

PHA Celebrates Groundbreaking of the New Queen Lane Apartments

The Philadelphia Housing Authority (PHA) is making monumental progress in its efforts to revitalize Philadelphia's Germantown neighborhood. PHA held a groundbreaking for the new Queen Lane Apartments on December 17. The new development will be constructed on the former site of a 1950s high-rise that was imploded by the housing authority in September.

This new, \$22 million development will contain 55 affordable rental units and will be in character with the surrounding neighborhood. The green space that served as the former Potter's Field will also provide drainage that reduces the strain on the city's infrastructure. The site will also have a community room and a management office with meeting rooms, all of which will be handicapped-accessible.

"PHA is delivering on its commitment to have affordable housing on the Queen Lane site and to being a partner in revitalizing this Germantown neighborhood," said PHA President and CEO Kelvin A. Jeremiah. Mr. Jeremiah also stated, "We know the Queen Lane neighborhood will benefit from the construction of new, modern affordable housing that matches the existing housing designs. The history and the memory of those souls formerly buried at the site will be recognized. We are honoring our past while building for the future in this historic neighborhood."

"Germantown is one of our City's vibrant and storied neighborhoods, and this investment in affordable housing will further strengthen our City," said Mayor Michael A. Nutter. "The City's housing agencies are working closely with PHA to expand our housing infrastructure in a style that is appealing to Philadelphians and one that fits into our neighborhoods. And I want to give praise to Mr. Jeremiah



The new Queen Lane complex will be a mix of two-story flats and walk-up apartments, and three-story townhouses. The new apartments will use the entire square block bordered by Penn Street on the north, Queen Lane on the south, Priscilla Street on the west, and Pulaski Avenue on the east. The former Potter's Field will be left open and a historical marker will be placed at the site.

for the collaborative and sensitive way in which PHA has worked with the community in Germantown."

The new Queen Lane complex will be a mix of two-story flats, walk-up apartments, and three-story townhouses. The new apartments will use the entire square block bordered by Penn Street on the north, Queen Lane on the south, Priscilla Street on the west, and Pulaski Avenue on the east. As additional replacement housing, PHA acquired Queen's Row Apartments, located nearby on Queen Lane, and is in the process of redeveloping the 29-unit site.

"This has been a long time in the making, and I'm happy to see PHA invest in Germantown and bring quality affordable housing to the community," said Councilwoman Cindy Bass, who represents the neighborhood. "I appreciate how integral the community

(continued on page 15)



The Philadelphia Housing Authority broke ground for the new Queen Lane Apartments in historic Germantown. The new \$22 million development will be constructed on the site of the 1950s high-rise that was imploded in September. Show here (l-r) are Councilwoman Cindy Bass, Mayor Michael A. Nutter, PHA President & CEO Kelvin A. Jeremiah, Queen Lane Resident Council President Corliss Gray, State Rep. Rosita Youngblood, PHA Commissioner Bonnie Camarda, Congressman Chaka Fattah, and Jane Vincent, Regional Administrator for HUD.

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2014: A Great Year For PHA



2014 was a great year! I am still thankful to have the opportunity to serve as the President and CEO of the Philadelphia Housing Authority (PHA) and work with the best staff and serve the best residents in the country.

As you may know, PHA recently released its Accomplishments Report for 2014, which is available online at www.pha.phila.gov. The accomplishments described in this year's report reflect PHA's core values. These values help drive our service to residents and the City of Philadelphia as we create economic opportunities, safer neighborhoods, and quality affordable housing.

PHA has invested in our families and communities to provide opportunities for residents to achieve self-reliance. I had the honor of attending graduations for PHA residents who have earned gainful employment, and have shared in the excitement of PHA Scholars, who received \$360,000 over the last two years to continue their education. We have met and overcome funding challenges, thanks to your support and unwavering commitment. Despite the reduction in funding for PHA, I am happy to report that PHA has operated on a balanced budget and within its means for the last two consecutive fiscal years.

Nearly a year ago, PHA declared that the transformation of the Blumberg/Sharswood neighborhood was the agency's number one priority. A \$500,000 Choice Neighborhoods Initiative Planning Grant from the U.S. Department of Housing and Urban Development (HUD) supported PHA's unprecedented revitalization initiative. The magnitude of this project required that the agency leverage federal funds with \$700,000 from public/private partnerships. The planning grant, coupled with the award of \$1.5 million in a Community Development Block Grant from the City and 9 percent Low Income Tax Credits from the Pennsylvania Housing Finance Agency, makes the first phase of redevelopment possible.

PHA, the City of Philadelphia, and several other partners also won a \$30 million Choice Neighborhoods Implementation Grant from HUD to revitalize the North Central neighborhood around Temple University. The plan calls for 297 total units, including 147 new and refurbished units at PHA's Norris Apartments site.

The agency also started construction on four housing developments: the Oakdale Street and Gordon Street Apartments in the Strawberry Mansion neighborhood, and the Queen Lane and Queen's Row Apartments in Germantown. These developments will be completed in 2015, adding 117 new affordable housing units to PHA's portfolio.

In its continuing efforts to cultivate public/private collaborations and increase affordable housing, PHA's Board approved a deal in December with Pennrose Properties to build 96 housing units on two acres of vacant land at its Falls Ridge site in Northwest Philadelphia. Construction is expected to begin in 2015 and be completed in late 2016.

The construction at these sites will create 213 housing units at an estimated value of over \$62 million. The agency will also get more for its money based on a precedent-setting agreement reached in June with the Building and Construction Trades Council. The Project Labor Agreement enables the authority to build six family homes for the cost of five.

Additionally, in November, PHA's Board approved the purchase of 4 former schools for future use at the bargain price of \$3 million. The Communications Technology High School, George Pepper Middle School, and Rudolph Walton Elementary School will all be developed for housing while the John Reynolds School will host a state-of-the-art grade school in the Blumberg/Sharswood neighborhood.

The agency's Housing Choice Voucher (Section 8) program greatly increased the number of people it serves by providing vouchers to more than 1,800 families in Philadelphia, which increased the voucher utilization rate from 82 percent to over 87 percent between April and December, with the rate projected to hit 90 percent in the near future. PHA also purged and updated its voucher wait list to cut the number of applications by more than half to 26,000. The authority also awarded 13 new Project-Based contracts with private, nonprofit partners, creating over 300 new housing opportunities.

