

# The PHA Experience



Philadelphia Housing Authority  
Building Beyond Expectations

Issue 28

A Community Newspaper for and about Residents

April 2013

## PHA announces a new President & CEO



President & CEO Kelvin A. Jeremiah

After nearly a year as Interim Executive Director, Kelvin A. Jeremiah has been named President and CEO of the Philadelphia Housing Authority. Mr. Jeremiah will continue in his role overseeing the day-to-day operations at PHA and serve as the Administrative Receiver until the new nine-member board is instituted.

“Kelvin’s passion, integrity and commitment make him the best person to continue to move PHA forward,” said Estelle Richman, PHA’s Board of Commissioner. “I am confident that this decision is not just good for the agency, but also for the City of Philadelphia. We believe this is a major step for PHA to return to local control.”

Mayor Michael A. Nutter said, “In the short time that Kelvin Jeremiah has been with PHA, he has been an outstanding leader for the authority. He helped restore ethics, integrity and pride in working at PHA. With his staff, he’s developed a plan to build 6,000 affordable housing units over the next five years and he’s working to create good relations with other city agencies involved in coordinating affordable housing policy. I am very pleased with his selection as President and CEO and I look forward to working with him.”

Mr. Jeremiah, a 13 year housing veteran, joined PHA in 2011 and previously held the position of Director for the Office of Audit and Compliance

(formerly the Office of the Inspector General). Prior to joining PHA, Mr. Jeremiah was the Inspector General for the New York City Housing Authority, the nation’s largest public housing authority with a portfolio of 178,000 units housing over 450,000 residents, and a Housing Choice Voucher program with nearly 100,000 participating families.

“I am thrilled to be remaining at PHA and working with Mayor Nutter, the City Council, the Board, residents and the resilient staff of PHA in meeting the needs of the nearly 80,000 Philadelphians we serve,” said Mr. Jeremiah.

*(continued on page 15)*

## Sequestration threatens housing and services to residents

Sequestration began on March 1 after Congress failed to reach an agreement on the deficit, resulting in automatic spending cuts to the federal budget. These cuts will significantly impact defense spending and domestic programs like affordable housing and rental assistance.

PHA receives more than 90 percent of its funding from the U.S. Department of Housing and Urban Development. Due to sequestration, PHA will lose \$32 million from its budget. Since Congress passed a spending bill in late March the cut is \$10 million less than expected.

President and CEO Kelvin Jeremiah pledged to maintain the agency’s current level of service to residents, but cautioned that sequestration could be devastating.

“PHA is not sustainable at this level and the budget cuts affect each and every one of our residents,” Mr. Jeremiah told resident leadership.

In an effort to keep more than 3,000 families in homes, the agency has already laid off over 80 employees. PHA is also taking other necessary steps to address sequestration, including concentrating efforts to sell scattered sites and collecting rent more aggressively. Rent makes up approximately 10 percent of PHA’s budget.

The cuts are also forcing PHA to suspend new leasing in public housing and place a freeze on issuing new vouchers. The Resident Advisory Board is organizing residents and calling for elected officials to end the sequester immediately.

“We are embarking on a campaign to make them aware that the Philadelphia Housing Authority cannot take another hit,” said Asia Coney, RAB President. “We are concerned about maintenance, we are concerned about folks on the waiting list, and vouchers that should be issued to folks, because housing is a very critical state.”

*(continued on page 15)*

## New board in place at the Philadelphia Housing Authority

PHA is welcoming a new Board of Commissioners and taking a major step toward returning to local control after two years in HUD receivership.

Starting in April the PHA Board will be responsible for providing leadership and approving by-laws, resolutions, and policies. The Commissioners also oversee the agency’s performance and activities.

The nine Commissioners were appointed by Mayor Michael Nutter and approved by the Philadelphia City Council. President and CEO Kelvin Jeremiah praised the selections. “PHA is fortunate to have such an impressive slate of designees,” Mr. Jeremiah said.

“The Commissioners will ensure that the agency operates at the highest levels of transparency, accountability and ethics. I look forward to working with the new Board.”

The designees are:  
• **Lynette Brown-Sow**, Vice President of Marketing and Government Affairs at Community College of Philadelphia

- **Reverend Leslie Callahan**, Pastor of St. Paul’s Baptist Church in North Philadelphia
- **Reverend Bonnie Camarda**, Director of Partnerships for the Salvation Army of Greater Philadelphia
- **Nelson Diaz**, former judge, City Solicitor and HUD General Counsel
- **Joan Markman**, Chief Integrity Officer for the City of Philadelphia
- **Kenneth Murphy**, partner at the law firm of Drinker Biddle
- **Herb Wetzel**, Executive Director for Housing for City Council
- **Shellie Jackson**, resident of Hill Creek Apartments
- **Vernell Tate**, Tenant Council President of Spring Garden Apartments

For the first time, there will be two PHA residents serving on the Board. The Resident Commissioners, Ms. Jackson and Ms. Tate, will serve temporarily.

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Message from the **CEO**



## PHA's best years *are still ahead*

*Greetings!* I would like to use my first column as President & CEO as an opportunity to tell you a little bit about myself and to highlight my priorities for the Philadelphia Housing Authority (PHA).

First, it is a great honor to have been selected to lead PHA and to serve the residents of Philadelphia. I want to thank Estelle Richman personally for her stewardship of the agency as its sole Commissioner and her unwavering dedication to PHA and the people it serves.

It is an honor and privilege to be entrusted with the mammoth job of leading PHA out of recovery and into local control. I believe my experiences have trained me well to take on the challenges—and equally important, the opportunities—that PHA faces at this critical time in its history.

I have spent my professional career committed to public service, doing work with the objective of making a real and meaningful difference in people's lives by changing communities and giving people the tools and resources they need for social and economic mobility. I am a leader who makes data-driven decisions and places a premium on high performance and customer service. I intend to bring that same commitment, drive and customer focus to serving PHA residents each and every day.

Both residents and staff can count on me to ask for your opinion often and to act on what you tell me. Over the last several months, I have had a chance to hear from residents, staff, and elected officials across the City about their issues and their passions. As an immigrant who grew up in a large city where access to education, jobs, and quality, affordable housing in safe neighborhoods were of concern to many, I understand the challenges many PHA residents confront every day. I was born to a single teenage mother in Grenada and raised by my maternal great-grandmother until I immigrated to the United States as a boy. I lived in Brooklyn, New York for most of my life and my experiences there have shaped my commitment to create and sustain thriving communities.

PHA neighborhoods are vibrant and add real value to the city and its residents. PHA has been and will continue to be an important part of

the affordable housing equation as it is a critical means for lower income, immigrant and minority communities to gain stability and build better lives for themselves. The people we serve every day share the same aspirations as all Americans—to provide their children with a safe and secure place to grow and pursue their dreams.

PHA is also an economic engine and our community programs are critical to the neighborhoods in which we operate. I intend to nurture them to ensure we are doing all we can to support the communities PHA residents are committed to building. We will also use PHA's economic influence to help residents secure jobs, become homeowners, and build businesses wherever possible.

This is PHA's time to take back its good name, to ensure its future and to reclaim its legacy. My agenda is simple:

- Be a good steward of public funds and restore public confidence
- Increase the availability of decent, safe affordable housing by working collaboratively with like-minded public and private organizations
- Provide resources and programs to help residents become self-sufficient
- Rebrand PHA as a good neighbor, good partner and an employer of choice
- Maintain and preserve PHA's housing stock

Together, we will work diligently to ensure that every single unit of public housing is preserved for future generations. I say this with the deepest sense of commitment, because I believe it is a privilege to serve others. Make no mistake about it, PHA's best years are still ahead.

**KELVIN A. JEREMIAH**  
President & CEO

### { RESIDENTS' VOICES }



**We want  
to hear  
from you!**

**Are you a resident with a talent for writing or art? Do you have questions about PHA?**

*Submit an entry to Residents' Voices for a chance to be featured [HERE](#).*

Entries can be submitted by email at [phanews@pha.phila.gov](mailto:phanews@pha.phila.gov) and by mail to **PHA Communications: 12 S. 23rd Street Philadelphia, PA 19103**

# Resident Council Elections are under way at PHA

Elections were held at Abbottsford Homes and Holmcrest Homes in March.

PHA wants all public housing sites, including scattered sites and tax credit sites managed by the Philadelphia Asset and Property Management Company or PAPMC, to have active, duly elected resident councils. Many sites have not held resident council elections for years or are holding them for the first time.

