

The PHA Experience

Issue 43

A Community Newspaper For and About Residents

July 2019

Planning Process to Redevelop Fairhill Site Begins

PHA has set in motion plans to redevelop the Fairhill Apartments in North Philadelphia.

Dinesh Indala, the Executive Vice President of Housing Operations, told residents at a hearing in April that the 56 year old site is in need of many repairs. An independent engineering study determined that the site has over \$30 million in immediate needs and over \$81 million over the next 20 years.

“The funding that we get right now is not adequate enough to address all the needs,” Indala told the crowd.

It would take 27 years to address the repairs that are immediately needed and 72 years to get everything else done. The current method of operation and finance is not a sustainable model. Residents have shown overwhelming support to redevelop the site.

PHA believes that the Rental Assistance Demonstration (RAD) Program offers the greatest potential benefits to Fairhill residents and the community. The agency wants to convert the public housing subsidy of all units at the site to RAD, which is project based section 8.

“The big disadvantage of public housing money is that PHA cannot use that money

to pay for any private debt service payments. We cannot leverage any private dollars,” said Nicholas Dema, PHA’s Executive Vice President of Planning and Development.

With RAD, funding can be used to leverage the private financing necessary to make the improvements at Fairhill.

“If we’re going to do a major redevelopment, we’re going to need to raise a lot of capital and the RAD program will help us raise some of that capital,” Dema said.

He added that RAD funding may be more stable because Congress has steadily increased Section 8 funding in recent years. RAD also protects the rights of residents, provides relocation benefits, and guarantees the “right to return” after redevelopment.

Lopa Kolluri, Senior Executive Vice President and Chief Development and Operating Officer for PHA, told residents that the process of submitting RAD applications and securing HUD approval will take 12 to 15 months. She said there is no need to move or make other decisions right now. If approval occurs, residents will be relocated at PHA’s cost and will receive advance notice of relocation requirements.



Dinesh Indala, the Executive Vice President of Housing Operations, told Fairhill residents at a hearing in April that the 56 year old site (shown below) is in need of many repairs.



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Safety is Always First

at this point to communicate with you about a pressing issue that impacts us all – public safety.

In recent months, there has been an alarming and tragic increase in gun-related fatalities in Philadelphia. Some of that violence has spilled over onto PHA communities. The increase in the murder rate in our city is deeply disturbing, not only because of the tremendous loss of life and suffering experienced by victims and their families, but also because it threatens to undermine the work we are collectively doing to preserve, revitalize, and transform affordable housing communities in Philadelphia. According to the Philadelphia Police Department, as of June 23rd there have been 156 murders in our city and 1,185 shootings.

PHA continues to prioritize public safety, recognizing that it is one of the most fundamental building blocks to creating healthy and vibrant communities. Although the federal government provides no dedicated funding for public safety, PHA is one of the few Housing Authorities in the nation that funds its own police force. That's how much your security matters.

I normally use this space to talk about the progress we continue to make in rebuilding communities and providing opportunities for PHA families. But I feel compelled

In addition to funding our own police force of trained, sworn officers, PHA has invested over \$14 million since 2014 in state-of-the-art closed circuit video monitoring systems, layered door access control, a Central Command Center that provides 24-hour monitoring of PHA sites, and other security-related enhancements as part of all of our new housing developments. As a result of these combined efforts, PHA has seen a marked decline in crimes such as assault and robbery at and around PHA developments for the last three consecutive years.

But there is so much more all of us can do to improve public safety. First and foremost, we must understand that public safety is a collective partnership. That means being mindful of your surroundings and taking an active and cooperative role in reporting when you see things out of the ordinary. We know some people are understandably afraid to come forward, but keep in mind you don't have to identify yourself if you have information. Just call the Philadelphia Police anonymous tip line - 215.686.TIPS (8477).

Some communities have set up town watch and block watch groups. The volunteers who get involved are preventing crime just by being visible and committed to making their communities safer places to live. If you are interested in establishing a watch group and volunteering a few hours a month you can call for more information at (215) 686-1453.

As I write this column, PHA is planning to launch a new public safety pilot program designed to sharpen the focus on

fundamental community policing principles including proactive problem-solving and intensive community engagement. We plan to designate one or more sites for the pilot program, and to then provide specialized training for PHA police officers who will be assigned to specific sites and partner with community residents and Philadelphia Police to identify underlying causes of neighborhood crime and to implement solutions to address the root causes. Stay tuned for more information about this initiative.

Finally, the next time you hear a story about people being shot and killed please think about the impact on victims' families and the trauma they suffer. All of us are obligated to curtail the violence. I urge you to get involved by reporting crime and supporting law enforcement efforts to hold perpetrators accountable. Without such an approach, I fear that perpetrators of violence will undermine our progress and wreak havoc on law-abiding PHA seniors, people with disabilities and families with children.

KELVIN A. JEREMIAH
President & CEO

PHA Auction Raises \$8.4 M to Support Existing Housing Stock

PHA has taken another step toward creating better affordable housing in Philadelphia with the sale of 144 long vacant scattered site properties. Over 400 people attended the auction in mid-June which yielded over \$8.4 million.

“Money from these sales help PHA create better housing opportunities for families who have been waiting for affordable housing,” said PHA President and CEO Kelvin A. Jeremiah. “We will also use these funds for much needed repairs on our aging housing stock.”

He added that the public auction of the long vacant properties provides an opportunity for new owners to fix them up and put them back on the property tax rolls and brighten neighborhoods.

PHA has previously held

four other public auctions consisting of 381 scattered site properties. Many of them have since been renovated, reoccupied, and returned to the tax rolls. Each property is auctioned individually rather than in groups. This allows the smallest investor or fixer-upper homeowner to make a bid. None of the properties up for auction were located in the Sharswood transformation area.

The sale of long-term vacant scattered properties by auction is just one part of PHA's overall plan for its scattered site portfolio. Since 2013, PHA has rehabilitated over 1,000 vacant scattered sites for households on PHA's waiting list, and has partnered with other nonprofit groups to develop new units.

Most recently, PHA transferred two vacant scattered site properties near



PHA raised \$8.4 million following a successful auction of 144 scattered site properties which were vacant for a long time. Money generated from the sales help PHA create better housing opportunities for families waiting for affordable housing.

12th & Wallace Streets to the Philadelphia Chinatown Community Development Corporation, which is now

transforming the properties into 13 units of affordable housing.

The large majority of PHA's scattered sites are occupied.

Families who live in those homes can be reassured, that those units will remain in PHA's inventory.