In April, PHA held its first ever election for Resident Commissioners. Residents elected Asia Coney and Ethel Wise, ensuring that residents have input on planning and policy matters. Resident Commissioners have the same power as the other seven members of the Board, all of whom are appointed by the Mayor and approved by City Council.

In 2014, the authority also improved its record for contracting and subcontracting with Minority and Women Business Enterprises (MBEs/WBEs). The agency's participating rate for MBEs was 42 percent, while the rate for WBEs was 33 percent for the year-long period ending on September 30. The federal standard is 20 percent for MBEs and 10 percent WBEs.

This year, PHA also set a precedent by receiving multiple agency and housing industry awards. I was honored to receive the Philadelphia Business Journal's Minority Business Advocate award. The Pennsylvania Association of Housing and Redevelopment Agencies honored the agency's Philly Seeds organization with the Bellamy Award, the highest award the organization can give, and also awarded a Certificate of Merit to PHA's revamped Pre-Apprenticeship Program. Multifamily Executive Magazine also recognized Philly Seeds with a Merit Award for Community Service. The Pennsylvania Apartment Association recognized both the Plymouth Hall and Emlen Arms sites for maintenance services. The Mid-Atlantic Regional Council of the National Association of Housing and Redevelopment Officials recognized the LEED Gold Norris Apartments for outstanding achievement.

None of these accomplishments would have been possible without the steadfast support of the PHA Board of Commissioners, Mayor Michael A. Nutter and Council President Darrell Clarke, and PHA's active residents and resident leaders, and the dedicated employees. Everyone has played a critical role in shaping the new PHA and, as a result, we are more focused than ever in providing homes for the most vulnerable among us - seniors, people with disabilities, and families with children, while at the same time supporting the local economy, fighting blight, and addressing homelessness.

The new PHA is stronger than ever and I am excited about PHA's future, as we remain committed to adding to this already solid record of success in 2015.

I want to extend well wishes for the New Year to you and your family, from a grateful and thankful Board of Commissioners, myself, and the entire PHA team.

Sincerely,

KELVIN A. JEREMIAH
President & CEO

PHA Commits Subsidy to New Chinatown Development

The Philadelphia Housing Authority is joining hands once again with Project HOME as the nonprofit develops a site at 810 Arch Street in Chinatown. PHA has committed 50 Project-Based Vouchers to the development.

The Chinatown Development Corporation and Project HOME are building the 94-unit, nine-story residential building that features retail space on the first floor. It is a \$23.5 million project. PHA is contributing \$479,000 a year or \$7.2 million over the next 15 years to support the new development.

One of PHA's priorities includes the expansion of public, private, and philanthropic partnerships to increase the supply of affordable housing in the city. The agency has formed a partnership with Project HOME, and, earlier this year, committed vouchers to their newly opened site, the JBJ Soul Homes in the Francisville neighborhood.

"We are so excited about this new development. We are creating neighborhoods of choice where families can thrive and where the most in need can have a place to call home," said PHA President and CEO Kelvin A. Jeremiah, who took part in the groundbreaking for the new structure. "PHA's committed to being a good partner and a good neighbor, and we're doing just that."

Jeremiah said the agency will continue to collaborate with Project HOME. Sister Mary Scullion, the co-founder of the nonprofit group, has offered partnership for the next three of their projects. She praised Jeremiah for his bold vision that calls for the development or preservation of 6,000 affordable housing units in the city through partnerships.

"Because of his leadership and others in Pennsylvania, we are going to end homelessness," Sister Mary Scullion said.

The new development is scheduled to open next October.



PHA President and CEO Kelvin Jeremiah (far right) joins Governor Tom Corbett and other state and local leaders at the groundbreaking for Project HOME's new development at 810 Arch Street in Chinatown. PHA has committed 50 Project-Based Vouchers to the development.

PHA Board Approves Purchase of Four School Properties

PHA will pay \$3 million to buy four surplus properties from the School District of Philadelphia with the aim of increasing its affordable housing stock and improving education.

The housing authority's Board of Commissioners has approved the purchase of the former Communications Technology High School, the former George Pepper Middle School, the former John Reynolds School, and the former Rudolph Walton Elementary School.

"The value of the schools is much higher than the sum that we will be paying," said Michael Johns, PHA's

Senior Executive Vice-President for Capital Projects and Development.

Board Vice-Chair Herbert Wetzel, who chairs the Board's Planning and Policy Committee, heartily agreed.

"Given the price and the opportunity afforded to us, we can do nothing more than highly recommend this acquisition," he said.

PHA President and CEO Kelvin A. Jeremiah said the purchase of the parcels fits in with the agency's strategic plan.

"The value of the schools and the price that we're paying for them was

a deal that we could not pass up. All of these schools, given their location, come with quite a bit of land that we, PHA, would be able to assemble for purposes of building and creating new housing," he said.

PHA hopes to convert Walton Elementary, a historic school building located in the Strawberry Mansion neighborhood in North Philadelphia, into senior housing with 45 to 50 units. PHA also plans to redevelop George Pepper and Communications Tech, located in southwest Philadelphia, to a mixed-use and mixed-income site.

The housing authority is also looking for partners to renovate Reynolds School, located in the Sharswood/Blumberg neighborhood, into a new, state-of-the-art grade school. The proposed renovation of Reynolds School fits into the long term plan for the Sharswood/Blumberg neighborhood as more housing units are built as part of the Choice Neighborhoods plan for the area.

All agency plans for redevelopment of the newly acquired properties are in the preliminary stages and will be subject to available funding.

PHA Begins Construction of Second Strawberry Mansion Complex

In November, PHA broke ground for the Gordon Street Apartments, the second of three developments that will add 100 new affordable housing units in the city's Strawberry Mansion neighborhood.

The Gordon Street Apartments will contain 5 three-bedroom townhomes, 2 three-bedroom flats, 12 two-bedroom townhomes, and 2 two-bedroom flats. Two of the units will be handicapped-accessible and conform to Uniform Federal Accessibility Standards (UFAS) and Section 504 requirements. One unit will be for the hearing/visually impaired. The site, at 3000 West Gordon Street, is bounded by 30th, Arizona, 31st, and Gordon Streets in the Strawberry Mansion area of the City.

