

The PHA Experience

Issue 40

A Community Newspaper For and About Residents

March 2018

Sr. High-Rise Rehab and New Streets Construction Under Way in Sharswood

PHA has started redevelopment of a 13-story high rise senior building—the only building left standing after the demolition of the rest of the Blumberg Apartments. This marks the latest stage of the Choice Neighborhood Transformation Plan for the Sharswood/Blumberg neighborhood.

The authority has also begun street work to break up the old Blumberg superblock by reintegrating the site into the City’s streetscape, building one new street and connecting two other existing streets.

“The rehabilitation of the Blumberg Senior Apartments into high quality, modern affordable housing is a key component of the Choice Neighborhood Initiative transformation plan,” said PHA President and CEO Kelvin A. Jeremiah. “All former residents of this high-rise have the right to return to the neighborhood once work is completed. The redesigned street pattern is essential to creating a walkable, beautiful, and safe neighborhood.”

All 94 of the senior units will be converted from public housing to Project Based Vouchers under HUD’s Rental Assistance Demonstration Program (RAD). As part of RAD, the Development will include a

20-year Project Based Voucher Housing Assistance Payment (HAP) contract. At least 10 percent of the units will be reserved for seniors earning 20% of the Area Median Income (AMI) or less. Under the HAP contract, tenants will not be responsible for utilities supplied to their unit.

“I want to congratulate PHA and the Water Department for working together on the plan for the new streets that will pass through this site. The new streets and the senior building are yet further examples of the great outcomes that happen when the City and PHA collaborate,” said Mayor Jim Kenney.

“The City of Philadelphia continues to make strategic investments toward making every neighborhood a community of choice,” City Council President Darrell L. Clarke said. “I’m grateful to PHA, the Water Department, and all of the partners here who are working with Sharswood/Blumberg residents to help them build the attractive, affordable, walkable, and sustainable community they want for themselves and for future generations.”

The redesign of the street pattern follows “Green City, Clean Waters,” the

Philadelphia Water Department’s plan to reduce storm water pollution from entering the city’s combined sewer system through the use of green infrastructure. The program was initiated in 2011 as a result of a 25-year agreement with the Pennsylvania Department of Environmental Protection and the U-S Environmental Protection Agency.

The reduction of storm water that flows into Philadelphia’s combined sewer system lessens the number of sewer overflows that degrade the city’s waterways. The “green streets” model is cost effective and minimizes the need for water rate increases.

“The Water Department is excited to partner with Philadelphia Housing Authority on the first of its kind Green Streets project for an affordable housing development,” said Water Commissioner Debra McCarty. “The addition of 3 blocks of green streets to manage stormwater nicely complements the stormwater management practices being installed in compliance with

the Department’s stormwater regulations, all of which contribute to protecting our waterways from pollution.”

The reconnected 23rd Street will have dedicated parking lanes and be wide enough to accommodate bus service. Neighborhood residents want SEPTA bus service restored along North 23rd Street. Current routes that serve the neighborhood are generally along nearby commercial corridors and major thoroughfares, so accessibility is more constrained in the center of the neighborhood planning area. PHA will also install lights on the new streets that will improve pedestrian and neighborhood safety. New concrete sidewalks will be built while the new streets will have an asphalt surface.

The authority is investing \$8.9 million in the street work and \$28 million in the rehabilitation of the senior high-rise. PHA anticipates that both the high-rise rehab and the street projects will be finished by next December.



The rehab of the Blumberg Senior Tower and street construction project formally began with a groundbreaking ceremony just before Christmas. PHA is investing over \$36 million for this phase of the Choice Neighborhood Transformation Plan for Sharswood/Blumberg.



All 94 units at the Blumberg Senior Tower will be modernized as part of the neighborhood transformation plan. The modernization includes new kitchens, bathrooms, mechanical systems, elevators, and central air conditioning.

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Looking Ahead to Another Fruitful Year

Despite numerous challenges, PHA had a pretty good 2017 and I believe 2018 can be even better. The work that we do empowers and serves the less fortunate residents of Philadelphia. PHA is building a new community in the Sharswood neighborhood and we've drawn some criticism, but we're on the right path. We and you can be proud of our successful collaboration that is so very necessary, now and in the future.

Last year, PHA set a record as 69 people became homeowners through its homeownership program. We have plans to expand the program in the coming year so that more of you can get your piece of the rock and become self-sufficient.

Hopefully, by the end of this year, PHA will have consolidated a number of its offices at its new headquarters building on Ridge Avenue to serve you more efficiently and lead the way in revitalizing that commercial corridor. Also in the coming year, Temple University's College of Public Health will establish a nurse-managed clinic at Vaux Building that will serve the students and neighborhood residents. Good health is critical to a student's academic achievement and it's also important so that adults can be productive at their jobs.

Construction of 89 units for the new Norris Apartments, Phase II, in the North-Central neighborhood just east of the regional rail station that serves Temple University should be finished by this coming October. This development complements ongoing private housing and commercial development in the community and preserves affordable housing in it.

PHA plans to auction more scattered sites during the first quarter of this year while putting others in the City land bank, so that they can be used for other public purposes, including improving the tax base. Funds raised from the auction will be used to rehabilitate or build units, or fund needed repairs at PHA sites.

This housing authority will continue to bridge the digital divide with T-Mobile by supplying thousands of our residents with tablets and internet service, so that PHA residents have the same opportunities as others, no matter their economic status. Also, we are thrilled that residents of PHA developments will be able to receive high quality cable and internet service from Comcast after its purchase of Wilco Electronic Systems.

I'd also like to encourage all of you to work with your resident leaders through the Resident Advisory Board which celebrated its golden anniversary late last year, so we can collaborate and ensure that PHA is opening doors to opportunities for you!

PHA Headquarters Offices Are Moving to Temporary Locations

Starting on Friday, March 2nd, the Philadelphia Housing Authority will begin moving its headquarters offices at 12 S. 23rd Street to temporary locations. The move will be complete by Monday, March 5th. (These dates are subject to change.)

The housing authority's lease at the 23rd Street address is expiring in March and could not be renewed until newly constructed headquarters are completed. Aramark, the food service, facilities, and uniform services provider, needs the building that PHA now occupies. The company is building new headquarters next door on the riverfront and relocating from its Jefferson Station location (Market East).

PHA's Executive, Legal, Human Resources, and Communications offices will be located at the Greater Grays Ferry Estates office building at 1800 S. 32nd Street, as of Monday, March 5th. The authority's Office of Audit and Compliance (OAC) will have temporary offices further south at 3100 Penrose Ferry Road. The phone numbers of these offices will remain the same at their new locations. The 32nd Street address is

accessible by car or by SEPTA's #29 bus route. The Penrose Ferry Road address can be reached by auto or by SEPTA's #68 bus. Both routes do connect to the Broad Street subway.