Welcome back, Seniors! Sharswood Tower Now Open

Wow! PHA has completed an attractive rehab of the lone high-rise remaining from the old Blumberg Apartments complex. The senior residence, rechristened as Sharswood Tower, formally reopened in mid-March following 14 months of work to modernize the building, marking the latest completion under the Choice Neighborhood Transformation Plan for the Sharswood/Blumberg neighborhood.

PHA President and CEO Kelvin A. Jeremiah was clearly excited, noting that five years ago people were skeptical of transforming Sharswood.

“We stayed the course. We made a promise and today I’m happy to report we have kept that promise,” he said. “This is not by any stretch of the imagination your grandmother’s public housing. It represents a new kind of affordable housing that allows seniors to age in place and to live their lives with dignity.”

Former residents have the right to return to the tower where they’ll have spectacular views of the neighborhood and the city.

PHA invested roughly \$28



PHA President and CEO Kelvin A. Jeremiah thanks Sharswood Tower Resident Council President Rupert Alston who had a hand in the rehabbing of the senior residence.

million to revamp the high-rise and it shows. Returning residents will find a new community room, new offices and elevators, and apartments with modern kitchens, bathrooms, mechanical systems, and central air conditioning. Sharswood Tower now features a beautifully landscaped drive up entrance and lobby with a parking lot to the north and an outdoor patio on the south side of the

building.

“PHA continues to make great progress in transforming the Sharswood community,” said Mayor Jim Kenney. “I’m sure the seniors who lived here when living conditions were less than ideal are very happy to be moving back to this beautifully renovated building in this rapidly improving neighborhood.”



PHA invested \$28 million to modernize Sharswood Tower which now features a beautifully landscaped drive up entrance and an outdoor patio.

Sharswood Tower Senior Resident Council President Rupert Alston, who had a hand in the rehabbing of the tower, said he couldn’t wait to move in.

“It’s been a long struggle,” he said. “They say it always pays off in the end. At one time I was ready to give up, but I’m glad I stood in there.”

Talmadge Belo, the Vice President emeritus of the Brewerytown/Sharswood Community Civic Association, sensed an historic moment as he and others decided to stay in the neighborhood and fight for its survival. He called the renewal of the tower amazing and said it would not have happened without the vision of Kelvin Jeremiah.

PHA Urges Seniors to Return to Norris Apartments

PHA Urges Seniors to Return to Norris Apartments

The redevelopment of the Norris Apartments took another step forward in early May as PHA welcomed former senior residents of the site to an open house and urged them to return to the neighborhood.

Twenty-six of the 89 units at Norris Phase II were built specially for seniors. Seniors and other former residents of the old Norris site have the right of return to the redeveloped apartment complex which now sits on both sides of the regional rail station that serves Temple University.

“This is not your grandmother’s public housing. Nowhere in the country will you go to see this quality of housing that is affordable,” said PHA President and CEO Kelvin A. Jeremiah.

He believes that returning seniors to feel proud and comfortable and reminded them that PHA would assist them in moving to the new units. Those new units feature air conditioning, washers and dryers, kitchens with modern, energy efficient appliances, and interior storage. Jeremiah noted that these units will always be affordable housing despite the general transformation of the North Central neighborhood.

“For those of you who have not made a choice, I don’t know what you’re waiting for,” said City Council President Darrell Clarke. “But when you go see those units, they are on point, and as young folks say ‘they are off the chain.’”

Clarke added that he’s excited for the seniors moving back and thrilled that North Philadelphia is becoming

a neighborhood of choice. The development complements ongoing private housing and commercial development in the neighborhood.

“I’m glad that most of you are coming back, but I won’t be satisfied until I get you all back,” said Norris Resident Council President Donna Richardson.

She called the redevelopment of the site “a journey” that was worth it.

Norris Apartments Phase II represents the third of five phases of development following the award of a \$30 million Choice Neighborhoods Implementation grant to the City of Philadelphia and PHA by the U.S. Department of Housing and Urban Development (HUD) in June 2014. Residents played an integral role in the vision for the redesign of the neighborhood.



City Council President Darrell Clarke (center) visited the new senior units at PHA’s Norris Phase II apartments located in the city’s North Central neighborhood. Former senior residents of the old Norris complex were encouraged to return to the revitalized neighborhood during a special luncheon hosted by the housing authority in early May.

Energy Efficient Modular Units Go Up in Sharswood

PHA has started the latest phase of the Sharswood Transformation Plan as the first modular unit was installed in early June near 23rd & Jefferson Streets for the Blumberg 83 development.

“These new homes are attractive, energy efficient, and cost effective. They are built in a quality controlled environment before shipment here, ensuring that precise specifications are met,” said PHA President and CEO Kelvin Jeremiah. “PHA wants the very finest product possible as we work to transform Sharswood into a neighborhood of choice.”

Blumberg 83 features sustainable design elements guided by two green rating programs; Enterprise Green Communities and Energy Star Certified Homes. The modular manufacturing process significantly reduces the amount of construction waste and energy use.

The Blumberg 83 Apartments will consist of 83 new rental units spread across a mix of townhomes and multi-unit walk-up buildings. They are part of PHA’s Blumberg/Sharswood Transformation

Plan and a key component of the Choice Neighborhood Initiative planning grant awarded by HUD in 2013.

The units will range in size from 616 square feet to 1,641 square feet, with the average unit size 1,167 square feet. Residents of the development will have access to a community center, landscaped green space, and PHA management office.

All units will receive subsidy under the U.S. Department of Housing and Urban Development’s (HUD) Rental Assistance Demonstration Program (RAD). As part of RAD, each unit in the development will have a secure 20-year Project Based Voucher (PBV) Housing Assistance Payment contract.

Blumberg 83 will exceed federal, state, and local accessibility requirements. There will be 10 accessible units and 3 units for the hearing/visually impaired. All townhomes and ground floor units in the walkup buildings will meet ‘VisitAbility’ requirements.



A crane lowers a new, energy efficient modular unit along Jefferson Street as part of the Blumberg 83, a mix of townhomes and multi-unit walk-up buildings.

Bartram Neighborhood Remake Taking Shape

The Bartram Choice Neighborhood Initiative joint task force has begun drafting a plan that promises to bring new housing, services, and jobs to the Kingsessing neighborhood in Southwest Philadelphia. The completion of the plan, made possible by a grant awarded by HUD in 2018, will take several more months, with a target date of February 2020 for delivery of a finalized plan.

A high level outline of the plan has already been sent to the U.S. Department of Housing and Urban Development (HUD). It showcases the work achieved and the community input gathered so far via community meetings, focus groups, resident and neighborhood surveys, and task forces meetings. The title of the document is “Blossom at Bartram!” The emerging themes of the plan outline are: Connect, Live, and Thrive. The vision statement says that “Bartram Village is a special place to live at every age-with beautiful spaces that bring people together, creating a sense of community, strength, and inspiration.”