"It's a plus whenever the housing authority can improve a neighborhood

with quality, affordable housing," said PHA President and CEO Kelvin A. Jeremiah. "We hope that our commitment to the Strawberry Mansion neighborhood will encourage others to develop here as well, whether through new construction or renewal."

City Council President Darrell Clarke, whose district includes the site, could not agree more.

"Nothing can stimulate a neighborhood more than new development," he said. "Sometimes, in some of the neighborhoods that have challenges, people lose hope. But when you see activity, it lets people understand that government, in fact, does care, government will invest in a neighborhood."

Clarke, who grew up in the neighborhood, has promoted an increase in various forms of affordable

housing throughout the City, especially as older neighborhoods become attractive once again, to ensure balanced growth and targeted investment in struggling communities.

Kevin Upshur, Chairman of the Strawberry Mansion Learning Center, believes the new development is a good omen.

"I just believe that this moment is the tipping point for the community. This project creates energy and opportunity," he said.

Construction of the Gordon Street Apartments will create Section 3 job opportunities for low and very low-income persons, particularly for public and assisted housing residents. PHA expects to complete construction of the new, \$8.4 million development next May.



The Philadelphia Housing Authority will convert a vacant piece of land in the Strawberry Mansion neighborhood into a quality, affordable housing development. This 21-unit development will be a mixture of walkup units and townhomes that will be built to Energy Star standards, reducing energy usage and air pollution.



Formal groundbreaking took place in the Strawberry Mansion neighborhood for the Gordon Street Apartments. PHA President and CEO Kelvin A. Jeremiah (center) and City Council President Darrell Clarke (right) were joined by PHA Commissioners Asia Coney and Ethel Wise, City Councilwoman Jannie Blackwell, Kevin Upshur of the Strawberry Mansion Learning Center, Gordon Street Block Captain Thomas Willis, and other community members.

PHA Keeps Piling Up the Awards



PHA's Philly Seeds, Inc. received the Pennsylvania Association of Housing and Redevelopment Agencies' top honor, the Bellamy Award. Former PAHRA President Frank Aggazio presented the award to the organization's business manager, Zachary McNeil, at PAHRA's convention held in Pittsburgh.

To say that 2014 has been an award-winning year at PHA is an understatement. It has been a fantastic year as the agency once again has received recognition from its peers in several areas, for demonstrating creativity and leadership.

Philly Seeds, Inc., known for the scholarship awards to deserving college students and a book bag giveaway, is among the best of the best. In September, the organization received national recognition from Multifamily Executive Magazine, a publication dedicated to multifamily housing, including quality affordable housing.

Philly Seeds, Inc. received the Merit Award and was one of only two programs to be recognized in the Community Service category. The magazine received nearly 300 entries for all award categories and gave 31 awards.

Also in September, Philly Seeds, Inc. received the Pennsylvania Association of Housing and Redevelopment Agencies' top honor, the Bellamy Award. The program

was honored in the Redevelopment/Community Award category that recognizes superior program performance in one of several areas, including resident activity and supportive service. Only one agency can win this singular, exclusive award in one of two categories.

PHA developments, Emlen Arms and Plymouth Hall received "Best in Apartment Living" awards for Maintenance from the Pennsylvania Apartment Association East, formerly the Apartment Association of Greater Philadelphia. The group represents multifamily developers, owners and managers in the Philadelphia metro area.

Emlen Arms was recognized with a Gold Award with a score of over 96 percent while Plymouth Hall received a Platinum Award with a perfect 100 percent. The judges were particularly impressed by the staff at Plymouth Hall, saying they were well organized and very accommodating.

PHA and City Collaboration to Lead to More Affordable Housing

Officials at the Philadelphia Housing Authority and the City's Office of Housing and Community Development (OHCD) hope to create more affordable housing through a strong mix of financial incentives.

The housing authority and OHCD opened requests for proposals (RFPs) in early October with the aim of attracting developers through a mix of unit-based subsidies, capital grants, and low income housing tax credits.

PHA has a goal of creating or preserving 6,000 affordable housing units over five years, an effort that first began when it previously issued a unit-based operating subsidy RFP in April 2013. That RFP closed in April 2014 and several projects received awards and are entering the

construction phase: NewCourtland Elder Services, Impact Services Corporation, and the Women's Community Revitalization Project (WCRP). PHA hopes to build upon that success by working directly with OHCD.

"The dramatic reduction in federal funding for affordable housing makes partnerships critical to our success," said PHA President and CEO Kelvin A. Jeremiah. "We cannot meet the need for affordable housing in Philadelphia by ourselves. This time around, we are working with the City, which has issued its own RFP related to this effort, with the aim of leveraging all possible resources available to attract developers, so that affordable housing plans become reality."

The City has its own goal of building 2,000 new affordable housing units under a plan championed by Council President Darrell Clarke who has noted in the past that the vast majority of new housing units are not affordable to the vast majority of residents.

Under PHA's latest proposal, the operating subsidy may be used in connection with existing, newly constructed, or renovated housing projects, and will provide long-term financial assistance to property owners. The Office of Housing and Community Development proposal offers the possibility of capital grants to affordable housing developers.

Both RFPs are targeted for developers who are also applying to the Pennsylvania Housing Finance Agency (PHFA) for an award of Low Income Housing Tax Credits (LIHTCs) in 2015. The ultimate idea is to leverage a series of resources: subsidy, tax credits, and capital grants, to stimulate production of affordable housing units. PHA operating subsidies could go as high as \$500 per unit per month.

The unit-based operating subsidy program also has the goals of increasing affordable housing opportunities in neighborhoods not impacted by poverty, fostering the revitalization of neighborhoods targeted by the City, testing new opportunities and

approaches for assisting low and very low-income families, and increasing the number of units available to income-eligible individuals who are disabled, homeless, or have special needs.

Mayor Michael A. Nutter has endorsed both proposals.

PHA has set three separate deadlines for proposals, with the final deadline in April 2015. For more information about RFPs offered by PHA, please visit www.pha.phila.gov.