The offices mentioned above along with some others will move again once PHA's new, permanent headquarters are completed at 2013 Ridge Avenue are completed next November. There is no exact date for that second move.

The new headquarters building is part of the agency's plan to help rejuvenate the Ridge Avenue commercial corridor. The new location, located on a triangular site along the east side of Ridge Avenue between Jefferson and Master Streets, will allow for the consolidation of several housing authority offices at one location, as well as the development of an adjacent grocery store.

The 5-story building will have approximately 136,000 square feet of floor area. The ground floor of the building will include a retail area and a café. These facilities will serve employees and neighborhood residents, and provide those residents with job opportunities.



PHA's Executive, Legal, Human Resources, and Communications offices will be located at the Greater Grays Ferry Estates office building shown above at 1800 S. 32nd Street, as of Monday, March 5th. The authority's Office of Audit and Compliance (OAC) will have temporary offices further south at 3100 Penrose Ferry Road.

Spring Garden School at Richard Allen Homes Now Veterans Housing



The family of Lural Lee Blevins was honored during the rededication of the former Spring Garden School next to the Richard Allen Homes as housing for veterans and seniors. Mr. Blevins was a resident of North Philadelphia, and a member of the "Edison 64" - a group of 64 soldiers from Edison High School who died serving their country in Vietnam.

On a cold, sunny Veterans' Day in November, PHA and HELP USA celebrated the completion of the long awaited remake of the historic Spring Garden School next to Richard Allen Homes.

The completion of the site rehab represents the last leg of redevelopment at PHA's Richard Allen Homes, creating 37 affordable apartment units for veterans and seniors.

"Our partnership with HELP USA represents our continued commitment to help homeless vets stabilize their lives with a place of their own that's near supportive services," said Kelvin A. Jeremiah, President and CEO of PHA. "Housing for veterans is part of a greater effort by PHA to create 6,000 units of affordable housing in five years."

The housing development is now known as the Lural Lee Blevins Veterans Center at HELP Philadelphia V. The building is named in honor of Specialist 4 Lural Lee Blevins III, who died heroically in the Vietnam War, saving dozens of his fellow soldiers. He was a resident of North Philadelphia, and a member of the "Edison 64" - a group of 64 soldiers from Edison High School who died serving their country in Vietnam. Members of his family were present for the ceremony and received an American flag and special plaque.

PHA partnered with HELP USA, one of the nation's largest homeless service providers and low-income housing developers serving at-risk populations including veterans, to rehabilitate the school to the tune of over

\$13.5 million. Most of the construction cost was covered with Low Income Housing Tax Credits and Historic Tax Credits obtained by HELP USA.

The housing authority has leased the school building to HELP USA for 99 years and is subsidizing the rental units with Project Based Vouchers (PBV) for 20 years, a value of \$9.5 million.

The new development is situated between the full-service Drexel Community Health Center and PHA's John F. Street Community Center, with on-site services provided by HELP USA. Services include healthcare, counseling, employment, as well as youth services for the community furnished by partners. The facility is within walking distance to Center City, Temple University, and SEPTA bus, subway, and trolley lines.

HELP Philadelphia V Offers Hope to the Homeless

Frank Johnson believes that he's a very lucky man. This 50-something formerly homeless person couldn't be happier that he landed an apartment at the Lural Lee Blevins Veterans Center at HELP Philadelphia V, formerly the old Spring Garden School.

"I'd been homeless for about 16 years. I finally got my life in order," he said.

Mr. Johnson used to live in subways, train stations, and emergency rooms. He often slept with the stars.

"When you're doing things that are not becoming, you get used to that atmosphere," Johnson stated.

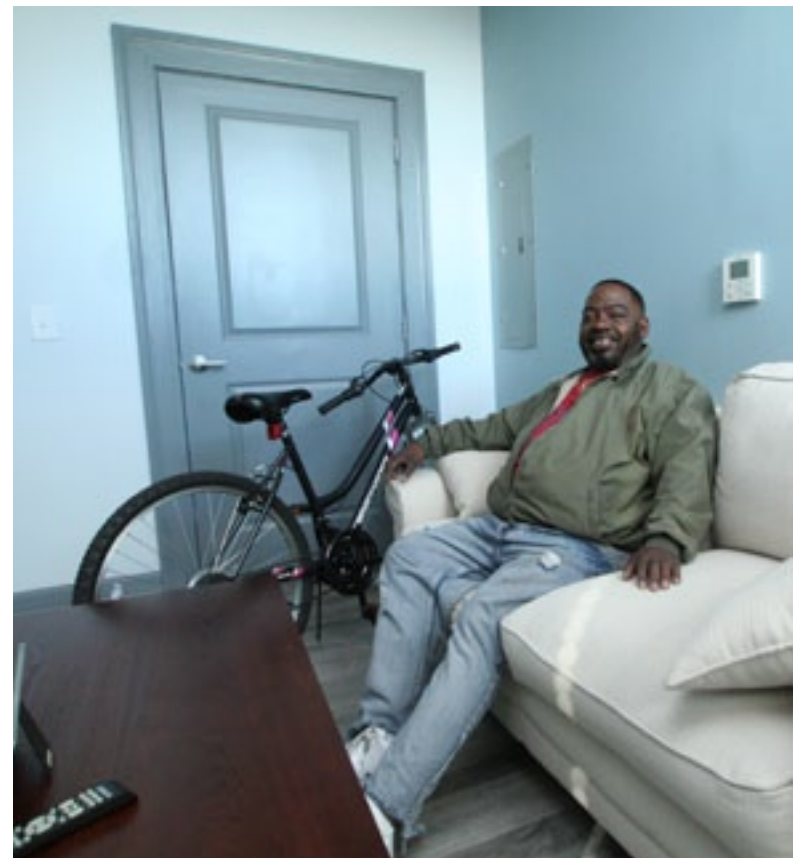
To qualify for an apartment at the redeveloped school, he had to go through a yearlong rehabilitation program. Now that he's housed, Johnson feels good and goes to his meetings every day. He even volunteers in the program that helped him return to a normal life.

"I show them hope. If they do what they're supposed to, they can get the

same thing that I got," he said. "It is a motivator...for the rest of my life...that I don't have to have no one take care of me and I can take care of myself."

Johnson is now able to see his grandchildren and, for a while, his wife. Sadly, she died over the Christmas holiday. Nonetheless, life at the HELP V development is a pleasurable difference for this formerly homeless man.

Mr. Johnson and other residents of the complex receive support services from the Public Health Management Corporation (PHMC). This nonprofit organization is one of the largest and most comprehensive public health organizations in the United States. PHMC runs over 30 direct health and human service programs that serve homeless and formerly homeless people, people living with HIV, children and youth, and adults transitioning into the workforce. The Corporation currently provides supportive services at three other HELP USA sites in the Philadelphia area.



