

PHA & HUD: Stimulating the Local Economy



Philadelphia Housing Authority
Building Beyond Expectations

Carl R. Greene, Executive Director



The Philadelphia Housing Authority (PHA) is aggressively and effectively administering \$126.9 million in HUD stimulus funds to improve and expand affordable housing throughout the city. PHA received the third largest competitive stimulus grant in the country and we have already awarded more than \$100 million to local contractors, who are building and renovating more than 900 properties and making our sites safer and more energy efficient.

This document was designed to show our numerous partners and stakeholders how we are putting American Recovery and Reinvestment Act (ARRA) dollars to work, stimulating the local economy and creating thousands of jobs throughout the city.

PHA's ability to successfully channel ARRA funding into viable, job-creating projects can be directly attributed to our sound planning and financial management systems. The Federal government has presented us with a critically important opportunity to put Americans back to work, create much-needed affordable housing and rebuild our urban centers.

As this booklet shows, PHA is taking full advantage of that opportunity.

Carl R. Greene
PHA Executive Director



Back in March, HUD announced that \$4 billion in Recovery Act Capital Funds would go to over 3,000 public housing authorities throughout the nation. These kinds of investments are powerful vehicles for economic recovery because they work quickly and create jobs where they are needed most.

The Philadelphia Housing Authority received one of the largest public housing formula grants in the nation and the country's third largest competitive grant. PHA continues to lead the way in implementing the American Recovery and Reinvestment Act by putting funds to work quickly, jumpstarting the economy and stabilizing communities. In fact, PHA has already awarded more than \$100 million to local contractors, created over 500 jobs and weatherized some 7,000 units of affordable housing.

Carl Greene and PHA should be commended for their quick and innovative implementation of ARRA funds. These critical investments are already at work providing quality, affordable housing and creating jobs for Philadelphia residents, while at the same time, improving energy efficiency and reducing the energy costs of Philadelphia's public housing.

Shaun Donovan
HUD Secretary

Stimulating the Local Economy

PHA is currently managing more than \$280 million in development projects citywide, ranging from small fence installation jobs to the design and construction of major mixed-use developments. Funding for these projects comes from a variety of sources and runs through June 2011.

This booklet provides a brief overview of PHA's development projects, arranged by funding source. The first section details PHA's formula-funded ARRA projects, followed by an overview of those awarded funding through the Capital Fund Recovery Competition (CFRC).

The last section details a number of recently completed projects utilizing various funding sources.

PROJECT NAME	UNITS	ARRA FUNDS	TOTAL PROJECT COST	JOBS PROJECTED
FORMULA FUNDED PROJECTS				
Scattered Site Rehabs	340	\$ 31,450,000	\$ 31,450,000	523
800 Block of Markoe Street	23	\$ 6,718,893	\$ 6,718,893	106
Plymouth Hall Rehabilitation	53	\$ 13,763,000	\$ 13,763,000	261
Scattered Site Replacement Units	100	\$ 12,746,023	\$ 14,746,023	223
Mechanical/ Heating System Upgrades	0	\$ 19,759,898	\$ 20,359,898	375
Fire Suppression Standpipe Upgrades	0	\$ 6,123,845	\$ 6,123,845	128
Formula Funded Total	516	\$ 90,561,659	\$ 93,161,659	1,616
CFRC FUNDED PROJECTS				
Mantua Hall	101	\$ 10,000,000	\$ 37,000,000	662
Paschall	100	\$ 13,915,000	\$ 38,400,000	687
UFAS Modifications	194	\$ 12,041,250	\$ 12,675,000	213
CFRC Total	395	\$ 35,956,250	\$ 88,075,000	1,562
ARRA Total	911	\$ 126,517,909	\$ 181,236,659	3,178
OTHER PHA PROJECTS				
MLK Development	19		\$ 7,400,000	125
Warnock Village	95		\$ 48,800,000	608
LEB Comm Ctr/Streetscape	0		\$ 13,700,000	245
Maintenance WAVE	6,000		\$ 7,898,000	106
Blumberg Apartments	0		\$ 3,000,000	53
Wilson Park Canopy	0		\$ 3,000,000	35
2012 Chestnut	0		\$ 20,000,000	357
ALL PHA PROJECTS	7,025	\$ 126,517,909	\$ 285,034,659	4,707

Formula Funded Projects

PHA is using its \$91 million in stimulus formula funding to:

Renovate and upgrade
340 scattered site
properties

Build or renovate
23 units on North
Markoe Street

Renovate Plymouth
Hall into 53 new fully
accessible units

Create 100 fully
accessible scattered site
replacement housing
units

Improve fire
suppression systems at
18 high rise locations

Upgrade mechanical
and heating systems
citywide



Formula Funded Projects

340 Scattered Site Rehabs

PHA's largest stimulus funded project is the renovation of 340 vacant scattered site units. This two-year project will create over 500 jobs.