There are several benefits to having an active resident council. Duly elected councils serve as the voice of the residents and are non-profit entities that are eligible for tenant participation funds. The funds may be used for resident empowerment events and programs that benefit your development.

“Resident council elections are critical. I strongly encourage all residents to participate, get informed and exercise their right to vote on Election Day,” said President and CEO Kelvin Jeremiah. “I also look forward to working with the newly elected or re-elected resident leaders to serve the

needs and interests of PHA’s tenants.”

The Urban Affairs Coalition (UAC), the League of Women Voters (LWV) and JCK Legal, LLC (JCK) are serving as independent third party monitors. PHA collaborated with all three organizations and the Resident Advisory Board to create an election schedule for the sites. Residents will be notified via postal mail when their site election will take place.

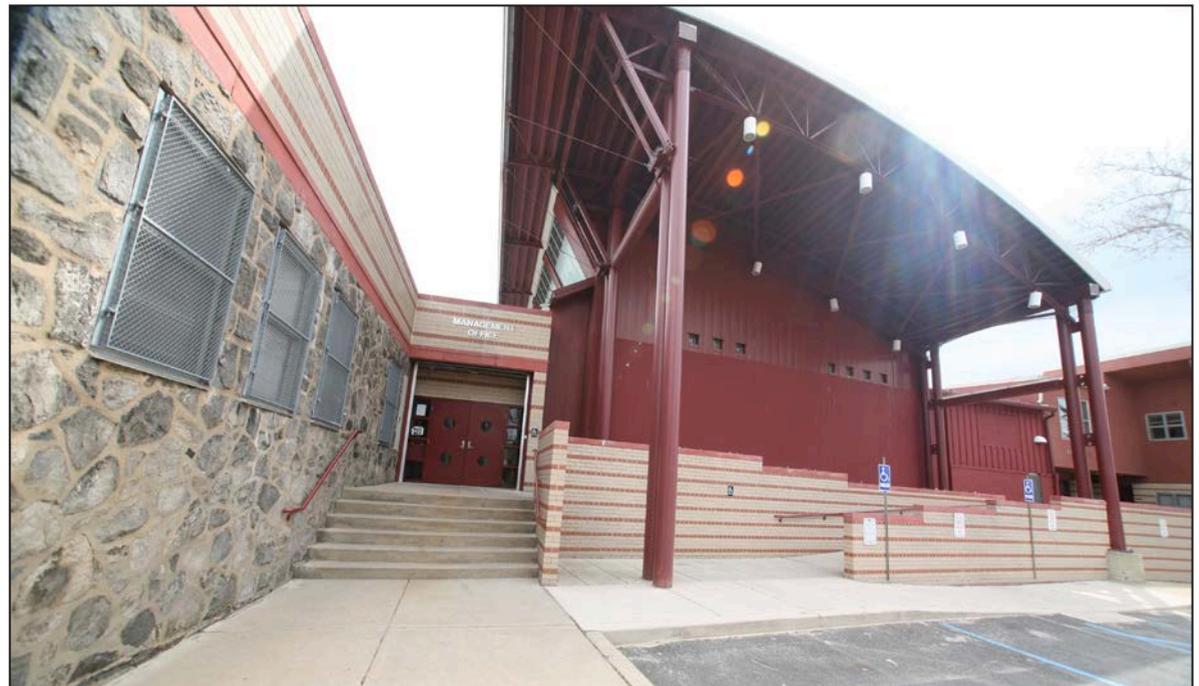
The election process starts off with an initial meeting followed by a community meeting at each site. During the community meeting, residents can learn more about the different resident council positions, the eligibility requirements and the steps candidates need to take to run for election including nominating petitions. Residents will also be asked to serve on an election committee for their site.

There are also Candidates Nights so residents can hear directly from those who are running for office and ask them questions about what they plan to bring to their communities.

To vote on Election Day, you must be 18 years or older and on the lease. Please bring a form of ID with

you. UAC, LWV, and JCK will tabulate the results. PHA encourages all residents to get involved with the

resident council elections. This is a great opportunity for residents to have a voice in PHA’s operations.



The Abbottsford Homes Community Center is just one of many locations where resident elections were held.

# PHA hires new police officers Protecting against mold and mildew



In October 2012, PHA committed to hiring 50 new police officers in response to safety and security concerns raised by residents. This expansion of the Philadelphia Housing Authority Police Department (PHAPD) is the first in over a decade.

In the past, PHAPD had as many as 300 officers. The number declined to 28 sworn officers due to funding cuts and shifting priorities, but the agency is eager to rebuild its capacity and adopt a community policing model.

As of March, the agency has hired 25 new officers. The officers have all

received extensive training and will begin patrolling in April. PHAPD is assigning officers based on crime statistics and deploying patrols 24 hours a day, seven days a week. The sites receiving an increased police presence include, but are not limited to, Abbottsford Homes, Blumberg Apartments, Hill Creek, Raymond Rosen Manor, West Park Apartments and Wilson Park.

PHA is shifting funds away from its private security contracts to pay for the new hires. PHA has also secured 10 openings at the Police Academy for the purpose of providing residents the opportunity to become police officers.

PHAPD’s community policing model will bring together community businesses, faith-based organizations, community groups, non-profit organizations, victim service providers, health services, the media and other city agencies. PHA police officers will work closely with the community and the Philadelphia Police Department in order to reduce crime and ensure accountability.

“We want to build strong, positive relationships between the residents

and the officers who serve them,” said Benjamin Walton, PHA’s Chief of Public Safety. “Communication is key.”

PHAPD recently established a tip line. Residents who want to report criminal activity may call 215-684-3350. Reports may be made anonymously.

The new police hires are a major part of PHA’s SAFE Program. SAFE stands for Safe, Affordable Housing for Everyone. A task force of employees, residents and external partners is charged with finding new and innovative ways to improve the quality of life and reduce crime at PHA sites. In addition to policing and enforcement, the SAFE Program is looking at policies and procedures, resident engagement and improved security measures, such as security cameras and controlled entry access in high-rise buildings, management offices and community centers.

For residents, indoor air quality is a concept that extends beyond bad odors. Mold, mildew and other allergens are the most common and harmful contaminants of indoor air, and they can adversely affect your health. Some people are sensitive to molds. For these people, exposure to molds can cause symptoms such as nasal stuffiness, eye irritation, wheezing, or skin irritation. Others with serious allergies to mold may have more severe reactions.

However, the presence of these symptoms does not automatically mean that there is mold. Sometimes odors mistaken for mold may simply be an allergen like pollen, dust, excess humidity, and other contaminants. This can often be controlled by diluting or ventilating with outside air.

It may take an inspection by an environmental professional to accurately determine the cause of the odors, but there are several things that residents can do to improve the quality of air until the needed

inspection or remediation takes place. One of the simplest, yet most effective, things residents can do, is ventilating.

Ventilating is the process of changing or replacing air in any space to provide high indoor air quality. Ventilation is used to remove unpleasant smells and excessive moisture, introduce outside air, help interior building air circulation, and to prevent interior air from becoming stagnant and stale.

“Ventilating is very easy to do,” Henry Fapohunda, PHA Environmental Engineer, said. “It’s the best solution to control temperature, replenish oxygen, remove moisture, odors, smoke, heat, dust, airborne bacteria, and even carbon dioxide.”

Residents can ventilate their homes by simply opening windows. Placing a fan near a window is the fastest way to change the air quality. If you are a resident experiencing air quality problems please contact your site manager or call 215-684-8920.

# Don't let the bed bugs bite



We often joke about kids or other family members sucking us dry, but if you're not careful something else will be sucking on you—bed bugs.

Bed bugs are small insects that feed mainly on human blood while you sleep. A newly hatched bed bug is semi-transparent, light tan in color and the size of a poppy seed. Adult bed bugs are flat, have rusty-red covered oval bodies and are about the size of an apple seed.

Bed bug infestations are growing worldwide and are an issue with residents at the Philadelphia Housing Authority.

A bed bug infestation begins when the bugs or eggs are brought in from an infested environment. Anyone can transport bed bugs with them in their clothing, luggage or bedding.

Infestations can also be caused by purchasing an item or accepting delivery of an item that has bugs or eggs on it, or staying in a hotel that is infested with bed bugs and then bringing the uninvited guests home.