Frank Johnson, a formerly homeless man, is all smiles as he relaxes in his apartment at the Lural Lee Blevins Veterans Center at HELP Philadelphia V, formerly the old Spring Garden School located next to Richard Allen Homes.

Huge Interest in Strawberry Mansion Apartments



Over 4,000 people applied for units at the new Strawberry Mansion Apartments in North Philadelphia during a signup period that ran from October 18th to the 20th, and October 23rd to the 26th.

PHA has no shortage of people who want to live at the new Strawberry Mansion Apartments near the intersection of 33rd and Berks Streets. Over 4,000 people applied for units at the development during a signup period that ran from October 18th to the 20th, and October 23rd to the 26th.

The bulk of the applications for the development came from people living in Philadelphia. However, 158 applications came from people living outside the city in ten states, including Pennsylvania, New Jersey, New York, Maryland, Virginia, North and South Carolina, Florida, Texas, Michigan, and Hawaii.

“These homes are in an ideal location next to Fairmount Park. We believe that this will prompt more people to consider homeownership in the neighborhood. Existing residents will appreciate the brighter look of the community,” said PHA President and CEO Kelvin Jeremiah.

The Strawberry Mansion Apartments cover three blocks in an area bounded by 33rd Street to the West, Arlington Street to the North,

32nd Street to the East, and Berks Street to the South. The neighborhood is currently experiencing a major upturn as a result of private investment and other capital improvements. The new, affordable apartments will complement the revitalization of the community, helping to ensure that quality housing remains available for lower-income residents. The 55 new apartments are comprised of one, two, three and four-bedroom homes.

Jeremiah noted that the housing authority has worked closely with Council President Darrell Clarke and the community to make Strawberry Mansion Apartments a reality. The new homes have easy access to the Girard Avenue commercial corridor, educational institutions, such as Temple University, and transportation, including the recently expanded and modernized 33rd Street transportation hub.

The response to PHA’s initial call for applications was so great that it blew out the phone lines set up to take them. All applicants have been placed on a waiting list and will be selected through a lottery process.

Street Soccer Park Coming to Richard Allen

Kids who live at and around Richard Allen Homes will soon have a new place to play. Street Soccer USA, based in New York, is working with HELP USA to develop miniature soccer fields on the green space adjacent to the old Spring Garden School, which now holds 37 affordable apartment units for veterans and seniors.

Lawrence Cann, the CEO and Founder of Street Soccer USA, said fundraising to build two, mini soccer fields at the location has begun. His organization is working with the Sheller Family Health Services center that is located adjacent to the site on 11th Street.

“We looked at the space and knew the dimensions worked,” Cann said. “We met with some local folks, it sounded like a great idea, and health activities are needed. It just seemed like a great fit.”

Street Soccer USA has a longstanding relationship with HELP USA which manages the site containing the school turned housing complex

and green space. The organization has already built one court in the Kensington neighborhood of lower Northeast Philadelphia. It offers service coordination and academic support, too. Play takes place during after school hours and in the evenings, with adult leagues in the evenings to support the youth program.

Cann believes that smaller soccer fields also let more kids participate in the sport. Two mini-fields, 72 feet long and 52 feet wide, are planned for the site. The field size generates a lot of action and a chance for new players to develop the necessary skills.

“For youth development, the best way to learn to play is to play small-sided soccer,” he noted. “When kids are learning to play, it’s discovery based learning. Kids want to play.”

Soccer USA is a nonprofit organization that typically focuses on low income neighborhoods where schools don’t have the budget for sports programs. Indeed, part of the organization’s mission is to help



Street Soccer USA has begun fundraising for two miniature soccer fields on the green space adjacent to the old Spring Garden School, which now holds 37 affordable apartment units for veterans and seniors. .

kids achieve academically and develop their potential.

“We know that the pay to play sports model is inaccessible to neighborhoods like this (one), either logistically and economically,” Cann observed. “Our

vision is to extend the benefits of sports to kids that can’t afford it otherwise. Positive engagement in sports is correlated with better attendance at school, less behavior problems, less violence in the neighborhood.”

The total budget for construction of the fields is \$250,000 and fundraising commitments have reached the halfway point. Cann hopes to begin building in the spring.

69 PHA Residents Became Homeowners in 2017



Santander Bank awarded PhillySEEDs, Inc., a \$30,000 grant to provide homeownership and small business/entrepreneurship opportunities to students of Vaux Big Picture High School, low-income family members, and Philadelphia residents. Shown here (l-r) are Marco Ferreira and Andrea Bowman of PhillySEEDs, Kevin Curran and Dennis McNichol of Santander, PHA President and CEO Kelvin Jeremiah, and Anthony Calvaresi and Shelley White of Santander.

PHA's Homeownership Department set a six year high with its sales last year as 69 residents became homeowners.

"Residents who become homeowners have also become self-sufficient, which is one of our primary objectives for our residents," said PHA President and CEO Kelvin A. Jeremiah. "I want to congratulate all those residents who have moved on to get their piece of the American Dream and urge all residents to aspire to it."

Jeremiah added that homeownership stabilizes neighborhoods while making scarce, affordable rental units available.

Homeownership sales were spread across Philadelphia. Sale prices ranged from \$40,000 to \$175,000. About 60 percent of the buyers were Housing Choice Voucher recipients while the other 40 percent were public housing residents.

Some of the new homeowners received assistance through the Housing Choice Voucher program or closing cost assistance through PHA's nonprofit subsidiary, PhillySEEDs. However, some of the new homeowners bought their homes with no assistance. The record sales level was the product of a combination of factors, including homes expressly for sale to PHA residents, and the continuing momentum of residents enrolling in housing and credit counseling.

All of the buyers took part in the Homeownership training process for at least two years where they learned to budget, decrease their debt, increase their personal savings, and ultimately, make their final decision on purchasing their first home. Participation in the homeownership training program is at a record level, too, with 250 residents taking part as they prepare themselves to become future homeowners.

PHA's Homeownership Program has received a boost from one of its key partners, Santander Bank. The Bank entered into an agreement with PhillySEEDs, Inc., to support its self-sufficiency programs with a \$30,000 grant to provide homeownership and small business/entrepreneurship opportunities to students of Vaux Big Picture High School, low-income family members, and Philadelphia residents.

"We are grateful to Santander Bank for their corporate support of our Homeownership Program and our residents, notably in the Sharswood/Blumberg neighborhood where PHA is working diligently to transform the neighborhood and maintain affordable housing," Jeremiah said.

PHA is in the midst of a ten-year plan to revitalize the Sharswood/Blumberg community in collaboration with the City, community residents and an array of committed partners.

Successful Home Repair Partnership Wraps Up

PHA and Habitat for Humanity Philadelphia have completed a three-year home repair program in the Sharswood/Blumberg neighborhood. The successful completion of the plan ensures that the homes of 49 long-term, lower-income residents are safe, stable, healthy, and will be preserved and remain affordable.