PHA's MBE/WBE Program a Smashing Success

Minority and Women's Business Enterprises are receiving more business from the Philadelphia Housing Authority than they did one year ago, based on the latest figures kept by the agency. Outreach efforts once again helped PHA surpass goals for contracts and subcontracts with those businesses, also known as MBEs and WBEs, for the year ending September 30th.

The agency's participating rate for MBEs was 42 percent while the rate for WBEs was 33 percent. The U.S. Department of Housing and Urban Development (HUD) has established goals of 20 percent for MBEs and 10 percent WBEs. PHA's performance this year greatly improves upon the previous year, when the agency awarded 30 percent of its contractual dollars to MBEs and 26 percent to WBEs.

The numbers are based on modernization and management contracts totaling over \$81.3 million. Of that total, over \$34.5 million in contracts were awarded to MBEs while more than \$26.8 million went to WBEs.

"Expanding supplier diversity and increasing MBE/WBE participation is something our Board and PHA management are committed to," said PHA President and CEO Kelvin A. Jeremiah. "We will regularly review and refine our policies and procedures, so that we can further improve upon our record. PHA is an economic engine in the City and supporting MBE/WBE businesses is an important part of our support for the local economy."

"Doing Business with PHA," a semiannual networking event held in early December at Greater Grays Ferry Estates, received a healthy response. A guest list showed 68 potential vendors in attendance. The vendors found the networking session to be very rewarding and full of useful information. The agency's Supply Chain Management Department is already putting new ideas into motion to make the next event even better.

Organizations that were in attendance at the event to present information to potential vendors included: Tutor Perini Building Corporation, Synterra/Shoemaker, Dale Corporation, TN Ward, Surety Bond Associates, African-American Chamber of Commerce, Hispanic Chamber of Commerce, Asian-American Chamber of Commerce, Minority Supplier Development



PHA has once again improved upon its record for contracting with Minority and Women's Business Enterprises, handily surpassing goals set by the federal government as well as its contract numbers from a year ago. The agency received a healthy response to its "Doing Business with PHA" networking event, in early December at the Greater Grays Ferry Estates office building.

Council, Minority Business Enterprise Center, and the Pennsylvania Department of General Services which runs a cooperative purchasing program for the state and local governments known as COSTARS.

Earlier this year, in an effort to debundle construction contracts, PHA awarded contracts to nine firms for small construction management services. All nine firms had MBE/WBE representation that met or exceeded HUD goals, with three of them being minority-owned, one woman-owned, and one disabled veteran-owned. The small construction contracts also open doors to work often reserved only for large companies. PHA currently has another Request for Proposals (RFP) open to attract even more small construction management firms. This RFP is available online at www.pha.phila.gov.

PHA has also made significant improvements to its Section 3 Program, which is a federal statutory requirement that provides jobs for residents from vendor contracts. Last fall, PHA launched the online Resident Job Bank, where residents can browse job opportunities, upload or create resumes, and receive one-on-one feedback to improve their resumes by building their skills and education.



Minority Business Enterprises and Women's Business Enterprises are receiving substantially more business from the Philadelphia Housing Authority than they did one year ago. Outreach efforts by the agency have proven very effective. 68 potential vendors attended the agency's networking event, "Doing Business with PHA," held in early December at Greater Grays Ferry Estates.

Quarterly Board Resolution Updates

JULY 2014

- Resolution 11715 – authorized PHA to contract with Limbach Company, LLC to provide chemical water treatment services to PHA in a total aggregate contract amount not to exceed \$410,494.
- Resolution 11716 – authorized PHA to contract with Industrial Commercial Cleaning Group, Inc. to provide trash chute cleaning services in a contract amount not to exceed \$460,083.
- Resolution 11717 – authorized PHA to contract with Thompson Touch, LLC to provide window washing services to PHA in a total aggregate contract amount, if all options are exercised, not to exceed \$339,405.
- Resolution 11718 – authorized PHA to enter into a Collective Bargaining Agreement with Service Employees International Union, Local 32BJ, which covers PHA's elevator maintenance employee(s).
- Resolution 11719 – authorized PHA to enter into a Collective Bargaining Agreement with the Fraternal Order of Housing Police which covers PHA's police officers, corporals, and detectives.
- Resolution 11720 – authorized PHA, subject to any applicable HUD approvals, to repay before maturity the following two of PHA's outstanding series of Capital Fund Program Revenue Bonds: 1) Series B, issued in 2002 in the original amount of \$33 million with a final maturity of December 1, 2021 and a current outstanding principal

balance of \$17.165 million and 2) Series 2, issued in 2003 in the original amount of \$21 million with a final maturity of December 1, 2017 and a current outstanding principal balance of \$7.155 million.

- Resolution 11721 – approved adoption of a Risk Management Framework and the creation of a Risk Management Committee.
- Resolution 11722 – authorized the President & CEO to approve awards of unit-based vouchers in accordance with RFP #P-004403 for proposals received on or before June 30, 2014 and execute one or more contracts with the proposers or project owners, subject to an aggregate limit of 100 unit-based vouchers. This resolution also provides for a report to the Board of any contract entered into pursuant to this resolution where the base contract amount or any option exceeds \$100,000.

SEPTEMBER 2014 *

- Resolution 11723 – approved Lynette M. Brown-Sow as Chair and Herbert E. Wetzel as Vice-Chair of the PHA Board of Commissioners.
- Resolution 11724 – approved amendments to the by-laws of the PHA Board of Commissioners, including changes to on-site records maintenance requirements; clarifying provisions regarding officers and employees and their terms; establishing two-year terms for the Chair and Vice-Chair; specifying the timing of the annual meeting; adding a new section regarding advisory committees; and

refining the previous liability limitation and indemnification provisions.

- Resolution 11725 – established the schedule for regularly scheduled public meetings of the PHA Board of Commissioners through May of 2015.
- Resolution 11726 – approved submission to HUD of an amendment to PHA's Moving to Work Plan for Fiscal Year 2015 to add the following activities and to make related budget changes: 1) repay before maturity two of PHA's Capital Fund Program Revenue Bonds, 2) refinance the two remaining bonds to reduce PHA's interest expenses, 3) acquire properties through the Philadelphia Redevelopment Authority for use as replacement housing in the Sharswood/Blumberg neighborhood, and 4) issue new Capital Fund Program Revenue Bonds in connection with the development of the Blumberg Project.
- Resolution 11727 – authorized PHA to contract with Women's Community Revitalization Project for 26 unit-based vouchers.
- Resolution 11728 – authorized PHA to contract with Daniels Contracting of Philadelphia, Inc. and Murphy's Transportation Services, Inc. to provide moving and storage services for evictions. The contract performance period for each of the two contracts is a 2 year base period with 3 one-year option periods, with a total aggregate amount of the two contracts, if all options are exercised, not to exceed \$2,783,143.