In late May, the joint task force received a glimpse of what is possible in the redevelopment of Bartram Village. A preliminary proposal calls for replacing the boxy, World War II housing, on a one-for-one basis, with modern townhomes, senior-only housing, and multifamily units.

Retail locations would front the Bartram Village site on Lindbergh Boulevard, to promote an active environment for pedestrians, while providing services and jobs to the neighborhood.

There is no timeline yet for the remake of the site, but current residents who remain in good standing would have the first right to return to the new units. This is similar to the commitment made to residents of Norris Homes and Blumberg Apartments, two other sites which were reimagined under the Choice Neighborhoods Initiative, and which are now being reoccupied by families exercising their right of return.

Meantime, the redevelopment of the Bartram/Kingsessing neighborhood has received a substantial impact grant from HUD. PHA has received \$950,000 that will help pay for physical community development or economic development projects designed by Bartram Village and neighborhood residents that enhances and accelerates the transformation of the neighborhood. While housing development is not an eligible use of these funds, the money could be used for such things as turning vacant property into gardens, pocket parks, or land banking; beautification, place making, and community arts projects; facade improvement programs; fresh food initiatives.



The Bartram Choice Neighborhood Initiative joint task force takes a look at what is possible in the redevelopment of Bartram Village.

Philabundance Chooses North Central Neighborhood

The region's largest hunger relief organization has begun building its new community kitchen in the North Central neighborhood.

Philabundance's new facility at 2224 N. 10th Street is one of several Critical Community Improvements approved by the U.S. Department of Housing and Urban Development (HUD) under the Choice Neighborhoods Initiative. The new job training and meal production facility is expected to be completed next spring, turning a vacant site into productive space.

"This new facility will advance the revitalization and vibrancy of this community," said PHA President and CEO Kelvin Jeremiah. "One of the top priorities for residents in this community is job opportunities."

Since 2000, the Philabundance Community Kitchen (PCK) has conducted a free, 14-week culinary training and life skills program, providing opportunities to adults with no to low income who need not just a job, but a second chance at life. Through city and other food service contracts, PCK has served over 250,000 meals annually to Philadelphia's most vulnerable residents, but it has outgrown its current space on

north Woodstock Street.

The new building will contain an 18,800 square foot, state-of-the-art culinary training and production facility, allowing PCK to:

- Teach twice as many students
- Send more graduates into the workforce
- Quadruple the number of meals provided to those in need
- Create dedicated space for PCKatering, a social enterprise whose proceeds go towards the program

Once the new PCK opens, the training program will be extended to 16 weeks. This will allow staff more time to work with students and graduates to stabilize their economic and social well-being. Many students are formerly incarcerated, do not have a high school diploma, and/or have not held steady work.

Construction of the new building will cost \$8.64 million with \$1.5 million coming from Choice Neighborhood Initiative (CNI) funds. The rest of the money will come from Community Development Block Grant (CDBG), City, state, and private funds.



Philabundance's new facility in the North Central neighborhood is one of several Critical Community Improvements approved by the U.S. Department of Housing and Urban Development (HUD) under the Choice Neighborhoods Initiative.



Project HOME opened the Gloria Casarez Residence at 8th and Thompson Streets in the Ludlow neighborhood where PHA has an award winning scattered site development.

New Partner Developments to Serve Seniors, LGBTQ

PHA celebrated with two of its nonprofit partners as one broke ground on a senior development while another celebrated the grand opening of Pennsylvania's first ever LGBTQ-friendly residence.

In mid-May, Project HOME opened the Gloria Casarez Residence at 8th and Thompson Streets in the Ludlow neighborhood where PHA has an award winning scattered site development. The residence includes 30 one bedroom apartments for young adults, ages 18 to 23, who have aged out of the foster care system and/or are homeless. Residents will receive employment, education, and health-care services, as well as life-skills education.

PHA has committed itself to a long-term rental subsidy of 25 units at this development of over \$5.6 million over the next 20 years. Jeremiah said he was proud to support progressive developments such as this one.

The development honors Gloria Casarez, Philadelphia's first director of the Mayor's Office of Lesbian, Gay, Bisexual and Transgender Affairs, who died of cancer in 2014. Project HOME estimates that people who identify as LGBTQ make up about 40 percent of all homeless people nationwide.



The Hispanic Association of Contractors and Enterprises (HACE) broke ground in early May on Casa Indiana at 2nd and Indiana Streets. This new development will contain 50 senior units on land that has stood vacant for more than 30 years. HACE expects to complete the one-bedroom units in a year.

Casa Indiana is the latest development for HACE, a nonprofit organization founded in 1982 to tackle blight and revitalize Fairhill and St. Hugh neighborhoods. PHA will subsidize all 50 units at the development with an annual

contribution of \$180,000.

"We believe that this is a worthwhile investment in a development that allow seniors to live independently...one that is within walking distance to the 5th Street commercial corridor...and one that is transit friendly," said PHA President and CEO Kelvin A. Jeremiah.

PHA has previously joined with HACE to subsidize Villas Del Caribe and Lehigh Park Apartments II to expand the supply of affordable housing.

Habitat Homeownership Comes To Sharswood

Habitat for Humanity Philadelphia has broken ground for the first homeownership development under the Sharswood Transformation Plan. Oxford Green located at 23rd and Oxford Streets will contain 20 homeownership units with completion anticipated in September 2020. Habitat is one of PHA's partners in the transformation plan.

The Oxford Green homes will feature new-to-Habitat amenities including flexible living space on the first floor to promote aging-in-place, and green roofs for storm water management. Interface Studio Architects (ISA) designed the homes. PHA donated the land for the development and invested \$3.5 million.

"It is important that we provide opportunities for homeownership in Sharswood," said PHA President and CEO Kelvin A. Jeremiah. "Habitat's Homeownership Program provides the education needed for the future Oxford Green homeowners to be successful. We know they will have a stake in their neighborhood and care for the broader community."

"Affordable housing is foundational and we believe at Habitat that everyone has a

right to a decent place to live," said Corinne O'Connell, CEO at Habitat for Humanity Philadelphia. "With that foundation of housing, health is better, educational opportunities are there and economic mobility. We're incredibly proud to partner with PHA and their visionary leadership."

The Sharswood Transformation plan calls for a total of 420 new homeownership units, including 100 market rate homes.

As part of Habitat for Humanity Philadelphia's programs, homeowners become vested in their property by completing 350 hours of sweat equity in place of a down payment.

Kea Bond, a scattered sites resident, will become one of the sweat equity homeowners at Oxford Green. She encouraged other residents to get involved.