The renovations cost under \$100,000 per unit.
The project will be completed in 2010.

Formula Funded Projects

340 Scattered Site Rehabs



Each unit will receive energy efficient air and water heaters and improved insulation.

Each unit will be equipped with Energy Star appliances, Energy Star windows, steel entry doors and new roofs.



Formula Funded Projects

800 Block of Markoe Street

The Markoe Street project represents the final phase of the Lucien E. Blackwell Homes development in West Philadelphia.



Stimulus funds will be used to build 6 new homes and renovate 17 existing properties. Upon completion, PHA will have constructed over 700 new units in this neighborhood.

Formula Funded Projects

800 Block of Markoe Street



Design features include exposed wood trusses and brick walls, as well as raised ceilings with ribbon windows for more sunlight.

These units will be built to the highest energy conservation standards and include solar panels, an energy efficient building envelope and Energy Star appliances.

Formula Funded Projects

800 Block of Markoe Street



All Markoe Street units will be constructed with state of the art, energy efficient building materials including R-49 and R-23 insulation.

Bamboo is being considered as a flooring material because it is more durable, stable, renewable and eco-friendly.

Formula Funded Projects

800 Block of Markoe Street

Markoe Street homes will also feature high efficiency HVAC units.

Rain screens will be installed for higher control of rain from gravity, capillary action and variations in wind pressure.



Formula Funded Projects

Plymouth Hall

2201 W. Venango Street



Plymouth Hall, a 72-unit senior high rise was damaged by fire in 2004 and has been vacant since.

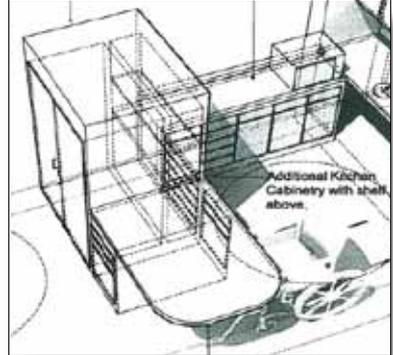
It will soon be converted into 53 fully accessible senior apartments with 47 efficiencies and 6 one-bedroom units.

The building will also utilize high efficiency Energy Star building components including: windows, water heaters, light fixtures and appliances.

This project will cost an estimated \$13 million and create more than 250 jobs before completion in late 2010.

Formula Funded Projects

Plymouth Hall
2201 W. Venango Street



Development Features:

- Built-in cabinetry/closets
- Energy efficient appliances
- Accessible green roof
- Outdoor green space
- Laundry facilities on each floor
- Community gathering spaces



Formula Funded Projects

100 Scattered Site Replacement Units



PHA is developing an additional 100 units of housing on vacant lots throughout the city, making them fully accessible for seniors and persons with disabilities.

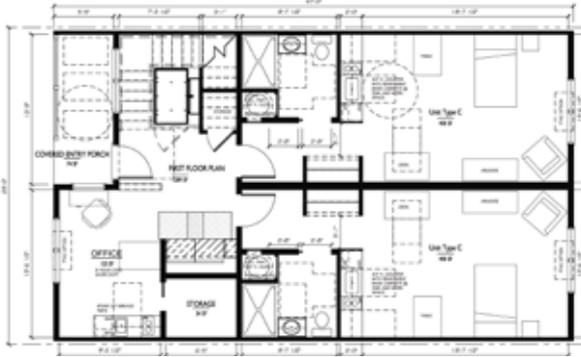
Each house is located close to public transportation, healthcare facilities, recreation sites and shopping centers.

Twenty-five buildings will be constructed, each featuring four fully accessible living units with interior common space and a vertical lift.

The estimated construction cost per square foot is \$206 and all units should be online by Spring of 2011.