- Resolution 11729 – authorized PHA to contract with Batta Environmental, Inc. for a lead-based paint wipe testing for a 2 year base period with 3 one-year option periods, with a total aggregate amount of this contract, if all options are exercised, not to exceed \$1,979,304.
- Resolution 11730 – authorized PHA to contract with Noble Strategy for construction management services for Markoe Street Phase III in a total aggregate amount not to exceed \$1,932,192.
- Resolution 11731 – approved PHA to obtain Worker's Compensation and Employer's Liability Insurance coverage pursuant to a policy to be issued by Liberty Mutual Insurance Company for the period from October 15, 2014 to October 15, 2015. The authorization is for a maximum expenditure not to exceed \$12,285,377.
- Resolution 11732 – authorized PHA to contract with Model Consulting for benefits administration, consulting, and brokerage services for PHA in a total contract amount not to exceed \$925,000 to include a 2 year base period and 3 one-year option periods.
- Resolution 11733 – authorized PHA to commit funds for certain projects identified in the Five Year Capital Plan.
- Resolution 11734 – authorized PHA to negotiate with the first lienholder and the homeowner to repurchase a first-time homebuyer home located at 1318 N. Marshall Street, expend an amount not to

exceed \$250,000, and sign all documents necessary to complete the transaction.

OCTOBER 2014

- Resolution 11735 – amended the charter of the PHA Audit Committee regarding selection of the positions of Chair and Vice-Chair of the committee.
- Resolution 11736 – authorized PHA to contract with Watts Industries, Inc. for window washing services for a 2 year base period with 3 one-year option periods in a total aggregate amount, if all options are exercised, not to exceed \$572,742.
- Resolution 11737 – authorized PHA to contract with Duvernay & Brooks, LLC and CSG Advisors, Inc. for technical assistance to support PHA with its public housing and affiliated real estate development efforts in connection with the "6 in 5" Initiative and other housing and economic development opportunities or a 2 year base period with 3 one-year option periods in a total aggregate amount, if all options are exercised, not to exceed \$1 million.
- Resolution 11738 – authorized PHA to contract with Donato Spaventa and Sons, Inc. for ready mix concrete supply services for a 2 year base period with 3 one-year option periods in a total aggregate amount, if all options are exercised, not to exceed \$2,037,750.

*The PHA Board of Commissioners did not meet during the month of August 2014.

SCATTERED SITES

RESIDENT MEETING

MONDAY, MARCH 2, 2015

6:00 P.M.

12 S. 23RD STREET, PHILADELPHIA, PA 19103



PHA and Philly Seeds Host Thanksgiving Events



PHA kicked off the holiday season with its annual Thanksgiving Turkey Giveaway on Friday, November 21. The agency provided 1,600 turkeys to families and seniors. PHA and Philly Seeds, Inc. also hosted a Thanksgiving Luncheon for seniors.

PHA Celebrates the Holiday Season with Annual Tree Lightings



The Philadelphia Housing Authority's annual Tree Lightings were held December 8 through December 19 at 17 senior sites. The Community Operations and Resident Development (CORD) Department, along with Resident Councils, worked together to bring the seniors enjoyable food, give a ways, and holiday entertainment. The holiday events also featured caroling and a ceremonial tree lighting.

PHA Continues Successful Housing Program for Veterans

PHA honored veterans by hosting a pre-Veterans Day breakfast for participants in the Veterans Affairs Supportive Housing (VASH) Program on November 6 at the John F. Street Community Center.

The VASH Program provides veterans with housing assistance. Since 2008, the program has housed over 400 veterans and their families in Philadelphia. Three of the participants have gone on to become homeowners, including Edward Mack, who shared his story with his fellow veterans at the breakfast and encouraged them to look into PHA's Homeownership Programs.

"PHA wanted to take this opportunity to thank our veterans for their service to this country and the sacrifices they have made to keep this country safe," said PHA President and CEO Kelvin A. Jeremiah.

The special breakfast gave VASH veterans an opportunity to hear about PHA's resident services programs and enjoy each other's company.

PHA is working with partners like the Department of Housing and Urban Development (HUD), the U.S. Department of Veterans Affairs (VA), the United States Interagency Council on Homelessness, the City of Philadelphia, and numerous nonprofit organizations to end veteran homelessness in Philadelphia by 2016. The VASH Program plays a crucial role in that effort.

Corey Mims, who served in the U.S. Navy from 2000 to 2004, is one of the veterans who have benefited from VASH. He struggled after his mother passed away; moving from family to



PHA hosted a breakfast to celebrate Veterans Day and recognize veterans who are participants in the Veterans Affairs Supportive Housing (VASH) Program.

family and staying in a shelter before going into transitional housing, where a group helped him get back on his feet, readjust to society, and sign up for the VASH Program.

"To go from sleeping in basements and on living room floors and in a room with all my belongings with 25 other men...just to come from all of that and now walk around in my own place. There's nothing like having your own," Mims said.

Fellow veteran Chantell Hunter was in the Marine Corps for seven years, where she worked as an aviation supply clerk. After leaving the military and going through a difficult divorce, she moved back to Philadelphia and stayed with her sister and her two sons in a one bedroom apartment.

"It was a horrible situation, having no place to live for four years. VASH was me starting over. It felt good to get a stable living condition for my kids," she said. "Being able to tell them we were going to have a home—they were happier than I was."

Chantell now lives in a beautiful home with plenty of space for her three children to play. She recently started a job at the VA and is thrilled to work for her dream company and to be back with her fellow veterans.

This fall, PHA was awarded 91 additional VASH vouchers from HUD. In December, it was announced that the agency will receive another \$220,020 to help homeless veterans and their families find affordable housing.