"It's an awesome program," she said. "This is something that I can call my own. In the future, I can always look back to leaving something to my children."

Besides sweat equity, new homeowners are required to demonstrate a housing need and the financial ability to repay an affordable mortgage.



PHA President and CEO Kelvin Jeremiah, speaking at the groundbreaking for Habitat for Humanity's Oxford Green development in Sharswood, said that homeownership stabilizes a community. Facing Jeremiah (right) is Corinne O'Connell, CEO of Habitat for Humanity Philadelphia.

New Apartment Complex for Seniors in South Philly

Cantrell Place, a senior residence in South Philadelphia managed by PHA partner Presby's Inspired Life, has opened. The ribbon cutting for the new apartment complex took place in late April. Lopa Kolluri, Senior Executive Vice President and Chief Development and Operating Officer at PHA, attended the festivities.

PHA committed 40 project based vouchers to subsidize most of the new units at the complex. That's a subsidy of \$10 million over the next 20 years.

Kolluri told the crowd at the event that subsidies such as this one are made possible through the Rental Assistance Demonstration (RAD) program. She said the program has enabled the housing authority to partner with more than 20 nonprofit organizations and developers, such as Presby's Inspired Life, to develop affordable housing units throughout the City.

Cantrell Place in South Philadelphia is a new construction development. The building revitalized a city block by transforming 33 vacant lots into 61 units of affordable housing for seniors. The vision for the

complex, located at 5th and Cantrell Streets in South Philadelphia, was first developed in 2011 as a grassroots movement involving local residents, community groups and civic leaders. It features a garden, parking, a community space, easy access to public transportation, and shopping districts. Benefits include a partnership with a local pharmacy to deliver medications and a social services coordinator to link the residents to vital resources.

Presby's Inspired Life was awarded tax-credit funding from the Pennsylvania Housing Finance Agency (PHFA) to develop this property, as well as a \$1 million Redevelopment Assistance Capital Program grant administered through PIDC, a non-profit founded by the City of Philadelphia and the Greater Philadelphia Chamber of Commerce in 1958.

PHA partnerships are critical because nonprofits such as Presby's Inspired Life serve our most vulnerable citizens and offer extensive services to meet the needs of its residents.



A partnership between PHA and Presby's Inspired Life made Cantrell Place, a senior development in South Philadelphia, possible. The housing authority is subsidizing most of the units at the complex.

BOARD RESOLUTION UPDATES

February 2019

Resolution 12031 – amends the Memorandum of Agreement (“MOA”) between the Division of Housing and Community Development (“DHCD”) and PHA for the provision of vacant land management services in Sharswood that was entered into between the parties in 2016; the amendment would include three (3) additional one-year terms, with PHA to pay an amount not to exceed one hundred thirty thousand dollars (\$130,000.00) per year for the maintenance of the vacant properties, as in the original MOA, plus an additional seventy-five thousand dollars (\$75,000.00) per year for additional services, for a not-to-exceed total per year of two hundred five thousand dollars (\$205,000.00).

Resolution 12032 – authorized PHA to execute insurance contracts based on insurance quotes procured by Conner Strong & Buckelew under its existing contract with PHA. The types of insurance include: General Liability; Public Officials and Employment Practices; Law Enforce-

ment Liability; Employee Benefits Liability; Property; Boiler & Machinery; Fidelity and Crime; Fiduciary Liability; Auto Liability; Auto Physical Damage; Lead Liability; Mold Liability; Pesticide Liability; and Cyber Security and Liability. The total amount for the insurance contracts is not to exceed four million seven hundred sixty-four thousand four hundred thirty-two dollars (\$4,764,432.00).

Resolution 12033 – authorized PHA to submit a Disposition Application to HUD to transfer properties, as set forth on the attachment to the resolution, through a long term ground lease at nominal consideration, for development by PHA’s commercial development partner as a Mixed-Use retail center.

March 2019

Resolution 12034 – approve amendments to the Admissions and Continued Occupancy Policies (“ACOP”) for public housing and the Administrative Plan (“Admin Plan”) applicable to the Housing Choice Voucher Program, as presented on the Summary Sheet attached to the resolution.

Resolution 12035 – authorized an amendment to PHA’s Moving to Work (“MTW”) FY 2020 Annual Plan or PHA’s MTW FY 2019 Annual Plan, whichever one is in effect at the time that the amendment is approved by the U.S. Department of Housing and Urban Development, for the conversion of thirty (30) vacant public housing units at various scattered site locations in Philadelphia to project-based assistance at one (1) new construction or substantial rehab housing development under the provisions of the Rental Assistance Demonstration Program.

Resolution 12036 – re-appointed Commissioner Frederick S. Purnell, Sr. to the Audit Committee as an independent member.

Resolution 12037 – authorized the adoption of PHA’s FY 2020 Operating and Capital Budgets. The FY 2020 Comprehensive Operating and Capital Budgets project revenues at four hundred fifty-four million five hundred forty-one thousand four hundred thirty dollars (\$454,541,430.00). Expenditures for

FY 2020 are projected at four hundred fifty-four million five hundred forty-one thousand four hundred thirty dollars (\$454,541,430.00).

Resolution 12038 – continued the authorization of PHA to enter into various contracts under state and federal cooperative purchasing agreements and similar programs. The authorization would be for contract terms not to exceed five (5) years, as entered into during a one-year period, from March 31, 2019 through March 31, 2020, in a total aggregate amount not to exceed twenty-three million dollars (\$23,000,000.00). Further PHA shall continue to provide a quarterly report to the Board of Directors as to all contracts entered into pursuant to this resolution where the base contract amount or any option exceeds one hundred thousand dollars (\$100,000.00).

April 2019

Resolution 12039 – approved PHA’s Act 130 Report for Fiscal Year 2019, for submission as required pursuant to the Pennsylvania Housing Authorities.

Resolution 12040 – approved the Fiscal Year 2019 Annual Reports for the Board Committees of Audit, Risk Management, Finance, Policy & Planning, and Resident Services, pursuant to their respective resolutions or charters, for the period from April 1, 2018 to March 31, 2019.

Resolution 12041 – amended PHA’s Controlled Policy & Procedure #10, as most recently amended on February 18, 2016. The amendment incorporates recently revised procurement thresholds of the Commonwealth of Pennsylvania and U.S. Department of Housing & Urban Development.

Resolution 12042 – authorized PHA to contract with 964 Consulting, LLC and Econometrica, Inc. for resident council technical assistance services in a total aggregate amount not to exceed seven hundred fifty thousand dollars (\$750,000.00).