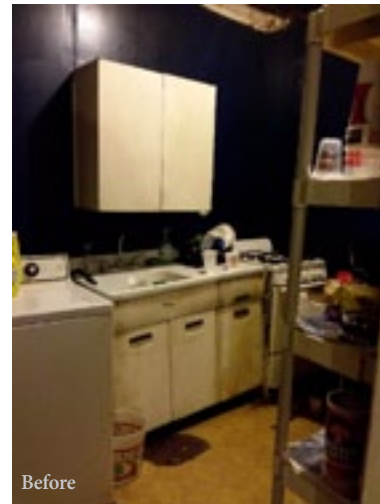
"We committed to existing homeowners in Sharswood from the beginning of our Choice Neighborhood planning process," said PHA President and CEO Kelvin A. Jeremiah. "This partnership has proven fruitful. We believe that it can become more so as we add working class homes for sale to the mix, as well as helping long-time homeowners remain in their homes and enjoy the benefits of our neighborhood transformation plans. I'd like to thank Habitat for Humanity for this important successful partnership."

Corinne O'Connell, Chief Executive Officer of Habitat for Humanity Philadelphia, acknowledged PHA for supporting the preservation and stabilization of existing homes in Sharswood – and more importantly, the long-term residents in their homes.

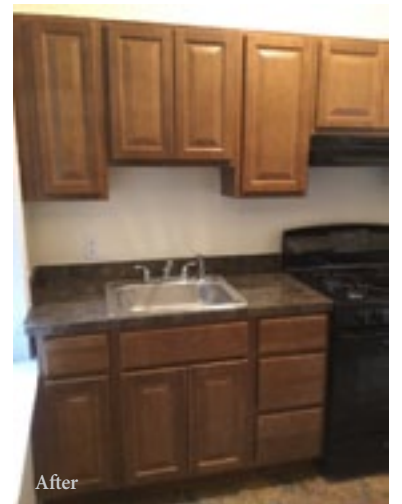
"We deeply appreciate the leadership and partnership of PHA," she said. "With the successful completion of this program, these 49 families are poised to benefit from the other community development work PHA and its partners are undertaking to revitalize the community."

Since the program's inception, PHA has invested a total of \$598,000 in the homes of existing residents in the Sharswood neighborhood. Habitat has leveraged \$430,000 in additional services and materials for this project to provide maximum impact for the homeowners PHA has supported.

Habitat has also delivered other services to further leverage the substantial investments PHA is making in the neighborhood. Habitat has provided exterior lighting and safety packages for an additional 30 homes. At the Athletic Recreation Center in the neighborhood, Habitat



Before



After

PHA and Habitat for Humanity Philadelphia have completed a three-year home repair program in the Sharswood/Blumberg neighborhood that ensures that the homes of 49 long-term, lower-income residents are safe, stable, healthy, and will remain affordable. Shown here a kitchen repair in one of the homes.

has completed interior work, replaced bleachers, and built garden beds and a deck in an exterior program space for the Center.

"We are supporting the Brewerytown Sharswood Neighborhood Advisory Council's LandCare program," O'Connell said. "Habitat is funding winter salaries for resident employees to keep streets clean and lots cleared throughout the winter months when their regular contract goes dormant. We're also providing the LandCare program with the bulk of needed equipment for ongoing operations."

The next phase of the partnership calls for the construction of 20 new Habitat developed, PHA subsidized homes for sale in the neighborhood. Homes will be sold to accepted applicants, making 30-60% of the Area Median Income, who fulfill 350 hours of "sweat equity" that include educational workshops, hours on the construction sites, as well as, working at Habitat's ReStore (a discount home improvement store in South Philadelphia).



Above, at the Athletic Recreation Center in the neighborhood, Habitat has built garden beds and a deck in an exterior program space.

PHA's Ludlow Development Now Paying Dividends



This private 4-story development in the 1400 block of north 7th Street typifies the investment that PHA and APM, its partner in the Ludlow infill development, had hoped to attract to the neighborhood ten years ago.

Almost ten years ago, in August 2008, the Philadelphia Housing Authority completed construction of a major infill development in the Ludlow neighborhood just north of Center City in partnership with by APM (Association of Puerto Ricans on the Move). Ludlow was a manufacturing neighborhood that began to deteriorate in the late 1940's. The neighborhood, located between Center City, I-95 and Temple University, received a jump start with the Ludlow Scattered Site HOPE VI infill development.

The immediate goal of the Ludlow plan was to knit back the fabric of the neighborhood by infilling many vacant parcels, and creating homeownership and rental opportunities where none existed. The long term goal for Ludlow was to attract other developers who would fill in other empty parcels with market rate housing.

The financial crash of 2008 got in the way of that long term goal, but a walk through the neighborhood today shows that PHA and APM did the right thing. Private developers have come into Ludlow to build market rate housing that will help the City's property tax base. Building permit statistics from the City provide strong evidence of accelerating growth in Ludlow, with nearly 350 new construction permits issued to date in this year alone. That's more than three times as many as issued in all of 2016!

Essentially, PHA and APM showed private developers what was

possible in the twenty-two square block neighborhood radius, bounded by Girard Avenue on the south, Montgomery Avenue on the north, 6th Street on the east, and 8th Street on the west.

The existing street network and block pattern in Ludlow were retained; the pattern is conducive to pedestrian traffic and social interaction that leads to greater neighborhood safety. Lots were reconfigured from the typical city row home to a more generous size, that is, from 12 to 20 feet wide, to accommodate the needs of today's families. The lots also have either off-street parking or garages and provide private yard space. Of the 192 units built, 103 are homeownership units and the remaining 89 are rental.

Private studies done for PHA back in the early 2000's suggested that whenever the agency redevelops a neighborhood, property values improve significantly. Those same studies concluded that Ludlow could gain even more because of its proximity to other revitalized neighborhoods.

Besides strengthening the neighborhood, the Ludlow development strengthened local land use planning and implementation. It encouraged future development near existing infrastructure, provided housing for people of all ages, reduced land and resource consumption, and saved money by using existing infrastructure.

PHA Partners with Project HOME on Development for Young Adults



Photo Credit: Shira Yudkoff

PHA President and CEO Kelvin Jeremiah (2nd from right) took part in groundbreaking for the Gloria Casarez Residence being developed by Project HOME. The development is targeted to young adults (ages 18-23) who are homeless, have experienced homelessness, or are at risk of homelessness.

The Philadelphia Housing Authority joined Project HOME in early December for the groundbreaking on a first of its kind development in Pennsylvania. The Gloria Casarez Residence will include 30 one-bedroom units of affordable housing targeted to young adults (age 18-23) who are homeless, have experienced homelessness, or are at risk of homelessness (including those aging out of foster care), and will be LBGTQ-friendly. The new development will be the first young adult-only, LBGTQ-friendly permanent supportive housing in Pennsylvania.