2015 PHILADELPHIA HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING CALENDAR

THE THIRD THURSDAY OF EVERY MONTH AT 3:00 PM

JANUARY 15 | FEBRUARY 19 | MARCH 19
APRIL 16 | MAY 21

ALL PHA BOARD MEETINGS ARE HELD AT
12 S. 23RD STREET, 6TH FLOOR, PHILA. PA 19103



Marine Corps veteran Chantell Hunter called the VASH Program her opportunity to start over. She now lives in a beautiful home with her children in West Philadelphia.



Navy veteran Corey Mims is grateful for the VASH Program because "there is nothing like having your own [home]," he said.

PHA Will Help More Homeless Veterans

The Philadelphia Housing Authority will help more homeless veterans find housing, thanks to a new financial commitment from the U.S. Department of Housing and Urban Development (HUD) and the U.S. Department of Veterans Affairs (VA).

The agency has received 123 Veterans Affairs Supportive Housing (VASH) vouchers valued at over \$800,000 to subsidize housing for homeless vets. The vouchers are part of PHA's continuing efforts to end veteran homelessness in Philadelphia by

2016. The agency has been leading the effort to house veterans in the City, and has housed over 400 vets under the program to date. In total, PHA now has 583 VASH vouchers.

Almost one-third of Pennsylvania's homeless veterans live in Philadelphia according to HUD, and the federal agency also estimates that those numbers statewide jumped by 46 percent between 2009 and 2013. The actual number of homeless veterans is estimated at well over 1,400 statewide.

"We are well aware of the sacrifices that veterans have made to keep this country safe," said PHA President and CEO Kelvin A. Jeremiah. "We also know that many vets have literally been left out in the cold at times. I'm grateful that PHA will be able to help more individuals who served in our armed forces find housing and stability."

The demand for Housing Choice Vouchers in Philadelphia is great. The agency's HCV wait list is closed, except for applicants who qualify

for admission under HUD's Special Purpose Voucher programs, as well as applicants referred to PHA from external agencies that have an agreement with the housing authority like the VA.

HUD-VASH is an important part of the effort to provide critical housing and services to veterans experiencing homelessness. The program combines HCV rental assistance for homeless veterans with case management and clinical services provided by

the VA at VA medical centers and community-based outreach clinics.

Every year since 2008, HUD and the VA have awarded HUD-VASH vouchers based on geographic need and public housing agency administrative performance.

In addition to administering the VASH voucher program, the agency provides 500 housing opportunities for the homeless annually in partnership with the City of Philadelphia's Office of Supportive Housing.

Resident Programs Receive Financial Boost

The Philadelphia Housing Authority is more than just an affordable housing provider and that is evident with two grants that the agency received in early October from the Departments of Housing and Urban Development (HUD) and Health and Human Services (HHS).

HUD has ensured that the housing authority will have a staff of Family Self-Sufficiency Coordinators to aid residents by awarding a \$410,000 grant covering costs for all of 2015. The coordinators work directly with residents to connect them with comprehensive education, digital literacy, job training, job placement, financial literacy, and homeownership opportunities. They also assist residents by calling on various partners who provide assistance by removing barriers to success, such as childcare, counseling, and transportation.

The Family Self-Sufficiency Program helps residents to gain critical employment and life skills. Residents who complete any one of several

programs can successfully compete for well-paying jobs that lead to personal independence.

The agency also received a \$100,000 grant from HHS that will cover half the funding for PHA's Assets For Independence (AFI) program. This program is an incentive savings program for residents to support continuing education, homeownership, or capital for small business startups. Each dollar saved by a resident may receive a maximum of eight dollars, with a total match cap of \$4,000.

The HHS grant will be matched with \$100,000 in non-federal funds creating a savings pool of \$200,000, which can provide up to 50 residents with maximum savings of \$4,000 each. Last year, PHA successfully distributed \$200,000 in savings to 50 residents. Nine achieved homeownership and 41 used the savings to continue their education.

"We are grateful to HUD and HHS for these important awards," said PHA President and CEO Kelvin A. Jeremiah. "Grants such as these make the American dream of prosperity and homeownership achievable for people who plan and work hard. We have established several partnerships toward this end, notably with PhillyWorks, Inc., the city-based group that trains individuals based on the documented needs of employers in high growth industries."

Under PHA's latest annual plan, 250 residents will be prepared for and connected with full or part-time employment. Over 500 residents will receive education assistance and over 150 residents will move into homeownership, thereby achieving self-sufficiency.



Family Self-Sufficiency Coordinators work directly with residents to connect them with comprehensive education, digital literacy, job training, job placement, financial literacy, and homeownership opportunities. Jay Cage, program administrator for PHA's Community Partners Program, confers with Lashon Mobley at a program fair held for residents.



HUD has ensured that PHA will have a staff of Family Self-Sufficiency Coordinators to aid residents by awarding a \$410,000 grant covering costs for all of 2015. Many residents turned out for a Community Partners Resident Fair this fall to sign up for counseling with a coordinator. PHA focuses on helping residents gain job skills that are in demand.

PHA Features Young Resident's Artwork on 2014 Holiday Card



PHA's 2014 holiday card with original artwork by Blumberg resident Khadijah Johnson.

The Philadelphia Housing Authority's holiday card this year featured artwork from a young resident who won the agency's "What My Home Means to Me" youth poster contest this past summer. Participants were asked to submit a work of art showing their home and write a short narrative describing the inspiration, vision, and importance of their design.

Khadijah Johnson, a 10-year-old who lives at Blumberg Apartments in North Philadelphia, won first place and a gift card valued at \$50 for her poster design. She wrote, "My home is about loving each other, caring about each other and having fun, being there for one another, and always respecting each other. My home is very pretty, very comfortable, an enjoyable, pleasant place to grow with my family." Khadijah's winning artwork will now be printed on PHA's 2014 holiday cards.

"I want to thank Khadijah and all of the other participants for sharing their talent and creativity with us," said PHA President & CEO Kelvin A. Jeremiah. "Her work really captures the importance of family and having a safe, loving home. This card represents what PHA strives to do for our residents every day and is an excellent reminder of what truly matters during the holiday season."

The winners of the poster contest were announced at the PHA Back to School Jam in August. Second place went to Julius Hall, a 10-year-old from Norris Apartments, and the third place winner was Jarmal Arthur, an 11-year-old from Paschall Village.