Indego Bike Share Station Comes to PHA HQ

Residents of the Sharswood neighborhood now have better access to the City of Philadelphia’s Indego bike share program. A brand new station has opened at Ridge Avenue and Master Street, at the south end of the PHA headquarters location. It contains space for 17 classic and electric bikes that are available for use year round.

“The location of this service at PHA headquarters is integral to our overall plans for the redevelopment of this community,” said PHA President and CEO Kelvin Jeremiah. “Riding one of these bikes is a healthy and affordable way to get around the city, not to mention helping the environment by reducing traffic congestion and pollution. We are very happy to offer our location in support of this service.”

The new locale at the PHA headquarters location replaces a station formerly located at 27th and Master Streets. The Sharswood/Brewerytown neighborhood still has five existing stations that began service in 2017.

“The relocation allows a better connection in the community” said

Stephanie Ridgeway, Indego Community Coordinator for Sharswood. “The Ridge Avenue location better connects more of the community with public transportation. With the 61, 33 and 2 buses, and now Indego, the new PHA headquarters is more accessible than ever.”

“We are thrilled to have the Indego station located right at the new PHA headquarters,” said Aaron Ritz, the program’s transportation manager. “We work hard to make sure that Indego bike share is a tool that community members can use to get where they’re going, get some quality time with their friends or family, or get the blood pumping through their systems.”

The City of Philadelphia launched Indego in 2015 as the city’s newest form of public transportation with 60 stations and 600 bikes. The program has grown to over 135 stations and 1,400 bikes. An estimated 19 million tons of pollution has been offset through the use of the



service with approximately 2.6 million rides since its launch. Indego bike share has diverse ridership and income levels and offers 24/7 access to the city. All revenue from bike rentals supports the operations and expansion of the system.

Indego is an initiative of the City of Philadelphia and sponsored by Independence Blue Cross. Indego is part of the Better Bike Share Partnership (BBSP), which seeks to develop bike share equitably and sustainably across the country.

For more information, visit rideindego.com and follow @RideIndego on Twitter.



2019

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)

JUL 18 | SEP 19 | OCT 17 | NOV 21

All PHA board meetings are held at
2013 Ridge Avenue, Philadelphia, PA 19121

SENIOR EXPO HEALTH FAIR



PHA hosted its annual Senior Expo Health Fair in mid-April at the John F. Street Community Center. The event attracted around 200 seniors. Those in attendance received a healthy lunch, as well as seeing a chef demonstrate the preparation of healthy food.

PARTNERS IN PROGRESS



PHA President and CEO Kelvin Jeremiah joined housing partners this spring to celebrate the addition of affordable housing units in the City. Above, Mr. Jeremiah (second from left) took part at the groundbreaking for Casa Indiana in the Fairhill neighborhood. Below, he addresses the crowd at the grand opening of Project HOME's Gloria Casarez Residence, Pennsylvania's first ever LGBTQ-friendly residence, in the Ludlow neighborhood.

Photo credits: Adina Diaz Photography, Jay Gorodetzer - Project HOME.

LEGEND BALL AT NORRIS



MOTHER'S DAY



Amaj Brunson portrays Carl Stokes, the first black mayor of Cleveland and later a TV star, during the Legend Ball at the Norris Community Center. Autumn Graham and Za'nyrah Frascello play the role of Stokes supporters. Dr. James Davis of Temple University who provides professional support to the afterschool program was pleasantly surprised as the kids honored him with one of their skits.

PHA hosted its annual Mother's Day Luncheon at the Abbottsford Community Center which was highlighted by a "Best Hat" contest. Shown above; first place winner Albert Jerman of Mount Olivet, 2nd place winner Carol James of Wilson Park, and 3rd place winner Carolyn Dobe of Emlen Arms. Below, PHA Police officer Joseph Maultz contributed to the entertainment at the event by playing bass guitar.

Upper Photo Credit: Carla Fleming, PHA

PHA Moves to Enhance Resident Services

In the words of an old commercial line, this one's for you!

PHA's resident services division is working to attract more community partners with the goal of improving program offerings that give residents better economic results.

The division, formerly known as Community Operations and Resident Development (CORD), is now known as Resident Programs and Partnerships (RPP) after restructuring early this year.

"We want our services to have a resident centered focus and we believe that this restructuring will help improve the economics and quality of life for the people we serve," said PHA President and CEO Kelvin Jeremiah.

Makeeda Holley, Vice President of RPP, met with over 60 partners in April at the Vaux Community Building to explain the restructuring. She told them that PHA is searching for more partners who can work collaboratively and, hopefully, to increase funding for improved resident programs.

"In some cases, PHA can't apply (for funding), being a government entity, but a nonprofit can. We can leverage that and braid opportunities together," she said.

Holley believes that PHA and its partners can design programs together that better meet employers' current needs.

"The worst thing in the world would be to train 150 people without a concrete job at the end. Let's hear what the

employers need first and then work backwards," Holley said.

Workforce development, as its known, is exciting, but it's also complex with a number of moving parts. PHA is encouraging present and future partners to use the Vaux Community Building for their events, to bring services and opportunities to residents at a one-stop location. Some partners may even choose to rent space at the site.

Holley quips that there are many different ways to partner and meet the needs of PHA residents in job training, after school and summer programming, business formation, child care, and adult basic education. She's hopeful that creative thinking produces a better bottom line for everyone.



Makeeda Holley, Vice President of Resident Programs and Partnerships (RPP) met with over 60 partners at the Vaux Community Building to explain the goals of the restructured department.

Jobs Plus Client Attains Long Sought GED

Faith, persistence, and lots of hard work have finally paid off for Jobs Plus client Torkisha Cooper. The 40-something mother of nine kids and grandmother of two earned her GED and High School Equivalency Certificate after three years of hard work. She did this while working as a PHA computer lab monitor and managing her family's day to day affairs.

The completion of her GED marks the end of a long road for Ms. Cooper who dropped out of high school when she was 17. Eventually, Torkisha married and had a big family, but the marriage ended. She had tried to get her GED several times, but the mathematics section stumped her and she was afraid to ask for help.

Ironically, Ms. Cooper ended up attending DPT Business School in Center

City and was an A-B student in computer applications. However, just before graduation, she had to drop out because there was no one to watch her children. Jobs Plus helps clients overcome these types of barriers and the program would prove to be a godsend to her.

Torkisha watched as her daughters graduated from high school and became self-sufficient adults. She wanted the same thing for herself and her younger children.

"I got tired of not working, tired of sitting at home," Cooper said. Then, she went over to Jobs Plus office at Raymond Rosen and signed up for GED training. Torkisha credits Colette Dunlap, the Jobs Plus Project Administrator, and her teacher, Catherine Bristow, for keeping her on track.