Some people do not react to bed bug bites; however, for those who do, bite marks may appear as small bumps or large welts within minutes or days, usually where skin is exposed during sleep. Bed bugs are

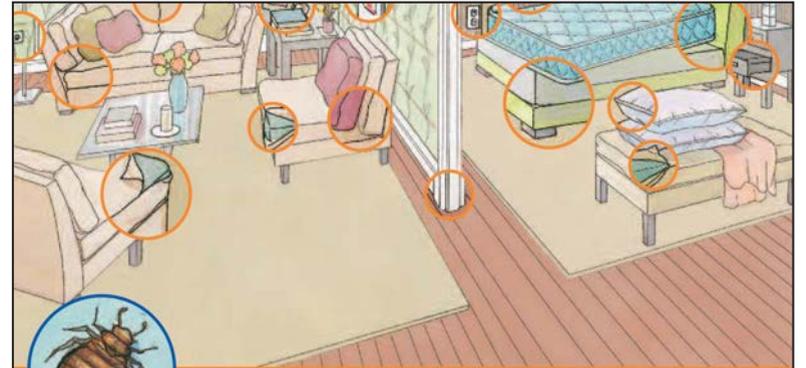
most active at night, but can bite during the day. They crawl onto exposed skin, inject a mild anesthetic and suck blood. Most people never feel the actual bite. Although the bites may itch, they are not known to spread disease.

Bed bugs hide and lay their eggs everywhere, and crowded and cluttered living conditions make them difficult to control. To prevent the spreading of infestations between units, residents should rely on PHA for bed bug removal.

"Never throw away your infested mattress or furniture," Henry Fapohunda, PHA Environmental Engineer, said. "PHA will handle it for you, because if you drag a mattress or some other infested item down the hallway, some of the bugs will fall off and infest another unit."

How do you know if you have bed bugs?

1. Look for bed bugs, blood stains, droppings and eggs on furniture and other items, about 10 or 20 feet around where you sleep, especially around and under your mattress.
2. Look for small bites on exposed areas of your body.
3. Check cracks in plaster and peeling wallpaper for bed bugs.



## A Guide for Philadelphia Housing Authority Public Housing Residents

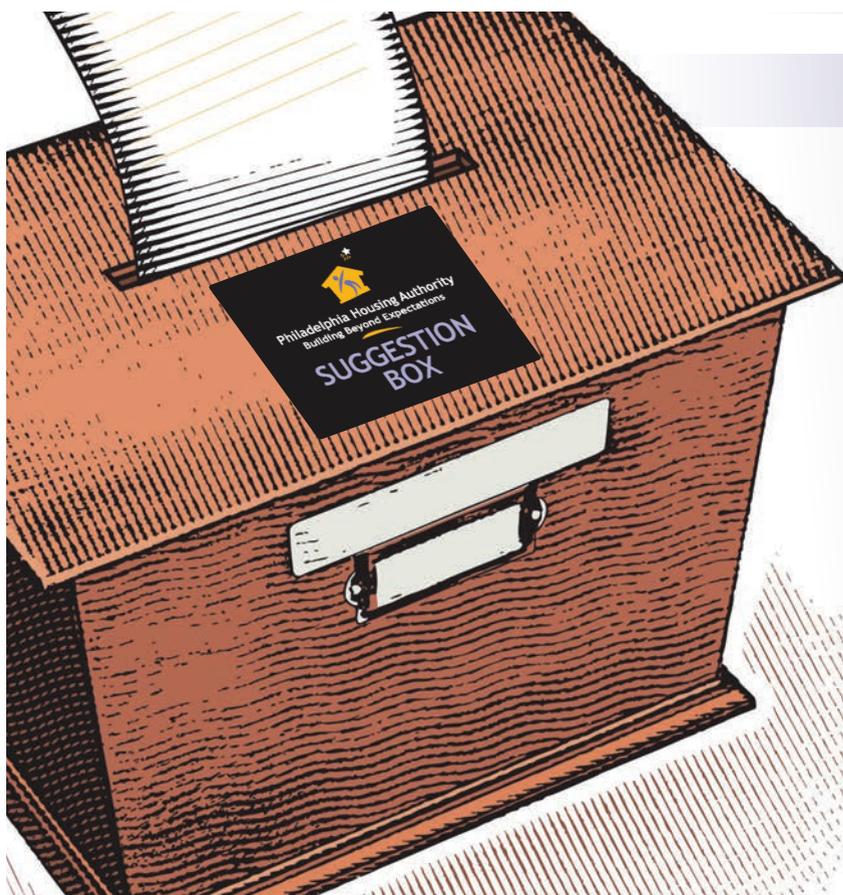
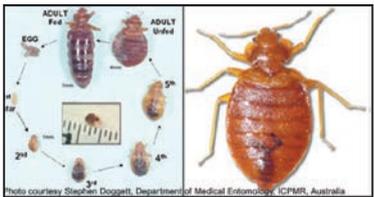
The new bed bug booklet will be distributed to every household.

How can you prevent bed bugs?

1. Never bring a bed, mattress, box spring or upholstered furniture found on the street into your home.
2. Check all used or rented furniture and items for bed bugs.
3. When traveling, inspect the bed and furniture and keep suitcases and bags off the floor.
4. If you suspect you have been around bed bugs, immediately wash and dry your clothes on the highest heat setting.

5. Call your management office immediately if you think you have bed bugs. Do not use bed bug sprays or other pest repellents because they are not effective.

Bed bugs can be difficult to control and can easily spread from unit to unit. PHA will circulate bed bug booklets to residents and property managers with more detailed information. Please review it carefully and follow the precautionary guidelines to protect your home.



## SUGGESTION BOX LOCATIONS

As part of ongoing efforts to foster a culture of respect and encourage an open dialogue among staff, residents, and management, PHA has installed suggestion boxes at the following sites.

To help us address your issues and concerns promptly, please remember to put your name and contact information on your suggestion card.

### CONVENTIONAL AND PAPMC LOCATIONS

Abbotsford Homes  
Bartram Village  
Bentley Hall  
Champlost Homes  
Emlen Arms  
Fairhill Apartments  
Germantown House  
Gladys B. Jacobs Manor  
Haddington Homes  
Harrison Plaza

Hill Creek Apartments  
Holmcrest Homes  
John F. Street Community Center  
Johnson Homes  
Katie B. Jackson Plaza  
Lucien E. Blackwell Homes  
Morton Homes  
Mt. Olivet  
Nellie Reynolds Gardens  
Norman Blumberg Apartments

Oxford Village  
Raymond Rosen Manor  
Spring Garden Apartments  
Suffolk Manor  
Warnock Village  
Westpark Apartments  
Whitehall Apartments  
Wilson Park

### SCATTERED SITE LOCATIONS

3417 Spring Garden Street  
3226 McMichael Street  
400 W. Huntington Street  
1821 Vineyard Street  
3218 W. Susquehanna Avenue

### ADMISSIONS OFFICE

712 N. 16th Street

### EMAIL SUGGESTIONS

Residents can also email any issue or concerns to:  
**PHANEWS@PHA.PHILA.GOV**

# PHA welcomes new head of housing operations



*Executive Vice President of Housing Operations David A. Northern, Sr. feels that he is part of a first class team in place to deliver quality homes and services to all our tenants.*

The Philadelphia Housing Authority has hired David A. Northern, Sr., an award-winning executive with more than 15 years of leadership experience, as the new Executive Vice President of Housing Operations. He will manage the day-to-day operations of the agency's public housing program, including conventional developments, scattered site housing and tax credit sites.

Prior to joining the PHA family, Mr. Northern served as the Executive Director/Chief Executive Officer of the Lake County Housing Authority (LCHA), which serves Chicago's northern suburbs. During his tenure with LCHA, Mr. Northern received numerous awards and recognition not only for his outstanding leadership and skills, but also for his continued dedication to the well-being of the residents.

In 2011, Mr. Northern implemented the "Smoke Free Housing Policy" for units owned by LCHA as well as attained grants

for LCHA's Public Housing Choice Voucher Family Self-Sufficiency programs. He was also nationally recognized by Nan McKay & Associates, Inc. (NMA) with the Champion in Housing Award for 2010. NMA provides training and consulting to subsidized housing agencies around the country.

While Mr. Northern continues to adjust to a new city and transition into his position as Executive Vice President of Housing Operation, he is eager to get back to directly servicing residents and providing an avenue for them to be heard.

"Residents are truly important to me. One of the things I started to miss when I became an executive director was being able to touch all of the residents first hand," said Mr. Northern. "I am extremely excited to meet all the residents and attend some of the programs and activities and learn more of what they like and what they want from us as an organization."

One of his first projects in his new role is improving PHA's performance and efficiency in maintenance and ensuring the cleanliness of properties.