The new development, named for the city's first director of the Mayor's Office of Lesbian, Gay, Bisexual and Transgender Affairs, is located in the 1300 block of north 8th Street, in the Ludlow neighborhood where PHA has an award winning infill development.

Ms. Casarez, an LGBT activist in Philadelphia, passed away in October 2014 after long battle with cancer.

"I understand that this young adult residence will be the first of its kind in Pennsylvania and among the first in the nation and we certainly like being part of a first," said PHA President and CEO Kelvin Jeremiah. "We believe that partnerships such as this one between PHA and Project HOME are critical to meeting the need for affordable housing in Philadelphia. They also transform neighborhoods to become places that people choose to live."

PHA has committed itself to a long-term subsidy for the Gloria Casarez Residence of over \$5.6 million over the next 20 years. Building permit statistics from the City provide strong evidence of accelerating growth in Ludlow, with

nearly 350 new construction permits issued to date in this year alone. That's more than three times as many as issued in all of 2016!

Also, the North Central Choice Neighborhoods Initiative implemented by PHA and the City immediately north of this new development will further enhance the area. This includes the redevelopment of the Norris Homes site and significant investments that include neighborhood rec centers and high profile intersections.

The groundbreaking came on the heels of a recent city report that highlighted Philly's youth homelessness problem. Of the nearly 600 homeless youth accounted for in one night in Philly, 31 percent of them identified as LBGTQ.

Hundreds Attend Job Fair at the John F. Street Center

Over 700 people lined up to take part in a job fair at the John F. Street Community Center in mid-January that was jointly sponsored by PHA and School District of Philadelphia. Job applicants formed a line that ran down Poplar Street and then down 12th Street to have a shot at landing a job with the school district. The fair had been delayed one week by inclement weather, with job seekers calling just before or on the original date to see if the event would take place in spite of the snowy, cold conditions.

PHA President and CEO Kelvin Jeremiah said he was surprised at the level of turnout and called it awesome.

“Our residents want to be employed. They’re interested in these opportunities,” he said.

The opportunities included instructional support, climate, food services, transportation, facilities, and maintenance positions.

School Superintendent William Hite thanked PHA for working in partnership with the district. He noted that the district is constantly looking for people to fill full and part time positions.

“What better way to do that than having a job fair right here at a PHA facility with our good partners from PHA. I want to thank the Commissioners for allowing us to use



Dr. William Hite, Superintendent of the School District of Philadelphia, greets Philadelphia Housing Authority President and CEO Kelvin Jeremiah at a job fair hosted jointly by the district and the housing authority. The event at the authority's John F. Street Community Center in North Philadelphia was aimed at helping PHA residents find employment.

their space and to have an opportunity to meet with residents,” Hite said.

The School District of Philadelphia and the Philadelphia Housing Authority are both significant contributors to the local economy. They are both employers of choice in the city with good wages and benefits.

“Finding employment is important, so that our families can stabilize themselves and hopefully save money to get into their own homes. A job also gives a person a sense of worth and fulfillment,” said PHA President and CEO Kelvin Jeremiah. “The right job for someone also helps them to grow

and advance themselves, whether they do that with the same employer or with another company.”

The job fair included information sessions on the School District’s instructional support, climate, food services, transportation, facilities, and maintenance positions. The event will also offer job seekers a chance to fill out an application and network with recruiters about opportunities with the district. Computers were available on site for applicants to use and people to aid them in filling out their applications correctly. Anyone who wanted to apply was asked to bring several copies of their most accurate resume.



People seeking employment with the School District of Philadelphia were able to fill out applications at the John F. Street Community Center where the Philadelphia Housing Authority hosted a job fair with the district. Job seekers were lined up in front of the center and around the block to take part in the event which was designed to help PHA residents find jobs.

Board Resolution Updates

October 2018

- **Resolution 11959** – approved the comprehensive Annual Financial Report of the Philadelphia Housing Authority for the Fiscal Year ending March 31, 2017.
- **Resolution 11960** - authorized PHA to contract with US Regional Occupational Health II, PC DBA Worknet Occupation Medicine for Employee Medical Service Provider services, with the total contract amount not to exceed three hundred fifty-one thousand six hundred eighty dollars (\$351,680.00).
- **Resolution 11961** - authorized PHA to contract with Hispanic Ventures, Inc. and Torrado Construction, Inc. for painting services for PHA, with the total amount to be expended under the contracts not to exceed two million five hundred thousand dollars (\$2,500,000.00).
- **Resolution 11962** - authorized PHA to negotiate, finalize and submit various documents to HUD for approval, in order to provide an operating subsidy to New Courtland Apartments at Henry Avenue - Phase I, in an amount not to exceed \$500.00 (five hundred dollars), per unit, per month, for forty-nine (49) units, as detailed in the resolution, and to take other necessary steps in order to be able to provide the subsidy.
- **Resolution 11963** - authorized PHA to amend its Defined Contribution Plan to allow its current employee participants to receive a “hardship distribution” of some or all of the participant’s account balance, to help in situations of financial emergency.
- **Resolution 11964** - authorized PHA to contract with PathWays PA for Medical and Human Services Career Training Services for PHA residents, in a total contract amount not to exceed one million seventy-one thousand seven hundred twenty dollars (\$1,071,720.00).
- **Resolution 11965** - authorized PHA to submit a disposition application to HUD to dedicate to the City of Philadelphia certain streets in the Sharswood/Blumberg neighborhood that will be built by PHA.
- **Resolution 11966-11971** - authorized PHA to submit disposition applications for the six (6) properties that are each a subject of a resolution (they are identical except for the addresses) to HUD to dispose of PHA’s administrative buildings, at the addresses noted on each resolution, since the new consolidated head quarters will render those locations unnecessary.

December 2018

- **Resolution 11972** –authorized an amendment 2017 -2 to the Defined Contribution Plan.
- **Resolution 11973** - authorized an amendment 2017-1 to the Retirement Income/Defined Benefit Plan.
- **Resolution 11974** – approved the Moving-to-Work Annual Plan for Fiscal Year 2019, to be submitted to the U.S. Department of Housing and Urban Affairs.
- **Resolution 11975** – authorized PHA to settle litigation with Domus, Inc.

2017

PHILADELPHIA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING CALENDAR

The third Thursday of every month at 3:00 pm

FEB 15 | MAR 15 | APR 19 | MAY 17

All PHA board meetings are held at
12 South 23rd Street, 6th Floor, Philadelphia, PA 19103

Tree Lightings



Carmen and Clarence Robinson of Emlen Arms received a surprise Christmas present, a month's free rent, during tree lighting ceremonies there. PHA President and CEO Kelvin Jeremiah, played master of ceremonies and was joined by Zach McNeil, the operations manager for the agency's Community Operations and Resident Development.