"Torkisha was an extremely

motivated and dedicated student," Bristow noted. "She made sure she got to class, no matter what else was happening, and she would not leave until she had done something productive. She always kept her goals in mind, and I believe she will continue to progress and achieve!"

May 13th, the day she took the test, also happens to be the day her newborn son died in 2001.

"I was praying to God and my son the whole time saying 'please let me just pass this test today'" she recalls. Her prayers were answered.

She's still working at the Abbotsford computer lab, but has her eye on more education that leads to a professional job, homeownership, and something she can leave to her grandchildren.



Torkisha Cooper, a Jobs Plus client who resides at Raymond Rosen, was honored as Resident of the Month at the May PHA Board meeting.

Crackdown on Illegal Dumping Nets First Arrest in Sharswood

Frustrated by people dumping large loads of trash in empty lots in Sharswood, PHA is working with Philadelphia police to arrest and prosecute illegal dumpers. In mid-April, PHA announced the first arrests and charges in the campaign. The agency is serious about stopping people from dumping trash in up-and-coming neighborhood.

Parris Griffin of South Conestoga Street and Shakeil Calwise of North Newkirk Street have been charged for allegedly short-dumping after they were observed by PHA police dumping large bags of wood strips from their pickup truck on Lambert Street in Sharswood, just west of Ridge Avenue and PHA headquarters. The alleged action took place in broad daylight.

"I don't know why some people feel it is their right to dump trash into lots and along sidewalks in Sharswood," said PHA President and CEO Kelvin Jeremiah. "This

neighborhood had been down for a very long time but we and our partners are investing hundreds of millions of dollars into transforming the area. We want to send a clear message to dumpers that their activity will not be tolerated by us or, more importantly, residents in this community."

Construction activity by both PHA and private developers has become commonplace in Sharswood, producing large amounts of byproducts that are supposed to be discarded in the appropriate manner at dump sites.

PHA's has set up surveillance cameras throughout the neighborhood to watch for this kind of activity and asked members of the community to report dumping when they see it. Citizens can call PHA police at 215-684-1911 or the city at 311.

Griffin and Calwise were charged and released pending their hearings, which will be scheduled at some point in the future.



Police arrested two men for illegal dumping in broad daylight on Lambert Street, just one block away from PHA headquarters in Sharswood.

Police Add Two New Officers

Two young men with a strong commitment to community service have joined the Philadelphia Housing Authority Police Department. Officers Gerald Gardner and David Kirchenbauer were sworn in by Chief Joseph Marker in late March.

Officer Gardner attended Delaware County Community College where he enrolled in the police academy there and earned his police license. He entered the academy after leaving school for a while to work a variety of service jobs. That experience proved to be a revelation.

"I definitely don't see myself sitting in an office all day. I would like to be out and about moving around, working with the community. I figured being a police officer would be a good way to do that."

Gardner joined PHAPD because he believes "there's more going on in the City" and he wants to get as much experience as he can while he's young.

"The residents do not have much in the way of resources or education. I believe I can make an impact for some residents," Gardner said.

Officer David Kirchenbauer came to PHAPD after working for the Plymouth

Township Police, just outside the city. He had heard many good things about the housing authority's department and believes that he can make a positive impact on the PHA community.

Officer Kirchenbauer spent 4 years in the Marine Corps before attending Bloomsburg University, majoring in criminal justice. He served in combat in Afghanistan with the artillery and believes that his career in the military goes hand in hand with policing because it just seemed that he wanted to help people.

"I believe in civic duty. It's the job of the strong to protect the weak," Kirchenbauer said.

At the induction ceremony, Chief Marker told the officers to put a paper in their desk saying how they'd like to be remembered at the end of their careers.

Gardner hopes to be remembered as someone who was firm but fair, reassuring people whenever he stepped out of his squad car.

Kirchenbauer wants to be remembered as someone who made a difference, who did the job the way it's supposed to be done.



Gerald Gardner (l) and David Kirchenbauer (r) have joined the PHA Police Department in late March. Officer Thomas Horner (c) was their training officer.

Summer Food Program Ensures Healthy Meals for Kids

PHA's school age residents will have access to healthy breakfasts and lunches, even thru their summer vacations.

The PHA Summer Food Service Program, as it has for decades, is again offering those meals in addition to comprehensive summer youth enrichment activities thru Friday, August 12th.

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

The housing authority plans to host the program at the following sites this year: **Abbottsford Homes, Bartram Village, Cambridge/Richard Allen, Fairhill Apartments, Harrison Plaza, Hill Creek, Johnson Homes, Lucien E. Blackwell Community Center, Norris Apartments, Oxford Village, Raymond Rosen, Spring Garden, West Park Apartments, and Wilson Park.** Hours of operation are Monday thru Friday 8:00 a.m. to 2:00 p.m.

The agency's Resident Programs and Partnerships department (RPP) manages this critical and highly

successful program. An estimated 45,000 meals will be served to youth ages 3 to 18 from public housing sites and the surrounding neighborhoods. The program will also provide 26 part-time jobs for PHA residents and local residents this year.

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 many sites operated by the City's Department of Parks and Recreation, which will offer similar meals.

Residents can go online to the USDA website at fns.usda.gov/summerfoodrocks to locate the Summer Food locations closest to them.

Residents can also look for the site nearest to them at:

phila.gov/youthcommission/youthprograms/meals
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.



The PHA Summer Food Service Program offers breakfast and lunch in addition to comprehensive summer youth enrichment activities, and runs from now until Friday, August 12th. Shown here, kids enjoying lunch at the John F. Street Community Center, one of 13 sites where the program is offered.

Census 2020 Offers Job Opportunity

PHA residents looking for work just might find a rather interesting job with Uncle Sam. Census 2020 is taking job applications and hiring. In Philadelphia, the pay rate is a healthy \$21 an hour. There are literally thousands of these temporary jobs as the government counts the population and the characteristics in each state. The Census pays its workers weekly, allows them to work flexible hours, and pays workers while they're in training.

The largest numbers of openings are for census takers who walk door to door in neighborhoods. In areas where the Census Bureau has local offices such as Philadelphia, clerical jobs are also available. Field employees will be reimbursed for authorized work expenses such as mileage incurred while conducting census work. In addition, there are a few supervisory and

recruiting outreach positions. You can apply for all jobs with one application online: 2020census.gov/en/jobs

"Some people become census takers for the opportunity of working for the federal government. Also, some people are interested in being a part of one of the largest government operations that only happens every ten years," said Dwayne Burton, Recruiting Coordinator for the Census in nine states, including Pennsylvania.

Burton believes that people often become enumerators out of patriotism. He noted that the Census employee gains intimate knowledge of just how important the data collection is to the development of communities across the country. He added that the enumerator position would be a great job opportunity for retired seniors because they can work full time or part time.