Mr. Northern's 11 year career with LCHA began in 2002 as a Deputy Executive Director. In that role, he successfully obtained funding grants totaling \$116,000 and established a partnership that led to a HUD Shelter Plus Care Program that provided more than \$1 million in funding over five years. By 2008, his exceptional ability to lead allowed him to advance and become the Executive Director of LCHA.

"Our residents are the most important aspect of what we do," said Mr. Northern. "My goal coming in is to ensure that our policies, procedures, staff and departments do whatever it takes to provide the very best in resident services and the resident housing experience."

## New Director of Community Operations to work collaboratively with residents



*Director of Community Operations Joyce Harrison says working at PHA is a wonderful experience and looks forward to delivering quality consistent service to residents.*

Joyce Harrison is no stranger to meeting the needs of residents. With over 20 years of experience, PHA's new Director of Community Operations prides herself on understanding all aspects of resident engagement.

"I have extensive knowledge in community relations, public relations, resident training and development with residents in surrounding communities," said Ms. Harrison, making her the ideal candidate for a hands-on position at the forefront of resident issues and concerns.

But knowledge is not the only thing Ms. Harrison brings to the table; it's her ability to communicate with residents and her successful outreach efforts, specifically.

Prior to coming to PHA, Ms. Harrison was the Deputy Director of Resident Relations at the New York City Housing Authority (NYCHA). During her tenure, she served as a member of NYCHA's Public Safety Task Force, which reinforced the importance of the relationship between residents and those

serving them to provide safer living environments. She also implemented the Anti-Graffiti and Youth Patrol Program to reduce graffiti and vandalism in NYCHA's developments.

In 2010, NYCHA residents recognized Ms. Harrison for Outstanding Customer Service, citing her professionalism and continued dedication to resident services.

As PHA's new Director of Community Operations, Ms. Harrison will manage all PHA resident outreach and community activities. Her duties include oversight of PHA's Adult Day Center, the Summer Food Program as well as various youth initiatives and events surrounding health and nutrition.

Currently, Ms. Harrison is working with executives on policies and procedures as they relate to resident relations. More specifically, she is focused on working in conjunction with PHA's resident advisory board, as well as assisting with the upcoming Resident Council Elections.

Ultimately, Ms. Harrison just wants to make a difference and work collaboratively to get the job done.

"It's not about my past accomplishments; it's about what I am doing right now," Ms. Harrison said.

### PHA's SUMMER FOOD PROGRAM



#### OPERATING HOURS

Monday through Friday  
Breakfast: 8am - 10am  
Lunch: 12pm - 3pm

Program starts **June 24<sup>th</sup>**  
and ends **August 23<sup>rd</sup>**

All children ages 3-18 are eligible to receive breakfast and lunch.

#### 2013 SITES

- Abbotsford Homes
- Arch Homes
- Bartram Village
- Cambridge Plaza/John F. Street Ctr.
- Champlost Homes
- Fairhill Apartments
- Haddington Homes
- Harrison Plaza
- Hill Creek Apartments
- James W. Johnson Homes
- Mantua Square
- Morton Homes
- Norman Blumberg Apartments
- Norris Apartments
- Oxford Village
- Paschall Village
- Raymond Rosen Manor
- Spring Garden Apartments
- Westpark Apartments
- Whitehall Apartments



Philadelphia Housing Authority  
Building Beyond Expectations

### Senior Calendar

**Protect Yourself Presentation**

Wednesday, April 24th  
11AM - 12PM

**Cassie L. Holley**

For more information  
call **215-684-2464**

Sign up now at your site  
or call **215.684.0393**

# PHA wins national recognition for its pioneering ways

Residents of PHA can be justifiably proud of the agency that serves them, especially because many of the developments and programs it creates are cutting edge and high performing.

Early this year, the agency received word that it had won the Pioneer in Housing Award in recognition of its commitment to tackling critical environmental and energy issues with a business-like approach to financing development.

Nan McKay & Associates, Inc. (NMA), the industry leader in providing performance improvement solutions to subsidized housing agencies, reviewed award applications from across the country. NMA praised PHA's commitment to sustainable development in particular.

"At a time when energy efficiency and green building methods are of prime importance, the Philadelphia Housing Authority is leading the way in developing sustainable sites that will save money for residents and taxpayers in the long term," the award judges said.

PHA was also cited for distinguishing itself through the use of tax credit financing and acting as its own developer, while receiving an investment grade rating (AA-) from Standard and Poor's, as well as top ratings on bond issues from S&P.

"We are thrilled to receive this honor," said Kelvin Jeremiah, PHA's President and CEO. "We shall build on this record through future commitments to sustainability and further improvements to our financial practices. High level performance in these areas is critical to the success of the agency, especially in the wake of recent budget cuts."

Other achievements that helped PHA earn the award include:

- The construction of Mantua Square in West Philadelphia. Solar panels at the site generate electricity to serve the common space, community room, and courtyard security system. The rest of the power produced is sold to the local electric grid. Money saved on day-to-day operations will go toward the design and development of new housing.



*The Philadelphia Housing Authority has won the Pioneer in Housing Award in recognition of its commitment to tackling critical environmental and energy issues with an entrepreneurial approach to financing development.*

- Paschall Village, a high performance green development in Southwest Philadelphia, includes green technology and other natural features. Energy savings are estimated at 30 to 35 percent per month.

- The opening of the new Norris Apartments in North Philadelphia, the agency's first development to be certified under the U.S. Green Building Council's Leadership in

Energy and Environmental Design (LEED) building certification program. This LEED Gold development saves between 29 and 45 percent in energy costs compared to conventionally built homes.

- PHA has raised over \$318 million in Low Income Housing Tax Credits or private equity over the past decade. This represents about one-fourth of all the initiatives in the agency's development pipeline.

- The Philadelphia Housing Authority Development Corporation (PHADC) has generated over \$35.9 million in developer fees through limited partnerships and homeownership development. The money can be reinvested toward more affordable housing, an especially valuable source of income, given the tight economy and lower federal appropriations.

## PHA strikes gold at Norris Apartments



*Norris Apartments has received the LEED (Leadership in Energy and Environmental Design) Gold rating for its design and high performance.*

PHA's commitment to green, sustainable development has paid off again for residents, the agency, and the city.

Norris Apartments, located near Temple University in North Philadelphia, has received a LEED (Leadership in Energy and Environmental Design) Gold rating from the U.S. Green Building Council. LEED ratings cover the design, construction and operation of high performance green buildings, homes and neighborhoods. LEED Gold is the second highest of four possible ratings: Certified (Basic), Silver, Gold, and Platinum.

PHA, like other developers and landlords, must deal with the challenge of rising energy costs and sustainability, particularly as the City focuses on reducing its carbon footprint and relieving an overtaxed sewer system. Energy savings for the apartment units at Norris are projected at 29 to 39 percent compared to conventionally built units. For the townhomes at the site, the projected

savings as certified by the USGBC run from 38 to 45 percent.

"Having this designation at Norris says to the public at large that PHA is truly committed to sustainability throughout our development process," said Michael Johns, the agency's Executive Vice President of Capital Projects and Development. "We're looking to adopt LEED standards for future residential developments."

Mr. Johns also said the designation is a "fantastic thing for the agency." As a practice, he noted, PHA identifies development sites based on LEED criteria that focuses on urban locations, reuse of existing sites, transportation-oriented development, clean air, and green water management technology.

Prior to the start of construction at Norris and throughout the construction phases, PHA had the Energy Coordinating Agency (ECA), a LEED for Homes Provider and an independent third party, conduct a labor-intensive audit of the buildings on the site.

Norris Apartments formally opened in May 2012 on a site where an outdated high-rise building once stood. The development contains a small pocket park in the center courtyard that provides green space to residents while limiting rainwater runoff into the city sewer system. This is in line with the City's stormwater management plan, which was approved by the Environmental Protection Agency (EPA), making Philadelphia one of the greenest and most innovative places to live.

The new homes at Norris also have solar hot water panels on the roof, Energy Star windows, equipment and appliances, low flow plumbing fixtures, compact fluorescent light (CFL) fixtures, and native landscaping. The design of the new development also features cross ventilation.

All the topsoil at the site is recycled post-consumer compost, made from recycled food scraps and yard waste, which helps reduce landfill waste that creates harmful greenhouse gases. PHA also used locally made materials for the new Norris as much as possible to reduce its carbon footprint.

# PHA focuses on partnerships to create more housing

Anyone who has applied for public housing knows that it can take years to get into a quality PHA home. Turnover is low and the demand for affordable housing is high, not only in Philadelphia, but nationwide. That's why the agency has adopted a new development policy to create 6,000 new units in five years through partnerships with public, private, nonprofit, and publicly-minded organizations, subject to funding availability.