Rezzcard Expands to Conventional and PAPMC Sites

After launching a successful pilot program with scattered sites residents this summer, PHA is expanding the use of Rezzcard to residents who live in conventional sites, as well as residents who live at tax credit sites managed by the Philadelphia Asset and Property Management Corporation (PAPMC).

Rezzcard allows residents to pay their PHA balance in cash, credit or debit card, or electronic check either

online, by phone, or at convenient payment centers located throughout the City.

"PHA is eager to give our residents more convenient options for paying their rent on time," said PHA President and CEO Kelvin A. Jeremiah. "Rezzcard is a great alternative when they cannot make it to the management offices during business hours. With reductions in federal funding, it's

critical for PHA to increase rent collection efforts. Payments support maintenance and upkeep of the properties residents call home."

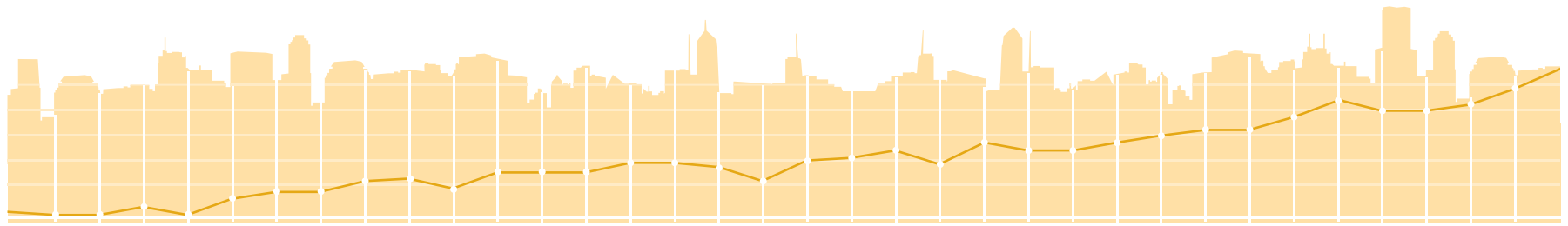
PHA residents who have smartphones can also download a free, new mobile application from Rezzcard. The app allows users to check balances, receive notifications, view payment history, find their nearest payment location, and make a payment.

Rezzcards were mailed to residents before the December 1 start date. The cards do not contain confidential, personal information so resident privacy is protected.

"We are very pleased by how receptive PHA's residents have been to Rezzcard. We believe in making life easier for affordable housing residents," said Alex Cooper, CEO and founder of Rezzcard. "Not only is it more

convenient to pay with Rezzcard, but replacing money order and checks with electronic payments means residents can track their payments, have proof when their payment is made, and get faster posting times."

Residents can pay their rent online at www.rezzcard.com or by phone at 1 (800) 342-7374 Monday through Saturday from 9 a.m. to 7 p.m.



RESIDENT DEVELOPMENT

COMMUNITY PARTNER TRAINING PROGRAMS

EXISTING PROGRAMS

Adult Basic Education

Provides students with math, reading, and writing skills in preparation for General Education Development (GED) testing. In the end, students will develop skills needed to aid professional and personal development.

Entrepreneurship Program Training

Offers classes, individualized coaching, and a professional and nurturing environment for students with a desire to be gainfully self-employed. At the program's conclusion, students are prepared to begin their own businesses.

UPCOMING PROGRAMS

Customer Service

Develops skills needed to work effectively in settings requiring employees to be the link between customers. Participants will also learn job application skills, résumé development, and interview technique.

Certified Nursing Assistant (CNA) and Phlebotomy Technician

Participants learn entry-level nursing skills, as well as ethics in health care, communication skills, infection control, and basic nursing skills. Graduates may obtain entry-level employment in a variety of health care settings.

Human Services

Participants of this program receive counseling, management, and communication skills permitting them to provide guidance and mentoring to at-risk populations (mentally/physically disabled, welfare recipients, disadvantaged youth, chronically homeless, etc.).

Culinary Skills Training

Offers in-depth training in the hospitality management industry, which includes:

- Introduction to Hospitality
 - Introductory Food Preparation
 - ServSafe® Food Preparation Management Certification
- Upon completion, participant will have skills and certification for employment in hospitals, restaurants, and hotels.

Workforce Ready

Provides participants with job preparation, customer service, general office, and basic English and math skills.

Community College of Philadelphia

Community College of Philadelphia

Commercial Driver's License

Graduates will be certified to drive commercial trucks and a variety of large vehicles permitting them to gain employment as bus drivers, delivery drivers, etc.



Philadelphia Housing Authority

Please Call
215.684.5300

Blumberg Resident Council Aids Neighbors

Resident Council Spotlight



The Blumberg Resident Council saw a need and organized a clothing and food bank. Shown are (front row) VP Isabel Williams, Director of Development Rachel Daniels, and (back row) Treasurer Tempest West, President Phara Regusters, and Secretary Tzena Rose. The group also offers fax, resume, and voter registration services.

An old proverb states that charity begins at home and the Blumberg Resident Council has taken that saying to heart.

The council has successfully organized a clothing and food bank, and also helps residents with resumes, faxing, and voter registration. All of this is done out of the group's office on the second floor of the main building at Blumberg above the community center.

Council President Phara Regusters said the group saw a need and acted upon it. She saw many children walking around in clothes that were torn and tattered.

"We generate donations from neighborhood churches. Right now, we've become established helping so many families that the tenants themselves bring in new and useful clothing," Regusters said.

Over 200 individuals have received help from the resident council during this holiday season.

There is a big demand for children's clothes, infants to toddlers sizes, and for clothing for young women. The operation also has a "Dress for Success" section for boys and young men with suits and matching shoes.

The food bank at Blumberg has recently become registered with the SHARE Program, a nonprofit organization serving a regional network of community organizations engaged in food distribution, education, and advocacy. The registration means that Philabundance, the region's largest hunger relief organization, will begin delivering food items to Blumberg's food bank in 2015.

For more information or to volunteer for the program, please call the Blumberg Resident Council at (215) 684-4652.



On Friday, November 21, the Raymond Rosen Resident Council held their 10th annual Thanksgiving Luncheon to honor and appreciate the development's seniors. They were joined by State Representative W. Curtis Thomas. Residents also had the chance to win great raffle prizes, including turkeys.