"The most interesting take away I've heard from someone working on the census is the civil duty to help educate the youth," Burton said. "Also, (they get the opportunity) to create awareness on funding and how the government allocates the funds throughout the state. Further, some census employees enjoy seeing and meeting people who they did not know lived in the community."

Most jobs require employees to have access to a vehicle and a valid driver's license, unless public transportation is readily available, and have access to a computer with Internet and an e-mail account (to complete training). Burton notes, however, that enumerators do not have to have a GED. Other requirements can be found online, but the Census encourages all interested persons to apply.



2020census.gov/jobs

#2020CensusJobs

United States
Census
2020

Homeownership is Accessible

Michael Engro, a resident of one of Inglis's independent living apartments, is doing something he once thought impossible: becoming a homeowner.

Mr. Engro, who's a cheerful 57 years old, was injured in August 1980 when he was very young.

"When I was 18 years old, I was down the shore, Rehoboth Beach, Delaware, and an ocean wave broke my neck," he said.

Young Michael had plans for a career as a welder, but that came to a grinding halt following the accident. He's a quadriplegic, but that didn't stop him from living life to the fullest. He has worked at Inglis House as a peer counselor and, at one point, ran a bar with his brother in Norristown. More recently, he has started a T-shirt business and intends to sell his products through Amazon.

Mr. Engro receives Social Security Disability Insurance (SSDI) and is a PHA client because his apartment is subsidized by a project based voucher. To his surprise, he received a letter that told him he is eligible to buy a house under PHA's homeownership



program. So, Michael went through the homeownership course which prepares people in a number of ways, including improving their credit score.

He budgeted frugally and saved money from his SSDI income for a down payment. Then, came the most challenging part of the homeownership journey; waiting. He is looking for a home that serves his needs.

"For nearly a century and a half, Inglis has supported people with disabilities to live the lives they want...how they want. Michael is a perfect example. Moving from

long-term care to our independent apartments and now...taking that next leap to home ownership! It is exactly what our tagline says, Ability & Independence. Redefined. And we could not be more pleased for him on this next great step," said Inglis spokesman Gary Bramnick.

With the help of one of PHA's homeownership counselors, Michael knows he'll find a home that would let him live close to his family.

"This was my dream for a long, long, time and now, it's finally happening," Engro said.

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PhillySEEDS Receives National Award for Excellence



PHA's PhillySEEDS program has received the 2018 Resident Service Award for a large agency in the NMA Housing Awards. The annual contest is run by Nan McKay & Associates, a

training firm that specializes in operational best practices. The national award received by PHA is one of only a total of six handed out to large and small agencies. The winners were announced at The Housing Conference in late February in New Orleans.

"As founder and Director of PhillySEEDS, I am delighted that the outstanding efforts of our 6-year old non-profit organization, PhillySEEDS, have been recognized by Nan McKay," said PHA President and CEO Kelvin Jeremiah. "We strive to

create and provide life-changing opportunities to PHA residents in ways that PHA cannot, with our core programs being scholarships, first-time home buyer financial assistance, and financial assistance with security deposits for our voucher holders."

Jeremiah noted that in the past 6 years PhillySEEDS has been able to: 1) offer over 300 scholarships to PHA-assisted residents; 2) help 78 PHA-assisted residents move into their own homes as first-time home buyers, with closing cost support; and 3) assist 78

PHA voucher holders move into better housing, for which they needed financial help with their security deposit.

A total of almost \$1.3 million has now been awarded to 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 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.

"We believe in the capacity to change lives by uniting community, initiative and opportunity, and are very appreciative of the recognition by Nan McKay of our success," he said.

Mantua Square Welcomes Mighty Writers

Mighty Writers, the nonprofit group dedicated to helping students improve their writing skills, has opened its newest location, Mighty Writers West, in PHA's Mantua Square retail space at 3520 W. Fairmount Avenue. They serve students in grade school and high school and is operated free of charge.

"The goal is to teach them how to write basic letters like the alphabet. After that, we teach them how to write words. Words turn into sentences. Sentences turn into paragraphs," said Naemah Suluki, one of two program managers.

Mighty Writers makes it fun by teaching them to write using chalk, paint, and other materials. Students make decorated booklets featuring their writing which they take home to share with their parents. The goal is to have kids able to write one or more paragraphs at the end of 6 weeks. Later, field trips to the museums, zoo, or anything fun take place

to build vocabulary through association.

When kids first walk in to Mighty Writers, they'll see a board on the front wall with several questions: What do you want this space to be? What should it do for you? What do you need? Students can then write what they expect.

"They tell us what they think they're here for, what kind of atmosphere is conducive to them having fun and learning and what we can do for them so that they can better voice their needs," said Christina Rissell, the other program manager. "They basically help us design the curriculum by telling us about themselves."

Christin Rosario, the program director, teaches a course called "Girl Power" to young ladies between the ages of 8 and 15 communicate while avoiding violent or predatory behavior.

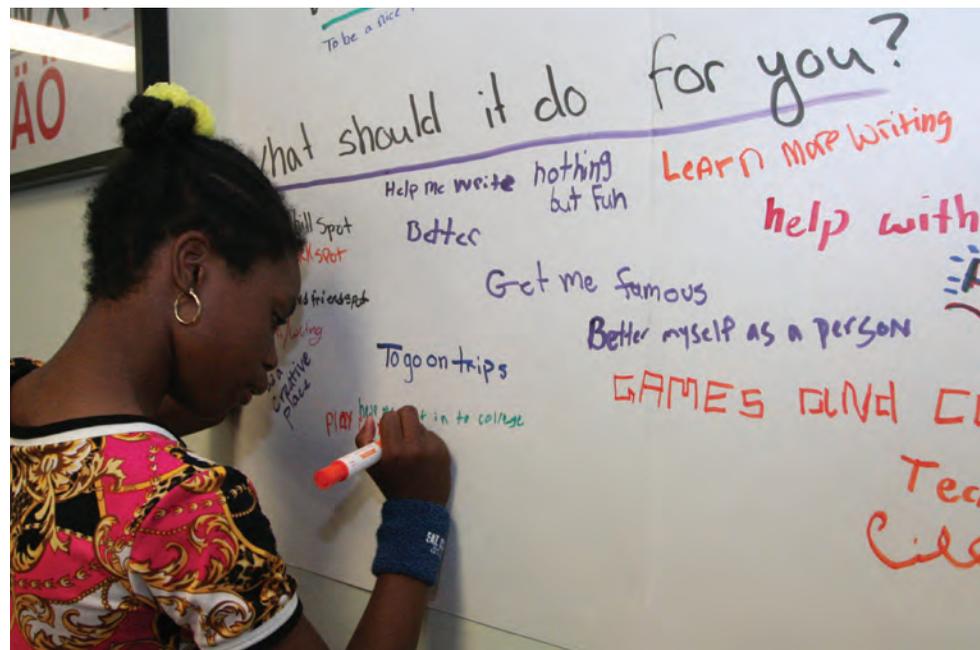
"We try to give them a voice where they can write down what they're feeling, write down with each other, and express with one another what they're going through and realize that they're not alone," Rosario said.