Over the years, the number of housing units shrunk as PHA tore down high-rises and replaced them with low-rise developments that had fewer homes. Currently, the agency's housing inventory is approximately

6,000 units below the limit set by the federal government.

"This new policy is an attempt to put some units back into our public housing inventory," said Kyle Flood, PHA's Acting Director of Community Development and Design. "In addition, federal budget cuts have limited the agency's ability to do more development work. Working with partners and the resources that they can bring to the table, we hope to increase production of affordable housing units."

Under the new policy, the agency will consider partnership proposals from developers that would allow PHA to subsidize rents to some

units in a development. Besides providing affordable housing, this policy encourages mixed-income, mixed-use neighborhoods. The policy gives priority to proposals that serve "at risk" groups such as veterans, the homeless, persons with disabilities, and youth aging out of foster care.

"PHA is working to reposition its real estate portfolio," said Kelvin Jeremiah, President and CEO. "We realized some time ago that we need to do this through well-formed public-private partnerships with organizations or groups who have the expertise to serve city residents in need of affordable housing. The agency cannot meet that demand by itself."

Mr. Jeremiah said that PHA hopes to finalize 17 proposed partnerships this year to create 546 housing units. One of those partners is Project H.O.M.E., a nonprofit developer focused on helping the homeless, which is building a 55-unit apartment building at Broad Street and Ridge Avenue. Under the partnership, PHA would refer 15 residents and provide an annual rental subsidy of \$110,000. The agency is also looking for opportunities where its participation could make a development proposal viable.



Rendering of the JBJ Soul Homes being built on Ridge Avenue near Fairmount and Board Street. The houses should be completed this November.

The new development policy complements Mayor Nutter's priority of combating blight in the city. PHA will give preference to proposals that incorporate surplus vacant property owned by PHA, the City, the School District of Philadelphia, the Archdiocese of Philadelphia, or other public agencies.

The new policy includes a requirement that site designs contain defensible space to promote safety. The use of sustainable materials and designs is also strongly encouraged.

Overall, PHA has plans to add 755 units of housing this year through new construction, renovation of scattered sites, and partnerships. Included in those plans are the redevelopment of the Queen Lane site in Germantown, the acquisition and renovation of Queen's Row apartments nearby, construction of new homes in Strawberry Mansion and Oakdale, and the third phase of the Markoe Street development in West Philadelphia. The total cost of the development work is estimated at \$60 million.



Rendering of the Queen Lane apartments that would replace the vacant Queen Lane high-rise building.

## Looking for quality adult day services? Then Ridge Avenue is the place to be...

At Ridge Avenue Eldercare Services, our certified, caring staff offers clients a daytime program of recreational activities, social services, meals, and quality nursing care in a new, state-of-the-art facility.

Ridge Avenue Eldercare Services is certified by the Pennsylvania Department of Aging to provide free and discounted health services for qualified seniors.

If you or your loved one is not pre-qualified for state benefits, our staff is happy to assist you in the application process.

### We Provide:

#### Meals

- Lunch

#### Activities

- Interactive Programs
- Fitness and Exercise
- Cultural Participation
- Therapeutic Activities
- Health & Wellness Education
- Socializing and Networking

#### Transportation

- Provided to and from the center

#### Medication Management

- Worry-free medication assistance

## Ridge Avenue Eldercare Services

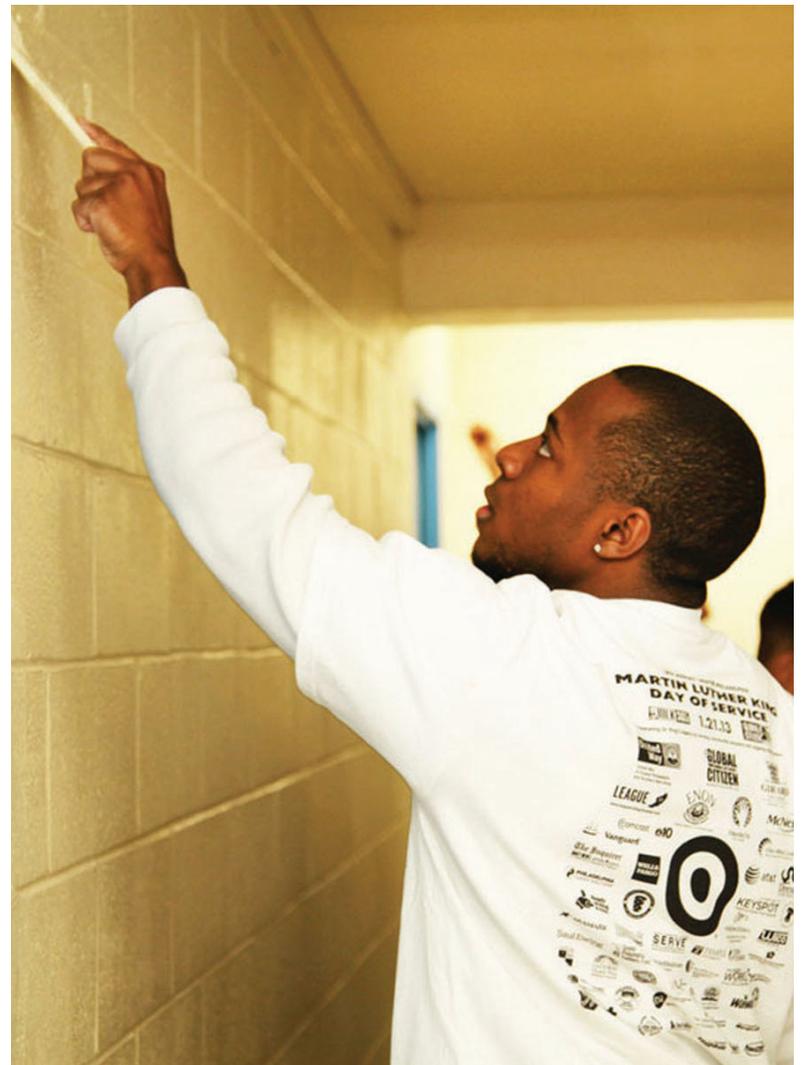
2653 W. Glenwood Avenue • Phila., PA 19121

(215) 684-2464



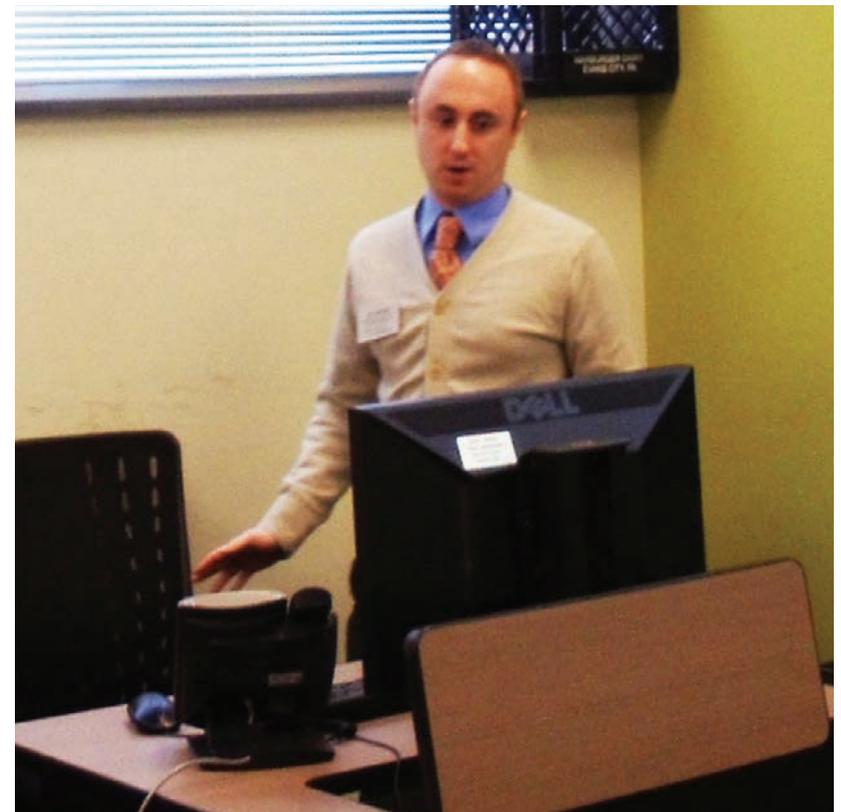
Call today and make an appointment for a guided tour.