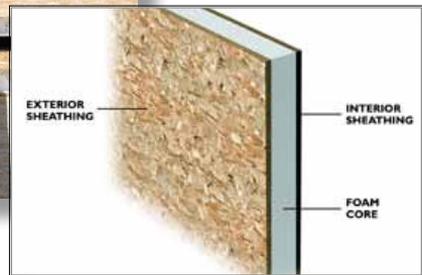
Formula Funded Projects

100 Scattered Site Replacement Units



Each new unit features an open floor plan and an efficient “space-saver” design.

The goal is to provide community-based housing in a non-institutional setting for disabled persons with minimal to moderate care needs.



These units will feature structurally insulated panels, which provide continuous insulation at exterior walls.

Formula Funded Projects

Fire Suppression Standpipe Upgrades

PHA is upgrading its fire suppression standpipe systems in 18 high-rise buildings.

This work will bring the buildings into compliance with current fire safety standards as well as reduce wait time in the event of a fire.

The project will be completed in 2010.



Formula Funded Projects

Mechanical and Electrical System Upgrades

To conserve energy, PHA is currently upgrading the electrical, heating, plumbing, mechanical and elevator systems in 31 buildings.



PHA will remotely monitor and control all building systems through a Supervisory Control and Data Acquisition (SCADA) computer system.

Outdated, inefficient systems will be replaced with modern, energy-efficient systems that are properly sized for their facilities.



CFRC Funded Projects

UFAS Modifications



PHA is modifying units at four conventional sites to make them fully compliant with Uniform Federal Accessibility Standards. Additional modifications will be made in the management offices and other common areas to ensure accessibility throughout the developments.

The sites include Johnson Homes, Wilson Park, Fairhill Apartments and Harrison Plaza.

CFRC Funded Projects

Mantua Square

35th Street and Fairmount Avenue

Mantua Hall was demolished on March 30, 2008. The West Philadelphia site is currently being redeveloped as part of a larger neighborhood revitalization strategy.

The plan calls for 101 low rise units, 57 of which are fully accessible.

Commercial space facing Fairmount Avenue will add convenience and create economic opportunities.



CFRC Funded Projects

Mantua Square

35th Street and Fairmount Avenue

Development Features:

140 kilowatt hour solar panels

57 accessible units, including 27 served by elevators

10,000 square feet of commercial space

4,000 square feet of office and community space

Interior courtyard with parking and green space

Underground stormwater retention system

Open floor plan for accessible units with movable partitions

Fully sprinklered



CFRC Funded Projects

Mantua Square

35th Street and Fairmount Avenue

Phase I Completion: November 2010

Projected Construction Cost: \$32,178,854

Major funding sources include:

Replacement Housing Factor Funds

Moving To Work Funds

Tax Credit Equity

RACP (State Funds)

Tax Exempt Bonds (PHFA)

Stimulus Funds (ARRA)

TCAP (ARRA Funds through PHFA)



CFRC Funded Projects

Paschall Village

7200 Woodland Avenue

PHA is currently revitalizing the Paschall neighborhood in Southwest Philadelphia on two distinct parcels.

The current Paschall development is comprised of 223 units and a 6,000 square foot management office and community center.

Phase I will be comprised of 50 units with 4,046 square feet of office space.

Phase II will be comprised of an additional 50 units.



Phase 1



Phase 2

CFRC Funded Projects

Paschall Village

7200 Woodland Avenue

Development Features:

New street grid, including the reopening of Saybrook Street

Energy Star appliances

Central air conditioning

Drought-resistant trees and landscaping

Private driveways and off-street parking

Brick and stucco facades

Relocation Completion: December 2009

Demolition Start: January 2010

Construction Start: March 2010

Construction Completion: July 2011

Projected Construction Costs: \$37,264,102



Other PHA Projects

LEB Community Center and Streetscapes



PHA is currently managing a host of other projects to enhance its inventory and improve service to residents.

PHA is developing a 20,000 square foot community center for residents of Lucien E. Blackwell and the surrounding West Philadelphia neighborhood.

PHA is also replacing curbs and sidewalks and installing 17 surveillance cameras throughout the area. The Philadelphia Police Department will monitor and maintain the system. The project is expected to be complete by January 2010.

Other PHA Projects

Blumberg Apartments

2311 W. Jefferson Street



At Blumberg Apartments, PHA will be fabricating and installing a new guard booth, designed to allow maximum visibility.

Similar in construction and design to the guard booth, a new stainless steel mail kiosk will be constructed to allow residents access to their mail from an external location.