95 year old Ernestine Brooker gave Mr. Jeremiah a big hug after winning a similar prize during ceremonies at the Conswiller B. Pratt senior development.

Senior Thanksgiving Dinner



(Top) PHA President & CEO Kelvin Jeremiah hams it up with Barbara Blunt and Patricia Hubert of Mount Olivet during the Thanksgiving dinner for Seniors at Abbottsford. (Below) Wallace Holden of Warnock Village dances after winning a month's free rent during a prize auction at the event.

Turkey Giveaway



The housing authority partnered with Brown's Super Stores, Inc., which operates ShopRite supermarkets, to distribute 1,600 turkeys to needy residents. PHA President and CEO Kelvin Jeremiah came to Wilson Park to greet residents and help them load their shopping bags.

Bridging the Digital Divide



More PHA residents now have internet connections following the latest tablet delivery done in conjunction with T-Mobile as part of the ConnectHome initiative to bring broadband, technical assistance, and digital literacy training to families in public and assisted housing.

Shown above are residents lining up on the street outside of the Johnson Homes community center; inside, Jay Cage of PHA's Office of Community Operations and Resident Development (CORD) hands a tablet to one of those residents.

A total of 851 tablets were delivered to residents at Johnson Homes, Raymond Rosen Manor, and Wilson Park in late November and early December by the CORD staff. Photo Credit: Zach McNeil

Resident Advisory Board Celebrates Its Golden Anniversary



PHA President & CEO Kelvin Jeremiah joined RAB President Asia Coney at the 50th anniversary of the organization. Tyrone Reed of the Committee for a Better North Philadelphia and attorney George Gould of Community Legal Services were among 11 honorees at the event.

The Resident Advisory Board (RAB) that serves PHA residents turned 50 years old this past November. By federal law, PHA is required to request input from the RAB for any significant amendment or modification to that plan.

Asia Coney, PHA Commissioner and the President of the RAB, remembers

the time before residents had any say in the operation of the housing authority.

“In Philadelphia in particular, the living conditions were so deplorable city wide, so individuals in public housing had been organizing,” she said. “During the course of that, Rose Wiley and Sara Birdsong began to join folks living in private housing, and fighting

for safe, sanitary, and decent housing, which led them to the conclusion that they needed to organize for residents of public housing.”

Wiley was living at Richard Allen at the time while Birdsong lived at Tasker Homes, now known as Greater Grays Ferry Estates. Community Legal Services (CLS) came to the aid of the RAB.

George Gould, now a senior attorney at CLS, and other young attorneys were just coming out of college and cutting their teeth on housing matters. The fight over the Whitman Park development in South Philadelphia, which became the longest running housing battle in American history, was begun by then Mayor Frank Rizzo.

“When he was elected, he shut down the building of the Public Housing,” Gould said. “After numerous years of litigation and trials, the federal court held he had intentionally racially discriminated and ordered the housing be built. PHA, HUD, and RDA were also found to have violated the law. The Judge ordered Federal Marshalls to be at the site in to ensure it would be built and it was!”

Gould believes that without the RAB, residents would have lost many of the rights given to them by the federal courts and federal law.

“I first started working with RAB when I came to work at CLS in 1971 and realized very soon that they were a very effective and well organized group,” he said. “Working with them and their leaders, Nellie Reynolds and Asia Coney...has been a real joy.”

Eventually, Rose Wiley was forced to leave her leadership position with the board. She had made many enemies as she battled for residents’ rights. That’s when Nellie Reynolds, who would

eventually sit on the PHA Board, took over the helm of the RAB.

“If Nellie had not been willing to take over the organization, that might have been the death of the organization,” Coney said.

Ms. Reynolds met with housing authority officials and impressed upon them on the importance of keeping RAB alive. She tasked current PHA Commissioner Ethel Wise, Jackie McDowell, and Coney with organizing across the city. Wise and McDowell were among the special honorees at the 50th anniversary celebration.

- Nellie Reynolds
- Nancy Carroll
- Ethel M. Wise
- Jackie McDowell
- Noel Miller
- Corliss Gray
- Marguerite Harris
- George Gould
- Tyrone Reed
- Ken Washington
- Tony Lewis

Today, PHA has a partnership with RAB that’s critical to the agency’s success. The board’s work is very important so that the funding and design of programs such as Moving to Work (MTW) and the Rental Assistance Demonstration program (RAD) work for residents.

Comcast to Offer Service to More PHA Residents

Comcast has acquired the cable assets of Wilco Electronic Systems, Inc., which provides paid television and other services to some residents of PHA. The sale took place in early January. Comcast anticipates that residents will be able to start taking advantage of Xfinity products and services within the next year.

Comcast, which also owns NBCUniversal, will make significant upgrades to Wilco’s infrastructure at housing authority sites and provide

residents with access to the full suite of Xfinity products and services. These upgrades will enable many PHA residents to receive broadband Internet for the first time.

“Residents of our conventional development communities will now have many more options, including Comcast’s Internet Essentials program, and the ability to bundle their innovative products through a single provider,” said PHA President and CEO Kelvin A. Jeremiah. “The ability to bring

Internet Essentials to PHA residents at our traditional public housing sites will be a tremendous step forward in bridging the digital divide.”

Since the 1970s, Wilco has offered television services to approximately 9,000 PHA residents. The company’s president and founder, Will Daniel, will transition to Chairman of the Board of Wilco, which will continue to operate under current leadership and provide telecom services that include residential and commercial security and surveillance solutions.

“We are happy to reach an agreement with Comcast that will now offer PHA residents the ability to be able to reap the benefits of its Internet Essentials program as well as many other advanced technologies,” said Will Daniel. “The opportunity for PHA communities to obtain a full range of services through Comcast is an important step in bridging the digital divide here in Philadelphia.”

“While we already proudly serve many PHA residents, this partnership will ensure that Xfinity products and

services, including Internet Essentials, are fully available throughout the City,” said Comcast Regional Senior Vice President James Samaha.

Wilco Executive Vice President Brigitte Daniel and Chief Financial Officer Perry Daniel will serve as consultants to Comcast to ensure a smooth transition for Wilco’s cable subscribers. In a separate transaction, PHA approved a license agreement to Comcast. More details on the changeover will come in the future.

PHA Plans More Changes to Scattered Sites Portfolio

PHA has successfully auctioned 123 scattered sites at a public auction held on February 22nd at Barry S. Slosberg Auctioneers in Northeast Philadelphia. Over 1,000 people attended the auction with almost 500 bidders on the properties. The auction brought in a gross amount of close to \$10.2 million for PHA.

“The money raised by these types of auctions help support our mission,” said PHA President and CEO Kelvin Jeremiah. “We can convert the value of these properties into other housing opportunities for families who have been on our waiting list.”