Seniors enjoyed food, served by youth residents, and entertainment at the Abbottsford Resident Council's annual Thanksgiving Celebration on Saturday, November 22.



The Oxford Village Resident Council hosted a holiday luncheon on Wednesday, December 17. Seniors had a festive time with lunch and lots of holiday cheer.

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- Activities:**
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Medication Management:

- Worry-free medication assistance

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PHA Help Seniors Get Healthy

In September, seniors attended the Philadelphia Housing Authority's health fair at the John F. Street Community Center in North Philadelphia to learn tips about fitness, and living an active and healthy lifestyle.

The highlight of the fair was an exercise class led by Jo Anna Turner, a dance movement therapist who works with the Drexel University College of Medicine. She showed seniors how to exercise effectively from their chairs.

"We have to make sure that we continue to move because all of our systems in our body rely on it," she said. "Also, it increases our cognitive ability. It increases vitality. It's good for everything you do."

Turner says the key is "move it or lose it" and "take a walk, not a pill."

"PHA believes that its senior residents should enjoy an active retirement with exercise, activities, and social relationships that allow them to contribute to their families and society," said the agency's President and CEO Kelvin A. Jeremiah.

Carla Fleming, PHA's Manager of Special Programming, Health, and Nutrition, said the agency plans to release a heart healthy cookbook in the near future. She believes that maintenance is the key to a happy, healthy life for seniors.

Wallace Holden of Warnock Village, a Marine veteran and retired auto technician, believes there's no substitute for regular exercise by seniors.

"It's very much healthy for you, and as you get older, you should exercise even more so," he said. "As you get older, your body requires exercise because there's shrinkage and stiffness."

A number of other health care providers joined with PHA for the fair to offer beneficial health services and information for seniors.



Jo Anna Turner, a dance movement therapist who works with the Drexel University College of Medicine, urges seniors to get moving during an exercise class to the tune of their favorite oldies.



Carolyn Reeves, a retiree who lives at PHA's Johnson Homes was delighted by the exercise program which took place to the beat of popular oldies during a health fair for seniors at the John F. Street Community Center. She's been in rehabilitation for two years after surgery and benefits from the chair exercises demonstrated at the Health Fair.

PHA Celebrates Groundbreaking of the New Queen Lane Apartments

(continued from page 1)

has been in this process and I look forward to seeing the years of ideas and conversations come together."

PHA expects that construction of the new Queen Lane Apartments will be complete by next December. The development is located near the Germantown Avenue retail district and is easily accessible to a variety of educational and transportation services, including SEPTA bus routes and the Queen Lane Regional Rail station.

PHA Hosted a Special Workshop for Energy Awareness Month

The Philadelphia Housing Authority, which is committed to reducing energy consumption by 20 percent within ten years, marked the 13th anniversary of Energy Awareness Month with a workshop for residents on Thursday, October 30.

Residents learned about money-saving ideas from representatives of PECO, the City of Philadelphia's Recyclebank program, the Philadelphia Water Department, and the Energy Coordinating Agency (ECA), which promotes conservation and sustainability with a number of low cost services.

"We believe that energy conservation and sustainability are critical to the financial stability of the agency, not to mention the effect on the climate and environment,"

said PHA President and CEO Kelvin A. Jeremiah. "PHA is dedicated to transforming affordable housing to help create sustainable communities. That includes partnering with like-minded agencies to raise awareness of these important issues among our residents."

During the workshop, Virginia Cain of the Recyclebank program encouraged everyone to take advantage of the City's recycling rewards program. By putting a special coded sticker on your recycling bin, you can receive points following each week's pickup and redeem them for goods and services.

"The more that everyone's recycling, the more that everyone in the rewards program gets per week," Cain said.

With the winter weather, Thomas Flaherty of ECA presented ways the organization can help city residents with weatherization assistance, the Low-Income Home Energy Assistance Program (LIHEAP) for heating bills, negotiations with utility companies, emergency oil grants, and referrals to other bill payment assistance programs.

The PECO outreach team was on hand to give away free compact fluorescent light bulbs (CFLs). PECO representatives told the audience that they cost a little more than incandescent light bulbs, but they last longer and reduce energy bills. CFLs use up to 75 percent less energy and last ten times as long.

The PECO team also reminded those in attendance that in addition to using technology, it is helpful to

practice conservation through their everyday usage habits. They offered tips such as washing laundry in cold water or turning down the thermostat when nobody is home. Residents who want specific answers for their homes can go to www.peco.com or call 1 (888) 573-2672.

PHA is a partner in the Better Buildings Challenge, a joint initiative of the U.S. Environmental Protection Agency, the Department of Energy, and the Department of Housing and Urban Development. To ensure that the housing authority meets its commitment to lowering energy usage by 20 percent in ten years, an internal group is actively working on ten initiatives to reduce energy and water consumption. PHA has received a \$50,000 grant from the Energy Foundation to benchmark that consumption. It also works with PECO

to provide in-kind benefits as part of the Better Buildings Challenge.

"PHA is committed to its Green Action Plan goals to educate, train, and engage residents in energy conservation activities. As an accredited Sustainable Performing Housing Authority, PHA recognizes that we need the support and partnership of our residents to meet our sustainability pledges," said PHA's Sustainability Coordinator Barbara Moore.

PHA began an in-house recycling program in November 2011 and has since generated over \$40,000 in revenue while saving over \$127,000 in dumpster costs. The agency also implemented single stream recycling in February 2014 at five office locations and, to date, has diverted 496 tons of waste from landfills.

Community Partner Resident Fair

JOHN F. STREET CENTER,
1100 POPLAR STREET
PHILADELPHIA, PA 19123

THURSDAY, JANUARY 15TH, 2015
12PM-2PM

Meet Philadelphia Housing Authority (PHA) community partners to learn about development programs leading to self-sufficiency. Among the many programs PHA offers are:

- ◆ Certified Nursing Assistant (CNA)
- ◆ Phlebotomy
- ◆ Human Services
- ◆ Commercial Drivers Licensing (CDL)
- ◆ Automotive Technician Training
- ◆ Workforce Development
- ◆ And Many Others!



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