# MLK Day



Hundreds of residents participated in the 2013 Martin Luther King Day of Service. Some cleaned the grounds and helped paint the community center or hallways at Spring Garden Apartments and Westpark Apartments. Many others were being trained on new netbook computers. PHA President and CEO Kelvin A. Jeremiah was one of many people helping residents understand how to work their new computers. In all, almost 5,000 residents have received training and netbook computers.

# Delta Sigma Theta College Fair



In March, Delta Sigma Theta Sorority, Inc. hosted a college fair at Warnock Village. High school students and parents met representatives from 24 colleges, universities and technical schools. Workshops were also given on financial aid and college success.

# PHA to increase ceiling rent for conventional and scattered sites



*Ceiling rent will increase for all conventional and scattered sites, including Holmcrest Homes.*

This July, PHA is implementing a new ceiling rent schedule for conventional and scattered sites. The agency expects that this change will affect a relatively small number of families.

Ceiling rents are the maximum rent PHA charges. This cap is based on bedroom size and only affects higher income families. Currently, less than nine percent of current conventional and scattered site residents pay the ceiling rent.

Ceiling rents for conventional and scattered sites have remained the same for more than seven years, while PAPMC ceiling rents have changed each year. In the future, ceiling rent schedules will be reviewed and modified annually.

Updated ceiling rents will be set at the 40 percent Ceiling Rent Tier Level established by the Pennsylvania Housing Finance Agency.

Residents can always decide to select the income-based rent option instead of a ceiling rent. With income-

based rents, residents pay only 26 to 28 percent of their adjusted income towards rent.

If you are a resident with questions about the rent ceiling, please contact your site manager.

Homeownership may also be a viable option for higher income residents who live in single-family scattered sites. In many cases, monthly mortgage payments are lower than PHA rent. PHA also supplies counseling and financing resources for potential homebuyers.

## PHA residents achieve homeownership

Maria Garcia now owns the home she has lived in for four decades. Ms. Garcia moved into her North Philadelphia home on Huntingdon Street in 1973 when her children were just toddlers.

Over the years Ms. Garcia grew so attached to her home, she wanted to keep it. And when the opportunity came to buy it, she grabbed it. Because of several incentive programs, she now pays less with a mortgage than she was paying PHA for rent.

"It is OK to pay someone for a place to live, but it is better to own your own home and, in my case, it's a cheaper way to go," Ms. Garcia said. "It doesn't get much better than this. I'm so happy. I've been here 40 years and want to stay another 40."

The Philadelphia Housing Authority works in partnership with the Office of Housing and Community Development to help residents interested in homeownership. PHA's staff helps to secure counseling, financing and advice on purchasing a home in addition to assisting with closing preparations. PHA also provides available grant information for first time homebuyers.

Roy Washington is another PHA resident who recently purchased a house, a dream he thought was unreachable. He is a happy man today in his new home in West Philadelphia, knowing that less than a year ago he faced eviction. He found the money to keep a roof over his head and eventually acquired enough to make a down payment to buy a house.

"It was a struggle. Life is not always easy but you have to work at something you want," Mr. Washington said. "My dream was to own a home and PHA helped make it possible."

Like Ms. Garcia, Mr. Washington took advantage of the free counseling from the City of Philadelphia's Office of Housing and Community Development. Today Mr. Washington lives with his fiancée on 53rd Street. He thanks God and his friends for his success.

If you are interested in owning your own home, PHA has support resources available to help with financing or credit repair. Also available are monthly homeownership workshops. Visit [www.pha.phila.gov](http://www.pha.phila.gov) for workshop times and locations.

For information about the Homeownership Program please call 215-684-8018.

	0BR	1BR	2BR	3BR	4BR	5BR	6BR
Current Ceiling Rents	\$344	\$423	\$523	\$654	\$683	\$786	\$904
Ceiling Rents Effective July 2013	\$514	\$611	\$734	\$848	\$946	\$996	\$1,174

*Ceiling Rent Schedule based on bedroom size.*

In order to participate in the Scattered Sites Homeownership Program, you must be:

- A current PHA scattered site resident.
- A head of household or an adult over 18 years of age who has been in continuous occupancy for a minimum of one (1) year.
- Current with rent, utilities (if applicable) and any other required payments.
- In good standing with lease compliance and lease terms for a continuous period of twelve

(12) months immediately preceding the application.

- Able to demonstrate a minimum stable, household income of \$10,000 and the ability to obtain a mortgage.
- Willing to participate in a pre- and post-purchase counseling program.
- Able to demonstrate minimum affordability of your unit's appraised value.

To take advantage of this great opportunity, please call the PHA Homeownership Division at 215-684-8018.

**It's your money.  
Make it work for you.**

- Take control of your debt
- Improve your credit
- Create a budget
- Open a bank account
- Start an emergency fund

*Connect with a Financial Counselor at a new  
Financial Empowerment Center near you.*

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(346-7445)

[www.phila.gov/financialemPOWERment](http://www.phila.gov/financialemPOWERment)

Philadelphia Financial Empowerment Centers are powered by The City of Philadelphia and Clarifi with a grant provided by Living Cities' CFE Fund.



# Fire prevention tips: protect yourself and your family

Every 53 seconds, the Philadelphia Fire Department responds to a fire.

The Rose family is still grieving from the loss of a son from a fire at West Park Apartments last year; the second fire in 12 months on a PHA property caused by an unattended stove.

The Chief of Public Safety, Benjamin Walton says that PHA has taken every precaution to prevent fires and protect the lives of residents. “The safety of all families and every home is not only a top priority but also a joint responsibility between PHA and residents.”

Keep your home and family safe with these fire prevention tips:

1. Cooking is the leading cause of fires in the home. Always stay in the kitchen when cooking.

2. Create an evacuation plan for you and your family.

3. Test your smoke detectors regularly.

4. Remove clutter from hallways and exit routes.

5. Keep space heaters at least three feet away from flammable objects, like magazines, papers, curtains, or furniture.

6. Only use power strips with a safety mechanism that prevents the outlet from overloading.

7. Smoking in bed is dangerous. The safest place to smoke is outside.

8. Candles can start a fire in the blink of an eye. Always stay in the room if you have candles lit.

If you ever see a hazard, please contact your site manager immediately. In the event of an emergency, always dial 911.

# PHA developing a no-smoking policy

A new smoke-free policy is coming to the Philadelphia Housing Authority. For many, this initiative is long overdue because of the dangers of secondhand smoke.

The American Lung Association lists cigarette smoking as the number one cause of death in the United States and in Philadelphia. Non-smokers are also at risk because of secondhand smoke, which contains hundreds of toxic chemicals. Children, the elderly, and those with chronic conditions, like heart disease and asthma, are most vulnerable.

Studies also show that secondhand smoke travels easily between apartment units and can cause disease and death in non-smokers. This includes lung disease, heart attacks, and cancer. Ventilation, air fresheners, and smoking in other rooms do not protect residents from the harms of secondhand smoke.

The U.S. Department of Housing and Urban Development strongly encourages smoke-free policies for every housing authority across the country. These policies prohibit smoking anywhere in the building, including apartment units. Currently, more than 230 housing authorities nationwide have already adopted smoke-free policies, often with strong

support from residents.

PHA’s objectives are to protect residents from exposure to secondhand smoke, provide education about second and third-hand smoke, and support residents in quitting smoking or not starting in the first place. Most PHA residents are already non-smokers. And local data show that 70% of smokers want to quit.

The new smoke-free policy for PHA will be implemented in phases. PHA will identify two pilot sites—a multi-family site and a senior site—to determine the impact of a smoke-free policy. PHA has asked residents to fill out a survey and to share their opinion about the pilot program.

Once the survey results from residents are tabulated, a policy will be developed in accordance with residents’ input. Eventually, PHA intends to make the smoke-free policy city-wide. Residents will be notified prior to the date the smoke-free policy goes into effect and will be provided with quit-smoking education and support.

Virginus Bragg, Coordinator for Economic Programs, says improving indoor air quality is a PHA objective. “Creating a smoke-free environment is essential to everyone’s health. We

encourage all residents to take part in the education and programs that PHA provides.”

To this end, new signs have been posted around developments informing residents that smoking is already not permitted in common areas, including lobbies, community rooms, hallways, and elevators. Also property managers are being trained and given information to share with residents who want to quit smoking. For more information about quitting smoking, visit [www.smokefreephilly.org](http://www.smokefreephilly.org) or call the PA Free Quitline at 1-800-Quit-Now (1-800-784-8669). You can get free counseling over the phone and up to 8 weeks of free nicotine patches mailed to your home.