Another efficiency upgrade currently on the boards for Blumberg is the construction of a centralized location for all fire command and security equipment.

Other PHA Projects

Wilson Park Canopy

2500 Jackson Street



PHA is planning to install a translucent, tensile fabric canopy with extensive hardscaping and lush landscaping in the center of the Wilson Park development.

The canopy is designed to create a center of activity and relaxation for residents of all ages in a community park setting.

The canopy will be used for PHA and community events and will have de-mountable speakers and themed lighting. Built-in granite benches will double as retaining walls surrounding the canopy, creating peaceful seating areas and walkways.

Other PHA Projects

PHA Office Building 2012 Chestnut Street



PHA is currently designing a new 5-story office building in Center City Philadelphia with first floor parking and bike storage. The building will house PHA's executive offices and will have a green roof.

The design and furniture layout will allow for maximum exposure to natural light. First floor retail space will be made available to enhance the Center City commercial corridor.

Cost of Project: \$20 million

Estimated Completion Date: September 2011

Other PHA Projects

Martin Luther King Plaza, Phase IIC 13th and Fitzwater Streets



PHA is moving forward with the final phase of Martin Luther King Plaza, a redevelopment effort that began in 1999 with the implosion of four high rise towers. When completed, Phase IIC will feature 19 three-story townhomes for homeownership.

Development Features:

- Energy Star appliances
- Off-street parking
- Wall-to-wall carpeting
- Central air and heating
- Washer/dryer hook up
- Community park



Construction Cost: \$7,464,895

Construction Start Date: December 2009

Estimated Completion Date: October 2010

Recently Completed Projects

Nellie Reynolds Gardens
2653 W. Glenwood Avenue



PHA's recently completed Nellie Reynolds Garden is a model senior living complex. The development contains 64 accessible units and houses an adult day center, which serves PHA seniors and those in the surrounding community.

Completion Date: November 2008

Construction Cost: \$23,415,000

Major Sources of Funding:

\$8.56M LIHTC

\$10.7M Replacement Housing Funds

\$4.2M Program Income



**Nellie Reynolds Gardens
Green Roof**

Recently Completed Projects

Ludlow HOPE VI 615 Cecil B. Moore Avenue

In 2008, PHA finished construction in the Ludlow neighborhood, creating a total of 125 new units. 75 of these are rental units and 50 are homeownership units.

Development Features:

- Off-street parking
- Energy-efficient appliances
- Low-maintenance exterior materials

Completion Dates:

- Rental: March 2008
- Homeownership: September 2008

Construction Cost: \$39,143,000

- Rental: \$21,129,000
- Homeownership: \$18,014,000

Major Sources of Funding:

- \$10.1M LIHTC
- \$10.0M Replacement Housing Funds
- \$5.4M HOPE VI Program Income



Before



After



After

Recently Completed Projects

Marshall Shepard Village

634 Preston Street

PHA finished construction on 80 units at Marshall Shepard Village in 2008.

Development Features:

Management office

Off-street parking

Completion Date: January 2008

Construction Cost: \$20,300,000



Major Sources of Funding:

\$1.8M HOPE VI Program Income

\$1.6M Replacement Housing Funds

\$12.6M Tax Exempt Bond

\$6.7M LIHTC

Recently Completed Projects

Warnock Village Phase I

2862 Germantown Avenue

PHA recently completed Warnock Village Phase I in the Lehigh/ Germantown area of North Philadelphia. Phase I includes 50 new family townhouse/duplex units.



Development Features:

- Energy Star certified units
- Fully sprinklered
- Central heating and air-conditioning
- Dishwashers
- Washer/dryer hook up
- Wall-to-wall carpet
- Exterior storage shed
- Off-street parking



Coming Soon

Warnock Village Phase II

2862 Germantown Avenue

Warnock Village Phase II is a 91,000 square foot, mixed-use building with 45 senior apartments, PHA offices and commercial space. The building is scheduled to open in early 2010.

Development Features:

- Energy Star certified units
- Green roof accessible to residents
- Fully sprinklered
- Dishwashers
- Washer/dryer hook-up
- Elevators
- Intercom
- Community room
- Common laundry rooms on each floor
- Lounge areas on each floor
- Mailroom
- Off-street parking



Warnock Village Green Roof



Philadelphia Housing Authority
Building Beyond Expectations

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