resident,

will continue to utilize the City Wide Fair Market Rent standard.

The Small Area Fair Market Rent system took effect during the 50th anniversary of the Fair Housing Act, enacted in the wake of the assassination of Dr. Martin Luther King, Jr. The Act prohibits discrimination concerning the sale, rental and financing of housing based on race, religion, national origin, sex, disability and family status.

In December 2016, PHA and the City of Philadelphia, after a robust community engagement process, completed a joint Assessment of Fair Housing (AFH) to assist these entities in coordinating programs and projects that support fair housing. The implementation of the SAFMR was a key strategy recommended in the AFH.

PHA Partners With Nonprofit to Improve Self-Sufficiency Program

PHA will partner with a Boston based nonprofit group, Compass Working Capital, to operate the authority’s Family Self-Sufficiency (FSS) program and improve funding for the program.

Compass Working Capital is an innovative nonprofit organization that provides financial services to families with low income, helping them to build savings and the financial capacity to get out of poverty.

The agency’s Board of Commissioners has approved a five-year contract with the nonprofit organization, with a one-year base period and 4 one-year options.

PHA President and CEO Kelvin Jeremiah said the authority sought out a partner to run the program because of dwindling federal funding that threatened the existence of FSS.

“This partnership ensures that we can continue to provide this

critically important service to our residents. We believe that the FSS program has been successful even though the Trump Administration believes otherwise,” he said.

Jeremiah noted that the partnership with Compass Working Capital will provide better funding for the program. PHA has obtained a grant of over \$600,000 from the Greenlight Fund to run the new partnership while the federal government was offering no more than \$360,000.

All Compass Working Capital programs combine three main elements: financial education workshops, financial coaching, and a savings incentive. The nonprofit’s FSS program is its flagship initiative. It is the first public-private partnership of its kind in the country, attracting local and national attention as a scalable, housing-based model to help families in subsidized housing build assets, reduce their reliance on public assistance, and become financially secure.

The Compass Working Capital FSS program currently works in partnership with four other affordable housing providers. The organization’s leaders believe that the need for more effective ways to help low-income families build savings and assets is national in scope. They intend to influence national practice and contribute to related policy activities through its FSS programs.

PHA's Summer Food Program Wrapping Up

PHA residents who rely on the school lunch program had a place to go for healthy meals this summer. The housing authority again offered, as it has for decades, breakfast and lunch in addition to comprehensive summer youth enrichment activities when the Summer Food Service Program (SFSP) that began on June 18th with the wrap up August 17th.

"Many families in the city depend upon Summer Food," said PHA President and CEO Kelvin Jeremiah. "Our young people have to have access to good, nutritional meals to maintain their health, and use their vacation time to learn new skills."

PHA hosted the program at the following sites this year: Abbottsford Homes, Arch Homes, Bartram Village, Cambridge/John F. Street Center, Fairhill, Haddington Homes, Harrison Plaza, Hill Creek, Johnson Homes,

Norris Apartments, Oxford Village, Raymond Rosen, Spring Garden, West Park Apartments, Whitehall, and Wilson Park.

The agency's Community Operations and Resident Development department (CORD) manages this highly successful program. Last year, SFSP provided 68,000 meals to youth ages 3 to 18 from public housing sites and the surrounding neighborhoods. The program also provides 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 were able to 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.

PHA sponsors the program with a contribution of its own funds to the program this year. The 2018 Summer Food Service Program total cost is estimated at \$495,819. PHA is expected to underwrite or contribute the balance of \$281,107 towards this program while the amount of reimbursement from the Pennsylvania Department of Education (PDE) is estimated at \$214,712.

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 18-years-old and under. For more information about participating in PHA's Summer Food Service Program, call 215-684-3959.

PHA Is Now Smoke Free in All Units

Those PHA residents who like to light up now have to do it outside their homes.

All PHA housing became smoke-free as of April 2nd and PHA is the largest housing authority to adopt a no smoking policy.

The first smoking policy that PHA adopted in July 2015 was a voluntary policy. The new policy is mandated by the U.S. Department of Housing and Urban Development (HUD) regulation issued in February 2017. The housing authority is required to make its policy conform to HUD's requirement.

"The goal of the smoke free policy and procedures is not to evict individuals and families," said PHA's President and CEO Kelvin A. Jeremiah. "It is actually to provide additional support for cessation, to identify smoking as a real risk to health and safety. Managers and other employees will not be serving as the smoking police."