PHA is committed to providing a healthy environment for residents and is working with the Philadelphia Department of Public Health on its citywide Get Healthy Philly Initiative to reduce smoking, improve family health, and have a long-term impact on health care costs. Get Healthy Philly is funded, in part, by the U.S. Centers for Disease Control and Prevention. Look out for Get Healthy Philly’s new media campaign about the harms of secondhand smoke on television, radio, and public transit.



## Smoke Detectors

Smoke detectors are key in the notification of fire or smoke and often provide enough warning to get people out of fire situations safely!

**Things to Remember**

- All residents are required to maintain working smoke detectors.
- Report any missing, damaged or inoperable smoke detectors immediately by calling in a service order.
- If you purchase replacement smoke detector batteries, you may also call in a service order for assistance with battery installation.



Philadelphia Housing Authority  
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## Philadelphia Housing Authority Homeownership Program

**Interested in homeownership? PHA has two programs that can help you achieve your dream**

**HCV Homeownership Program**  
Participants in the Housing Choice Homeownership Program may use their vouchers to make monthly mortgage payments.

**Scattered Sites Homeownership Program (Section 5H)**  
For scattered site residents who are interested in purchasing the home where they currently reside.

PHA’s Homeownership Division  
**215.684.8926 or 215.684.8914**



Philadelphia Housing Authority  
Building Beyond Expectations



PHA provides equal access to housing and services without regard to race, color, creed, gender, national origin or physical disability.

## Moving Forward Community Partners Training Programs and Services *For PHA Residents*

### Entrepreneurship Training, Entrepreneur Works

This program will offer classes, individualized coaching, and a professional and nurturing environment. Students will gain valuable, marketable skills and the resources to start a business. By the end of the program, students are prepared to begin their own business venture. Classes include: Business Communication, Business Plan, Marketing Principles, Financing and Capital Development, Legal Environment, Placement, Networking, Mentoring, as well as Post Program support.

### Welding, PAT School Welding

In this program, students will learn how to safely set up, operate, and maintain welding equipment. All training and testing is performed by welding professionals. Classes include: Welding Overview, Safety, Welding Math, Basic Welding Terminology, Design and Assembly Processes, American Welding Society Test Prep, ADA Code Compliance, ISO 9000 Requirements and Job Placement.

### Phlebotomy, Pathways PA, Inc.

The Phlebotomy Technician Program prepares professionals to collect blood specimens from clients for the purpose of laboratory analysis. Students will become familiar with all aspects related to blood collection and develop comprehensive skills to perform venipuncture completely and safely. Classes include: Terminology, Anatomy and Physiology, Blood Collection Techniques, Venipuncture Techniques, Safety, Live Blood Draws, and an opportunity to take the National Health Career Association's (NHA) Certified Phlebotomy Technician (CPT) exam.

### JEVS Human Services

This program teaches the skills necessary to work with at-risk populations. Learning counseling, management, and communication skills, graduates can effectively mentor to any member of our diverse community. Students also study the causes and effects of being mentally/physically disabled, a welfare recipient, a disadvantaged youth, and chronically homeless. The participants can earn up to thirty (30) credits towards an associate's degree by completing this course.

### Medical Billing and Coding, Metropolitan Career Center

This training program will prepare students for the Certified Patient Account Technician (CPAT) credential awarded by the American Association of Healthcare Administrative Management for entry into the health care patient accounts/revenue cycle profession. Classes include: Employer Expectations, Goal Setting, Time Management, Interpersonal Communications, Adaptability, Resumes, Interviews, Job Search, Customer Service Training, Conflict Resolution, Anatomy and Physiology, Medical Terminology, Third Party Billing, Basic Billing and Coding, CPAT Exam Prep and a student internship.

### Family Self Sufficiency (FSS)

FSS is a savings program designed to help public housing and HCV residents build financial assets and realize long term goals as household earned-income from wages increases. PHA works with local partners to help residents achieve goals in education, job training, job placement, career advancement, transitioning out of PHA, and homeownership.

### HCV Homeownership

This program allows HCV holders to use vouchers toward payment of a home mortgage.

Qualifications include:

- First time homebuyer
- Complete pre-purchase counseling
- At least \$14,500 annual income
- Meet employment requirement
- Criminal background check
- Pass home inspection

### 5H Homeownership

This program allows for the sale of Scattered Site properties to the current tenant.

Qualifications include:

- At least 18 years of age
- Current with rent and utilities
- At least \$10,000 annual income
- Complete pre- and post-purchase counseling
- Must be able to purchase at appraised value

### PHA Financial Literacy Improvement Program (FLIP)

This program utilizes material created by the FDIC such as Money Smart, to help adults and children enhance their financial skills and create positive banking relationships. Classes include: Money Matters, Pay Yourself First, Bank On It, Check It Out, Borrowing Basics, Charge It Right, To Your Credit/Keep It Safe, and Loan To Own/Own Your Home.

### PHA Adult Basic Education/GED Testing

In this program, students will gain basic skills in math, reading, and writing. Also offered will be GED preparation and testing.

### Section 3 Opportunities

This is a HUD program and policy that requires PHA to provide job training, employment, and contract opportunities for low-income residents in connection with projects and activities in their neighborhoods. To better serve residents, PHA has enhanced definitions of new hire, community, performance standards, compliance metrics, tracking and compliance checks, streamlining forms and reports, Section 3 Responsibilities, and qualifications for Section 3 vendors and contractors.

### Neighborhood Networks

This program offers seven computer labs at various locations for resident usage.

### Boys and Girls Clubs of Philadelphia (BGCP)

The BGCP provides programs and activities at two of PHA's community centers, Wilson Park Community Center in South Philadelphia and John F. Street Community Center in North Philadelphia.

### Senior Programs

PHA Eldercare Initiative service available through HUD-funded Elderly/Disabled Service Coordinator Program.

### Senior Centers

PHA provides centers for entertaining, feeding and assisting seniors in their daily lives. Senior centers are located at Wilson Park, Cassie L. Holley, and Emlen Arms.

### Congregate Housing Service Program (CHSP)

This program is located in Bentley Hall and provides supportive services to frail or temporarily disabled elderly persons and non-elderly persons with disabilities for the purpose of promoting independence.

### Adult Day Center

Community partner Ridge Avenue Eldercare Services is an adult day center designed to provide care and companionship for seniors 60 years or older. This program is located at Nellie Reynolds Gardens.

### Healthy Café

This program promotes healthy nutrition for seniors by providing nutritious breakfast meals and food choices at a low cost to residents and guests. This program is located at Wilson Park.

### Summer Food Program

The Summer Food Program provides meals for children ages 3-18 who normally receive subsidized meals from school. Located at 20 various PHA community centers around Philadelphia, the Summer Food Program serves two healthy meals a day, breakfast or snack and a hot lunch.

### With Every Heartbeat Is Life

This program promotes healthy eating and lifestyle education, and provides quality health education to residents to combat hypertension, diabetes, cholesterol, smoking, heart disease and other common illnesses.

### Health Clinics

PHA provides affordable health care with health clinics at the following locations:

- 11th Street Family Health Services of Drexel U College of Nursing & Health Professions  
850 11th Street Philadelphia, PA 19123, 215-769-1100
- PHMC Rising Sun Health Center  
500 Adams Avenue Philadelphia, PA 19120, 215-279-9666
- PHMC Health Connection  
11th and Berks Streets Philadelphia, PA 19122, 215-765-6690

### Living Independently for Elderly (LIFE)

This program provides services to those who would otherwise need nursing home care while they remain in the community in their own home or in the homes of loved ones. PHA has a partnership with two LIFE providers, Mercy LIFE and NewCourtland LIFE, which operate out of two senior properties, Greater Greys Ferry Estates and Germantown House.

### Cooling Centers

PHA has established resources to address heat-related emergencies and threats. When notified by the City of a heat advisory or heat wave supplies will be distributed by PHA to keep residents and community members cool and safe.