The authority also has plans to transfer 400 scattered site properties to the City’s Land Bank. Many of the properties are in renewing or “high opportunity” neighborhoods and could be packaged with other properties for a variety of uses other than public purposes.

In some instances, the properties transferred to the bank would go back on the City’s tax rolls. There is also the

possibility that some of the properties could be redeveloped as affordable housing by someone other than PHA.

PHA has twelve months to dispose of these properties because their subsidies were removed as part of the agency’s shift to the Rental Assistance Demonstration (RAD) program.

Last October, the authority successfully auctioned 54 scattered site properties, generating an additional \$2.9 million to create or preserve affordable housing. The auction generated high interest from almost 300 participants who bid on properties spanning from the Northeast to South Philadelphia.

Auctioning excess properties is part of a broader strategy to reposition PHA’s large inventory of scattered site holdings, some of which fell into disrepair and became too costly to rehab.

The large majority of PHA’s scattered sites are occupied. Families who live in those homes will not be affected, as those units will remain in the PHA inventory.

PHA Partners with Temple U. to Bring Clinic to Sharswood



Temple University’s College of Public Health and its Department of Nursing will open a nurse managed clinic at the Vaux Building this spring. Data collected by PHA shows that health is a barrier to finding and maintaining employment.

Temple University’s College of Public Health and its Department of Nursing will open a nurse managed clinic at the Vaux Building this spring. The clinic will serve Sharswood neighborhood residents and the general public. The university responded to a request by PHA under its Community School Initiative.

“We believe that a neighborhood of choice has a range services, including those that are health related,” said PHA President and CEO Kelvin Jeremiah. “Good health is important so that children have a chance of performing well in school. It’s also important to adults so that they can do their best at their jobs and hopefully advance themselves.”

Temple Nursing is dedicated to becoming a leading force in community engaged, collaborative efforts to achieve

health equity and quality of life for all people. This clinic will be staffed by advanced practice nurses, that is, nurse practitioners and clinical nurse specialists. These professionals have expertise in health promotion, disease management, group intervention work, and family based care.

Once the clinic is established, engaging other College of Public Health disciplines and their students, including physical, occupational and speech therapy, social work and public health educators, will be possible.

Nurse-managed clinics are staffed by advanced practice nurses such as nurse practitioners and clinical nurse specialists. They have expertise in health promotion, disease management, group intervention work, and family-based care. Care delivery is designed to meet the needs of the people seeking care. It

can occur in the clinic, as part of an after school, evening or weekend program, or in their homes. The goal is to support and promote well-being that meets the needs, values and preferences of the individual, family and community.

Data collected by PHA shows that health is a barrier to finding and maintaining employment. It is well recognized that residents of North Philadelphia experience higher rates of obesity, diabetes, hypertension and heart disease as compared to other areas of the city. More than one in four residents are children 17 years of age or younger and about 15% of these children have a disability. Also, police reports show child abuse and neglect, domestic abuse, drug sales and youth violence incidents are high in the neighborhood.



PHA has successfully sold 123 scattered sites at a public auction held February 22nd that generated almost \$10.2 million. Last October, the authority successfully auctioned 54 scattered site properties, generating an additional \$2.9 million to create or preserve affordable housing.

PHA Employees and Partners Honor MLK

PHA and its employees honored the memory of Dr. Martin Luther King with a service project at Vaux Big Picture High School in the Sharswood neighborhood on the slain civil rights leader's birthday, January 15th. They were joined by volunteers from all walks of life, including financial planners from the Fidato Group, recruiters from Penn State, contracting partners TN Ward, and Vaux students.

Todd Bernstein, Executive Director of the Greater Philadelphia Martin Luther King Day of Service, said that 150,000 people took part in service activities in the region, which is a national record. The event marked the 23rd anniversary of the MLK Day of Service. PHA Commissioners Pat Eiding and Bonnie Camarda helped to co-chair the 2018 King Day of Service along with 13 other community leaders.

In total, 100 volunteers came to Vaux Big Picture High School to prepare classrooms for the school's future expansions. They paint classrooms and cleaned hallways that will be used by incoming students.

The Lucien E. Blackwell/Marshall Shepard Village resident councils hosted a separate MLK Day of Service event at the Mount Olivet Village community center highlighted by the "Blueprint of Our Lives Summit"

with a panel of nine distinguished participants. A screening of Martin Luther King's "What is Your Life's Blueprint" speech was shown prior to the panel discussion.

Rev. Dr. Andrew Jenkins, once known as the "Mayor of Mantua,"

former deputy mayor of housing in the Rendell Administration, and former executive director of the Philadelphia Redevelopment Authority, was honored with an MLK Visionary Award. DeWayne Drummond, the president of the Mantua Civic Association, also received an award.

Earlier in the day, volunteers cleaned along the Lancaster Avenue business district in West Philadelphia and made food donations to people in need along the avenue.

The national King Day of Service was created in 1994 through federal

legislation co-authored by former Pennsylvania U.S. Senator Harris Wofford and Atlanta Congressman John Lewis, both veterans of the civil rights movement with Dr. King. Global Citizen organizes the Greater Philadelphia King Day of Service and year-round civic engagement programs.



Phara Regusters, president of the Blumberg Apartments family resident council, paints one of the walls in the hallway at Vaux Big Picture High School during PHA's MLK Day of Service event.



Students from Vaux Big Picture High School work on touching up the walls in one of the classrooms at the school to prepare for future expansions. 100 people volunteered for the event, including PHA residents, financial planners from the Fidato Group, recruiters from Penn State, and contracting partners TN Ward.

Johnson Homes Resident Does It For Love

The kids at Gideon Elementary School call him "Mr. Jimmy." His real name is Juan Griffin and he has four daughters, all of whom graduated from the school on Glenwood Avenue just west of Johnson Homes where he and his family lives. To say that he is invested in the school is an understatement.

Griffin, age 50, began working at Gideon in 2005 and he's part of the "climate staff" at the site. The work that he does is not glamorous, but is very necessary if the school is to have an orderly, safe, and welcoming environment. So, he makes sure that kids are lined up when they have to be, maintains order in the lunchroom, keeps the students out of fights, and generally acts as a father figure. The fact is that kids want and need direction and discipline, so they're not distracted from learning.

Technically speaking, Juan Griffin's hours at the school are 8 AM to 1 PM, but he works from 7 AM to 3:30 PM because he has a sense of mission.

"To me, it's not about money. It's about the kids," he quips.

Mr. Griffin uses humor whenever he can to make his point with the students at Gideon. He teaches them to love themselves in the right way based on his experiences early in life stemming from lifelong injuries he received in a house fire when he was a child. Griffin is a person with disability, but the kids don't notice that. Some call him "the principal" because they believe he acts like the school principal.

Greg Wright, a community school coordinator with the Mayor's Office of Education, would like to see more people like Mr. Jimmy at Gideon.