And then, there is the "Mighty Toddlers" year round workshop that runs one day a week for an hour or two. Parents must attend with their toddlers. The goal is to teach children to read and write at an early age and to have parents interact by teaching letters and sounds. Parents are encouraged to take a book and read at home to children.

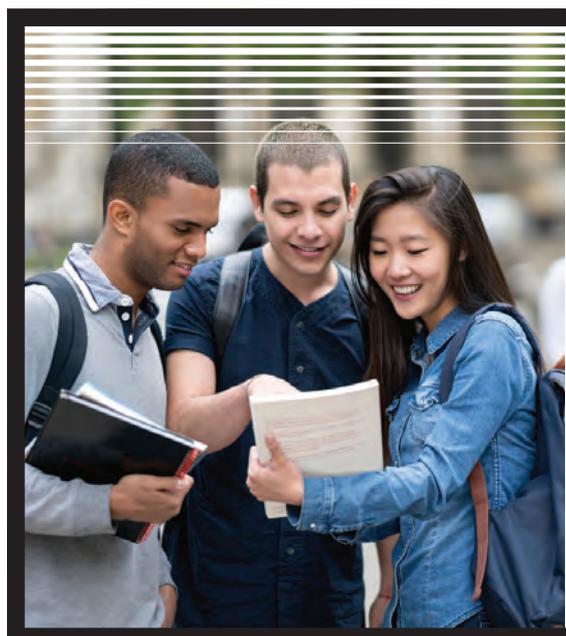
The program currently runs Monday thru Thursday from 10 AM to 8PM, and on Sundays from noon to 6 PM. Students wishing to enroll in the program can walk in between 10 AM and 3 PM on weekdays or any time on Sundays. For more information, call 215-387-1066 or e-mail crosario@mightywriters.org



Naemah Suluki, a program manager for Mighty Writers, teaches youngsters how to write the letters of the alphabet. The group makes it fun by teaching them to write using chalk, paint, and other materials. The goal is to have kids able to write one or more paragraphs at the end of 6 weeks.



When kids first walk in to Mighty Writers, they see a board on the front wall with several questions. Students then write what they expect, helping design the curriculum.



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- Westpark Plaza
- Wilson Park
- Bartram Village
- Paschall Village

Young Residents Are “Poets in Residence”

PHA now has its own poet laureates. Three young residents' poetry earned them recognition from the Philadelphia Police Department's Community Health Enrichment Empowerment Resource Services (CHEERS) program.

The program gives young people the necessary tools to make well informed decisions when confronted with situations that may negatively impact their lives. CHEERS serves youth between the ages of 8 to 17. The PHA Police Department was designated as one of the administrators of the CHEERS Program in 2019.

Jasmine Winchester, 17, from Whitehall Apartments, won a \$100 gift card; Michael Doe 16, from Oxford Village, won a \$100 gift card; and Avion Doe 9, from Oxford Village, received the Motivated Participant Award. Winchester read the following poem to the public at the PHA Board meeting in April:

*As she parts her hair into sections
Kinky and curly, she stares at her reflection
Analyzing her figure, ashamed of her complexion
She was raised with this mindset
As it poisons generations
Telling young people
To be ashamed of their creation
Filling their heads with false truths
Searching for reconciliation
Told she would be nothing. Too dark. Too black
Too black? How could you ever be too that?
Too beautiful
That's why they watch and stare
Tell you to straighten and perm my hair
Convince you to bleach your skin
So it can look like theirs
Too bold so you speak with volume and passion
They are amazed astonished
But they give a nonchalant reaction
Afraid to see us prosper
They are in fear
Keep us in cages within the shadows for years
Try to make us scared of authority
Putting us away
Is the main priority*



Jasmine Winchester (center, back row) from Whitehall Apartments is one of three PHA winners of the CHEERS poetry contest for youth ages 8-17. She read her poem to resident leaders at PHA's April pre-board meeting with her family in attendance.

Norris Afterschool Students Bring History to Life

Author and humorist Mark Twain once said the “fluid prejudice is the ink with which history is written”. French statesman and military leader Napoleon Bonaparte is quoted as saying, “What is history, but a fable agreed upon?” People in the African-American community know that all too well, including the kids at the Norris Afterschool Program.

The result was the “Legend Ball” during Black History Month and, as the audience learned, the person who is a legend is in the eye of the beholder, in this case, the kids.

“We’re thinking about who is a legend to the children. And a legend can be someone in the community, someone in your family, it could be someone past or present,” said Norris Resident Council President Donna Richardson.

The Norris Community Center was decked out with china and tablecloths for dinner as the kids

who performed dressed to the nines while performing brief skits on stage to the delight of the adults in the audience. The event was the brainchild of Nakia Brunson, the Afterschool and Summer Camp supervisor at the Norris Community Center.

“I just wanted our kids to realize black is beautiful and we have legends of our own. So, I wanted them to dig down in their history. Every time they go to school they only learn about Martin Luther King. I wanted them to know there are other African American people who did stuff,” she said.

And dig they did. The skits featured impressions of political and social activist Madam CJ Walker, Olympic track star Jesse Owens, Congresswoman Shirley Chisholm, a Girls High graduate who became the first woman to run for President, educator and civil rights leader Mary McLeod Bethune, and Ernie Davis, the first

black Heisman Trophy winner, just to name a few.

But the kids surprised everyone by honoring everyday people in their lives: PHA President and CEO Kelvin Jeremiah, Dr. James Davis of Temple University who provides professional support to the afterschool program, and Temple PhD student Juwan Bennett who works as a researcher for the program.

“It’s surprising. It felt good to be honored by the kids, them talking in my presence with some of the other African-American greats,” said a surprised Bennett.

“It’s so good to see them in this venue; beautiful, brilliant and have so much potential possibility,” said Dr. Davis. The chair of Temple’s Urban Education program added that he’s not a legend by any stretch, but the skit was a tribute to the relationship that the Norris community has with the university.



PHA President and CEO Kelvin Jeremiah was honored as a legend at the Norris Afterschool Program's “Legend Ball.” The event was a celebration of Black History month and the audience learned that the person who is a legend is in the eye of the beholder.



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