Jeremiah also noted that a number of fires have occurred at PHA units that were linked to smoking over the past few years. In one instance, a child died. He said the housing authority wants to avoid damage to its units, as well as reduce the health risks that residents face from smoking. PHA will work with resident leadership at each site to identify designated smoking areas.

"We worked with PHA to come up with a policy that was voluntary and then HUD made it mandatory," said Commissioner Asia Coney, who is also President of the Resident Advisory Board. "There is not as much resistance to the policy as there initially was. We're getting a lot of



cooperation. We have a committee of resident leaders that are actively going out to the community and talking to folks while working with the Philadelphia Health Department."

A scientific study completed in 2016 found that the PHA smoke-free policy improves air quality at public housing developments. The study conducted by scientists from Drexel and Johns Hopkins Universities showed that the average amount of detectable levels of nicotine in the air at four test sites was reduced almost in half. Inside non-smoking residents' homes, trends toward reduced nicotine exposures were also seen.

The new policy applies to all PHA units and calls for a written notice of lease termination after the fourth violation. The notice encourages a resident to meet with their Property Manager to receive cessation support and information. The notice will also explain that a fourth violation may lead to eviction if a Philadelphia court of appropriate jurisdiction so orders. Residents are responsible for their guests and a violation of the policy by guests shall be considered as a violation by tenant.



PHA is one of several large sponsors in the city that provides breakfast and lunch to youth via the Summer Food program.

Norris STEAM Fair Builds Brain Power for the Future

The first heat wave of summer had yet to develop, but the 2nd Annual Norris STEAM Fair generated plenty of hot energy. The fair, put on by the award winning Norris After School Program, filled the development's community center with colorful scientific displays and enthusiastic young scientists.

STEAM is a combination of STEM (science, technology, engineering, and mathematics) and the arts. STEM subjects are necessary for scientific and technological progress and the jobs of the future, but without the arts, it's impossible for students to reach their full potential. Training and studying the arts helps students to build essential interpretative skills, and enhances their flexibility, adaptability, creativity, and innovation.

"It opens and broadens their minds to a lot of things that kids here in North Philly usually were not getting," said Donna Richardson, president of the Norris Resident Council. "A lot of our kids love to paint and draw, and a lot of times do pictures that lets you tell what a child is feeling, going through, or wants to be in life."

"I think it's important because it gives them building skills, communication skills, and also gives each child individual personalities to see what they like and what they love to do," said Nakia Brunson, supervisor for after school program and summer camp at Norris.

12 year old Charles Davis, who attends Dunbar Elementary School, won the Engineering Award for a battery powered, helix-shaped roller coaster that he built.

"For me, it wasn't that hard to build," Davis said. He is a young man of few words, but said science is his favor subject and he's interested in going into some form of engineering.

Celeste Draper, a student a McKinley Elementary School, put up an exhibit on plants entitled "My Family."

"Plants help us grow. Plants bloom and that's how we get air. It helps life get bigger. Without plants, you would have no earth, you would have no air, and you would have no crops, so you

could eat," she noted.

Ms. Draper wants to be a plant doctor, also known as a botanist, and wants to attend Temple University.

Tanaya Tabb, age 10, who attends Mathematics, Civics, and Sciences Charter School, had an interesting display on fossils. She stated that you can learn a lot from fossils, adding

that she wants to attend Temple and eventually become a veterinarian.

Jonia Barbour, who is going into 5th grade at McKinley Elementary School, built a solar system board. She particularly likes the planet Mercury although she has no plans to go there; she just likes observing the universe from afar. Sounds delightful!



Charles Davis (in red) demonstrates a helix-shaped, battery powered roller coaster at the Norris STEAM Fair, a project that garnered the Engineering Award.



Celeste Draper built an exhibit on plants entitled "My Family" for the Norris STEAM Fair. She plans on becoming a botanist.

Kids from Abbottsford Visit African-American Museum in Washington

Children who reside at PHA's Abbottsford Homes in northwest Philadelphia and their classmates from Thomas Mifflin School made the trip of a lifetime in early May when they visited the Smithsonian National Museum of African American History & Culture.

They can thank Abbottsford's resident council president, Greg

Brinkley, for the opportunity. He had been listening to a radio program featuring Congress Robert Brady who sat on the congressional committee that supervised the funding and building of the museum. It's tough to get a ticket to Washington's newest historical attraction, so Brinkley went to Congressman Brady for help. Within a week, the congressman delivered the tickets necessary to make the class trip

a reality. By the way, Abbottsford is not part of Brady's district.