"The increased adult presence helps with the safety of our children,"

Wright said. "Having a figure such as Mr. Jimmy, a community figure, someone that the students recognize, does help with the level of safety and comfort. We want our schools to be a welcoming environment. And if you have that friendly face welcoming you, that face that you trust in the community, now in your school, it just goes to add to that (environment) even more."

Wright notes that Gideon has been designated a community school by the Kenney Administration with the goal of breaking the cycle of poverty, and people like Juan Griffin are critical to reaching that goal.

"In this role, you really need people who are consistent," Wright said. "Jimmy, if he gives you his word, he is there."

Jimmy told the Experience that he's ready to go on for another 50 years.



Johnson Homes resident Juan Griffin works as part of the "climate staff" at Gideon Elementary school. School district officials say his dedication to the job is critical to the school's success.

76ers Make It a Merry Christmas for Two PHA Families



76ers point guard Ben Simmons took Paschall Village resident Leronica Crawford and her family on a holiday shopping spree at Target. Shown here (l-r) are Paschall Village manager Michaël Young, Simmons, Crawford, and Oddess Blocker of PHA's Community Operations and Resident Development. Up front are Hunter and Jamia Crawford, ages 8 and 9.



Jahseer Nelson, age 9, who lives at Abbottsford Homes had a very happy holiday courtesy of Ben Simmons of the 76ers. He and his mother, Latoya, were among those families chosen to take part in a holiday shopping spree by the nonprofit group, Unity in the Community.

With less than two weeks before Christmas, a Paschall Village resident received a phone call from her manager. Leronica Crawford was told that she and her children were picked to go on a holiday shopping spree, the destination unknown. An Abbottsford resident, Latoya Nelson, received a similar call from Unity in the Community, a non-profit organization dedicated to changing the lives of others in South Philadelphia that also conducts Operation Holiday Help.

Both women showed up at the nonprofit's headquarters at 20th and Snyder where they were taken by a minibus to the Target store on City Avenue. There, they and their children received the surprise of a lifetime when Philadelphia 76ers point guard Ben Simmons showed up to take them Christmas shopping.

Mr. Simmons, for those of you who may not know, is an emerging star and a top candidate for Rookie of the Year in the National Basketball Association. He is part of what the team calls "The Process" to make the 76ers championship caliber.

Leronica Crawford was shocked. Other people in the store, including her son and daughter, know who Simmons is, but she did not.

"They were screaming and yelling and shouting because they were excited," she said. "I wanted to cry but I held my tears. You never know how much a person appreciates you and cares about you until something like that happens."

Latoya Nelson, who came to the store with her son, was mightily surprised.

"We didn't know anything up until the time. Once he came to the door (at

the store), that's when we found out all the news," she said.

Paschall Village manager, Michaël Young, accompanied both families to the store as a representative of PHA.

"It was good to see the smiles on the kid's faces. It was an awesome experience," he said.

For both women, the joyful holiday experience was most appreciated at the end of a difficult year. Crawford lost her mother in August and the funeral expenses put her in a financial hole. Nelson has been out of work due to medical issues and her son has to deal with chronic asthma and sickle cell anemia.

Young described Simmons as "down to earth" and said that seeing the smiles on the children's faces was "an awesome experience," definitely a special Christmas for him, too.

HOMEOWNERSHIP WORKSHOP

Event Announcement

*Are you interested in how to become a homeowner?
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EVENT #1

Thursday, March 22, 2018
10:00 am to 12:00 pm

John F. Street Center
1100 Poplar Street
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EVENT #2

Saturday, March 24, 2018
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Warnock Building
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PHAPD Promotes Three to Improve Service Round the Clock

The Philadelphia Housing Authority Police Department has promoted three officers to management level positions with the goal of improving security to residents 24 hours a day, seven days a week.

The Promotions of Lt. Hakim Dunbar to the rank of Police Inspector, Sgt. Thomas Gleeson to the rank of Police Lieutenant and Police Officer Jesus Serrano to the rank of Acting Police Sergeant provide for direct management capabilities and oversight all day.

"It's imperative that PHAPD includes coverage around the clock, not only with its police officers, but with management and supervision. With these promotions, we now have the capability of providing real time management oversight on top of the normal levels of supervision during

the most critical hours of the days and nights where it's more sorely needed," said PHA Police Chief Joseph Marker.

The chief emphasized that hands-on supervision round the clock is key to helping the department improve upon its safety record while allowing PHA communities to have the quality of life that they deserve.

Newly minted Inspector Hakim Dunbar said the promotion was the best day of his professional life.

"I've been here 26 years. I've never thought that I would get to this point," he said. "I love to serve. I love to serve the community. I love to represent the people, especially in the developments that sometimes get overlooked. I think sometimes they are either stereotyped or misunderstood."

Lt. Thomas Gleeson, who had joined the department after serving

with Philadelphia Police, expressed similar sentiments.

"I really like working with the residents. A lot of people don't understand what our residents are up against," he noted. "Many residents are trying to do a lot of good things for their communities and they don't get the recognition they deserve."

Sgt. Jesus Serrano also came over from the city police department because he was interested in PHAPD's sense of mission.

Besides the promotions, Chief Marker swore in Officer Jeffrey McKee who formerly worked with SEPTA police. The department's newest member is looking forward to interacting with people in the PHA community on a daily basis.

PHA Names New Deputy Chief



A 27 year veteran of the Philadelphia Police Department has been named Deputy Chief of the Philadelphia Housing Authority Police Department.

Antoinette Eberhart is a lifetime resident of Philadelphia from the Nicetown section of city. She began her career in law enforcement as a Corrections Officer in August 1990, and subsequently joined the Philadelphia Police Department as a recruit in July 1996. The new Deputy Chief rose to the rank of Police Lieutenant with the Philadelphia Police Department.

"Ms. Eberhart has demonstrated a strong work ethic, concern and

commitment to the citizens wherever she has worked," said PHAPD Chief Joseph Marker. "The new Deputy Chief brings with her the same level of caring and a desire to make a difference in the PHA communities that she had with her former department. Her responsibilities will include working in a partnership with the residents of PHA, as well as being a problem solver, with a major focus on improving the quality of life for our neighborhoods."

Marker believes that in today's climate, traditional roles and stereotypes have been leveraged and those roles are more open to inclusiveness and representation by anyone who has prepared themselves for success as opportunities arise. PHAPD is dedicated to achieving a diverse workforce while adopting best practices.

Marker and PHA President and CEO Kelvin Jeremiah are dedicated to achieving a diverse workforce while adopting best practices.



PHAPD has promoted three officers to management level positions and sworn in a new officer. Shown here are (l-r) Officer Jeffrey McKee, Sgt. Jesus Serrano, Chief Joseph Marker, Inspector Hakim Dunbar and Lt. Thomas Gleeson. With the promotions, PHAPD will institute a night command position which will cover into the weekends, improving service and security to PHA residents.

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