## RESIDENT SERVICES CONTACTS

### ESS COORDINATOR FOR PUBLIC HOUSING

**Audrey Hickmon**  
215-684-2682

### COMPUTER TECHNOLOGY COORDINATOR

**Aaron Swan**  
215-684-3124

### SERVICE COORDINATORS FOR PUBLIC HOUSING

**Colette Dunlap**  
Fairhill (T, Th) 215-684-2685  
Abbottsford Homes (M)  
Blumberg, Blumberg Seniors (W, F)

**Nicole Connell**  
Raymond Rosen Apartments (M, W, F) 215-684-5553  
Johnson Homes (T, TH) 215-684-4715

**Stephanie Hamlin**  
Wilson Park (M, F) 215-684-0015  
Wilson Park Seniors (W)  
Bartram Village (T, Th) 215-684-2163

### TEAM A - South Philadelphia Office

**Jenneane Tillar**  
2850 Germantown Avenue  
Philadelphia, PA 19133  
Zip Codes: 02, 03, 06, 07, 12, 42, 45, 46, 47, 48, and 53  
215-684-3126

### TEAM B - West Philadelphia Office

**Crystal Marshall**  
5207 Walnut Street  
Philadelphia, PA 19139  
Zip Codes: 04, 31, 39, 43, and 51  
215-684-1359

### TEAM C - Northwest Philadelphia Office

**Jenneane Tillar**  
2850 Germantown Avenue  
Philadelphia, PA 19133  
Zip Codes: 18, 19, 26, 27, 28, 29, 38, 41, 44, and 50  
215-684-3051

### TEAM D - North Philadelphia Office

**Jenneane Tillar**  
2850 Germantown Avenue  
Philadelphia, PA 19133  
Zip Codes: 05, 06, 07, 08, 21, 22, 23, 25, 30, 32, 33, 34, and 40  
215-684-3051

### TEAM E - Northeast Philadelphia Office

**Tiffani Goins**  
4346 Frankford Avenue  
Philadelphia, PA 19124  
Zip Codes: 11, 14, 15, 16, 20, 24, 35, 36, 37, 49, 52, and 54  
215-684-1446

### ASSET MANAGER - JOHN F. STREET COMMUNITY CENTER

**Carla Fleming**  
1100 Poplar Street  
Philadelphia, PA 19123  
215-684-3959

## New board in place at PHA (continued from page 1)

In the autumn, PHA will hold elections for Resident Commissioners, allowing residents the opportunity to choose who will represent them on the board.

Ms. Jackson and Ms. Tate agree that their main concern as board members is anything and everything to do with residents. "I'm looking forward to helping our community and bettering our kids and families,"

said Ms. Tate. "I'm interacting with a lot of people from around the country and learning a lot of things I didn't know before, things I want to take back to my community."

The Resident Commissioners are interested in offering more programs and services to residents and spreading the word about existing opportunities residents may not know about yet. They are

particularly passionate about after-school programs for kids, college scholarships, job training programs, and homeownership.

"I want residents to know I am here for them. Whatever it is they're saying, I'm saying," Ms. Jackson said. "I was blessed to be chosen to be the voice for the residents and they're not going to be disappointed."

### PHA CLOSES PUBLIC HOUSING WAIT LIST

The Philadelphia Housing Authority will close its Public Housing Program wait lists on Monday, April 15, 2013. All senior housing waiting lists and special programs will remain open. Applicants already on the wait list will be contacted by PHA to update their information.

Applicants can also update their information anytime at [www.pha.phila.gov](http://www.pha.phila.gov). The waiting lists will reopen at PHA's discretion. The public will be notified through advertising and on its website.

For information, go to [www.pha.phila.gov](http://www.pha.phila.gov) or call

**215.684.4000**



**Philadelphia Housing Authority**  
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## Scattered Sites Resident Meetings

**May 13th, 6pm**

**Admissions Office**

712 North 16th Street

**May 14th, 6pm**

**Warnock**

2850 Germantown Avenue

**May 20th, 6pm**

**Raymond Rosen**

2301 West Edgley Street

**May 28th, 6pm**

**Wilson Park**

2508 Jackson Street

For more information call **215-684-4112**

## Despite budget cuts, PHA has ambitious development plans



*The proposed Strawberry Mansion homes would be completed next year.*

The Philadelphia Housing Authority is moving forward on three key developments this year as part of its overall plan to increase the number of affordable housing opportunities in the city. PHA is currently 6,000 units below the federal limit, following high-rise demolitions

and the construction of lower-density replacement housing that began in the early 1990s.

The redevelopment of the Queen Lane site in Germantown has the highest profile. The agency wants to replace an outmoded 16-story high-rise built in the mid-1950s with 55

new units. The new development will have green space and off-street parking.

The development is on hold as archaeological experts conduct tests at the site, which once contained a potter's field. CHRS, Inc. excavated to determine whether any graves still exist at the site and whether there were any remains or other artifacts. The company's research, completed in March, found no human remains at the site.

Just two blocks away, PHA is in the process of acquiring a small apartment complex, Queen's Row, from the Hispanic Association of Contractors and Enterprises (HACE). The agency will spend approximately \$1 million to renovate this vacant building into 29 units. All but five of the apartments will be public housing units. PHA will also acquire two stand-alone houses near Queen's Row. The PHA Board has already approved the purchase. It will take seven months to renovate the Queen's Row complex.

The Strawberry Mansion Oakdale Revitalization Project consists of two sites located in the Strawberry Mansion neighborhood. The larger site is bounded by 32nd and 33rd Streets, and Berks Street and Arlington Streets. The Oakdale site, the smaller of the two, consists of the properties on the south side of the 2800 block of Oakdale Street.

Most of the sites are currently vacant; any existing buildings will be demolished before construction of this development begins. A total of 76 units, in two- and three-story townhouses and duplexes, will go up on the two sites. A management office and community room to serve residents of both sites will be built on Berks Street. PHA will invest \$26 million in this development.

All units shall be designed with sustainability and low energy usage as a primary goal. The goal is that all units shall be "net zero" in their energy use.

"We're part of the team working with the Mayor's Office of Sustainability," said Michael Johns, PHA's Executive Vice President of Capital Projects and Development. "We're committed to the 2030 Plan that the mayor has put in place for making Philadelphia the most sustainable, green city in the country."

Improvements to the neighborhood include new sidewalks along 33rd Street where new units are being constructed, and along the cross streets included in the project (Berks, Monument, Arlington, and Oakdale). Stormwater will be handled on-site under city and state requirements. It is assumed that some sort of retention basin system will be needed to supplement the grass and landscaped areas of the site. This development has also received PHA Board approval.

# HEALTHY LIVING

*starts with a healthy diet*

**A 4-week food and nutrition education program for adults led by nutrition experts from Penn State University**

**April 24th - May 22nd, 2013**

PENNSSTATE

## NUTRITION LINKS

at the Philadelphia Housing Authority

For more information call Carla Fleming at **215-684-3959**

## PHA announces a new President & CEO

*(continued front page 1)*

"I am excited about PHA's future and the important work that lies ahead in rebuilding public confidence in PHA and helping the agency to meet its mission of providing decent, safe and well-maintained housing for residents of this great City."

## Sequestration threatens housing and services to residents

*(continued front page 1)*

Bertram Martin is a veteran and vice president of the Harrison Plaza resident council. He raised concerns about the sequester hurting the most vulnerable populations, including homeless veterans.

"If you cut the legs out from under a statue, it's going to fall. When you cut the legs off a human, they're going to fall," Mr. Martin said. "The legs are being cut out from the underprivileged."

To address sequestration, PHA is seeking innovative ways to cut costs, save money, and increase revenue. If you have an idea that you would like to share, please email [phanews@pha.phila.gov](mailto:phanews@pha.phila.gov) or leave a note in the suggestion boxes.

If you are a resident interested in making your voice heard on this issue, please call RAB at 215-684-5008 to learn more.

# Neighborhood Network Computer Labs

**SIGN-UP TODAY!**

There are seven Neighborhood Network Computer Labs offering eight-week computer classes on an ongoing basis. These classes cover basic computer concepts in Microsoft Word and Microsoft Excel.

### CLASS LOCATIONS:

#### Bartram Village

5405 Gibson Drive, Philadelphia, PA 19143

#### Blumberg Apartments

2311 W. Jefferson Street, Philadelphia, PA 19123

#### Harrison Plaza

1240 N. 10th Street, Philadelphia, PA 19122

#### John F. Street Center

1100 Poplar Street, Philadelphia, PA 19123

#### Johnson Homes

2630-D Norris Drive, Philadelphia, PA 19122

#### Spring Garden

715 Brandywine Street, Philadelphia, PA 19123

#### Whitehall

4749 Tackawanna Street, Philadelphia, PA 19124

### Hours: Monday-Friday 10am-5pm

(Except for John F. Street Center:

Monday-Thursdays 10am-5pm, Fridays 10am-2:30pm)



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For more information  
call 215.684.0393



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## Have you visited [www.pha.phila.gov](http://www.pha.phila.gov) lately?

- Read the latest news
- Learn about PHA's resident services and training programs
- Check out what events and activities are coming to your site with the Resident Services Calendar
- Browse an interactive map of PHA developments