"Our mission is to actually facilitate our children," Brinkley said. "We're bringing life to them. We don't want to limit children."

"They are our future and if we don't let them learn about where they came from, who else was in that era, then it's going to be a dead world," commented Marvinna Furlow, vice president of the Abbottsford Resident Council.

The National Museum of African American History and Culture is the only national museum devoted exclusively to the documentation of African American life, history, and culture. It was established by Act of Congress in 2003, following decades of efforts to promote and highlight the contributions of African Americans. To date, the Museum has collected more than 36,000 artifacts and nearly 100,000 individuals have become members.

The trip to Washington was connected to a school project, including written reports by students about their visit.

Brinkley noted that prior to this trip some kids had never traveled outside of Philadelphia. He believes that the trip and others like it is one way to facilitate their growth. Furlow heartily agreed.

PHA Receives More \$\$\$ to House Homeless Veterans

PHA's efforts to reduce homelessness among veterans have received a financial boost from the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs (VA).

HUD and the VA will provide over \$193,000 to subsidize permanent housing for 25 veterans experiencing homelessness. This brings the housing authority's total HUD VASH allocation to more than 700, which has played a critical role in Philadelphia effectively ending veteran homelessness.

"Veterans have sacrificed their time and their personal well-being to keep this country safe," said PHA President and CEO Kelvin Jeremiah. "At times, many of them have literally been left out in the cold. It's most appropriate that we help the people who put themselves in harm's way on our behalf."

The demand for Housing Choice Vouchers (HCV) in Philadelphia is great. The agency's HCV waiting list is closed, except for applicants who qualify for admission under HUD's Special Purpose Voucher programs, including VASH, as well as applicants referred to PHA from external agencies that have an agreement with the housing authority.

Since 2008, HUD has allocated 728 HUD VASH Vouchers to

PHA; the agency also been allocated 34 project based HUD VASH vouchers raising the overall total to 762. PHA has housed 1,002 Homeless Veterans since the start of the program, with 635 veterans currently active voucher holders.

The supportive housing assistance provided through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) Program combines rental assistance from HUD with case management and clinical services provided by VA. These vouchers enable homeless veterans to obtain affordable, decent housing in the private market. They are critical tools in helping communities effectively end homelessness among veterans.

In the HUD-VASH program, VA Medical Centers assess veterans experiencing homelessness before referring them to local housing agencies such as PHA for these vouchers. Decisions are based on a variety of factors, most importantly the duration of homelessness and the need for longer term, more intensive support in obtaining and maintaining permanent housing. Veterans participating in the HUD-VASH program rent privately owned housing and generally contribute no more than 30 percent of their income toward rent.

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PHAPD Welcomes Two New Officers

The Philadelphia Housing Authority Police Department has added two new officers to its ranks, one of them a PHA resident.

Officer Larris Robinson, who grew up in the Richard Allen Homes and Spring Garden Apartments, is a newly minted policeman who still lives with his family in a PHA home. He is married and the father of six children.

Officer Robinson attended Meade Elementary School and Vaux Middle School where he ran track and played basketball. He graduated with honors from Murrell Dobbins Career and Technical Education High School.

Officer Christopher Fitzgerald, 26, comes to the department from Allentown. He began his law

enforcement career in the Houston, Texas metro area as a corrections officer seven years ago. Fitzgerald, who was born and raised in Philadelphia, moved back to Pennsylvania in 2014. He's married and the father of four children.

PHAPD has a commitment to have up to ten officers on the force who are residents because they are familiar with our sites and understand the culture.

"We want a strong relationship between PHA residents and the police department that serves them," said PHA President and CEO Kelvin Jeremiah. "Part of building that relationship is choosing and training officer candidates from the residents

themselves."

"I believe that resident officers add credibility to the department," said PHAPD Chief Joseph Marker. "There's nothing like having our residents as members of the department to interact with people who they know and who they can relate to. The resident officers also help the department better understand the community members we serve, which is crucial to creating safe places to live and work."

Any resident who wants to become a PHA Police officer has to meet a high standard to be chosen, trained and graduate from the state police academy. Candidates must have at least a high school diploma or GED to first be considered.



Officers Larris Robinson and Christopher Fitzgerald have joined the PHA Police Department. Officer Robinson is a PHA resident while Officer Fitzgerald, a Philadelphia native, came to PHAPD from Allentown.

Nancy Carroll, RAB Co-Founder, 80

Nancy Carroll, one of the co-founders of the Resident Advisory Board at PHA, has died. Ms. Carroll and two other women helped form the RAB which celebrated its 50th anniversary last November. The main role of the RAB is to make recommendations in the development of the housing authority's operating plan. By federal law, PHA is required to request input from the RAB for any significant amendment or modification to that plan.

Prior to the formation of the group, residents had no say in the actions of the housing authority. The living conditions were so deplorable citywide that individuals in public housing began organizing and joined with residents of private housing to demand safe, sanitary, and decent housing.

You could always find Ms. Carroll front and center, advocating for equal and fair housing. For over thirty



years, she worked feverishly at RAB to improve the quality of life for residents. She joined the Every Mother is a Working Mother Network in 2001, a group dedicated to the idea that raising children and caring for them has economic value. She will be greatly missed.

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- Paschall Village



PHA
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OPENING DOORS TO OPPORTUNITIES

Philly SEEDs Scholarship Program Sets Record

PhillySEEDS, Inc., the Philadelphia Housing Authority charitable subsidiary, has honored 71 PHA residents seeking higher education with \$270,000 in scholarships. That's a record for both the number of recipients and the dollar amount. Philly SEEDs, Inc., also received a record number of applicants: 108.

The awards were handed out during the July PHA Board Meeting at the John F. Street Center.

Of the 70 college students receiving scholarships:

- 41 with GPAs between 3.30 and 4.00 received \$5,000
- 19 with GPAs between 3.00 and 3.29 received \$3,000
- 11 with GPAs between 2.50 and 2.99 received \$1,000

"Through this award winning scholarship program, PHA empowers residents and helps families reach self-sufficiency as they access the education and training resources necessary for them to succeed in a competitive economy and in life," said PHA President & CEO Kelvin A. Jeremiah. "Congratulations to our scholars on their academic achievement and continued success in the new school year!"

A total of almost \$1.3 million has now been awarded to 343 residents since this award-winning 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.

A scholarship committee



PhillySEEDS, Inc., a PHA charitable subsidiary, honored 71 PHA residents seeking higher education with \$270,000 in scholarships during the July Board of Commissioners meeting. That's a record for both the number of recipients and the dollar amount. A total of almost \$1.3 million has now been awarded to 343 residents since this award-winning program began in 2013.

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

The scholarship recipients represent PHA developments around the City, as well as the Housing Choice Voucher Program. Scholarship applications for next year will be made available in Spring 2019.

PhillySEEDS, Inc. is an award-

winning, 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.

Bartram Village Resident Wins Scholarship to Penn State

Bartram Village Resident Council Vice President, Tonya Robinson, like most parents of college age students, was wondering how she'd pay for her daughter's college education.

Ms. Robinson had two years in at Lincoln University before she stopped to have a family. But college costs now are much different than they were when she was attending classes.

"I always knew she was going to go to college. She always had good grades. But my thought was how am I going to pay for us," she said.

Then came the letter in January that would change her life and her daughter's life.

"I cried. I jumped for joy," Robinson said.

The acceptance letter from Penn

State to her daughter, Angela Durant, said she had won a \$16,000 scholarship to the Commonwealth's flagship school. Ms. Durant had been sitting on pins and needles after sending her application for admittance to the university.

"When I got that letter, I was overwhelmed with joy," she said.

Angela, who graduated from Central High School in June, wanted to go to Penn State because it has programs she wanted. She favors literary arts and history. Angela also believes the school's location in State College lets her be on her own, but not too far away from home. She wants to major in psychology with a long term goal of getting a doctorate that would allow her to work in law enforcement or for law firms.

Durant is also interested in combining her psychology courses with philosophy because she believes they go hand in hand, and help someone understand how the brain works.

Over the summer, Angela is employed by the Philadelphia Youth Network (PYN) in their Work Ready Program, handling tasks at PHA's Admissions Office and its Community Operations and Resident Development department. She also volunteers at Bartram's Garden, next door to where she lives, saying that she likes nature a lot.

Her classes at Penn State begin on August 20th.

"I'm very excited. I can't wait," Angela said.

Neither can her mother.



Bartram Village Resident Angela Durant (l) and her mom, Resident Council Vice President, Tonya Robinson, are all smiles now that Angela has won a scholarship to Penn State University.



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