

THE PHA Experience

A Community Newspaper For & About Residents

Bartram Village's Transformation: *Better Housing, Better Opportunities, and Better Lives*

Philadelphia is a city of firsts. It is home to the nation's first lending library, first hospital, first university, first art museum, first computer – and now the first U.S. housing authority to receive three Neighborhood Choice Implementation Grants under three separate administrations - Presidents Barack Obama, Donald Trump, and Joseph Biden.

For the third time, The Philadelphia Housing Authority (PHA) and the City of Philadelphia have received a coveted Choice Neighborhoods Implementation (CNI) Grant, this one to transform Bartram Village in Southwest Philadelphia.

The newest grant, for \$50 million, will be used to leverage more financing as the Authority rebuilds and invigorates the community. "We are beyond thrilled," PHA President and CEO Kelvin A. Jeremiah said. "This will provide high-quality affordable housing, along with expanded opportunities for economic mobility for lower-income families in Southwest Philadelphia. PHA believes that housing is an inalienable right. Every Philadelphian deserves stable housing in walkable neighborhoods with good schools and transportation, nearby shopping, and places to gather outdoors. The CNI grant enables us to build quality housing while creating inclusive neighborhoods that attract investment and opportunity."

To date, PHA has been chosen to receive \$110 million in implementation grants: In 2014, HUD awarded a \$30 million Choice Neighborhoods grant to the City and its partners to implement the North Central



Philadelphia Transformation Plan; PHA and the City of Philadelphia then received a \$30 million CNI Grant in 2020 to implement the Sharswood- Blumberg Choice Neighborhoods Transformation Plan.

Of the \$50 million grant, \$30.9 million will fund Housing Plan activities, \$7.5 million will fund Neighborhood Critical Community Improvements (CCI) and \$10 million will fund People Plan activities. Approximately \$1.6 million will be for grant evaluation and administrative costs.

The CNI grant proposal is for the Kingsessing/Bartram Village neighborhood, which was previously the focus of a \$1.6 million CNI Planning and Early Action Activities Grant. The Early Implementation Action Activities are currently underway and will be finished by September of 2024. The award-winning and HUD-approved "Blossom At Bartram" plan, a comprehensive neighborhood redevelopment and beautification plan,

calls for 608 new units of sustainable, mixed-income rental and affordable homeownership, including 500 public housing replacement units, and 30 new affordable homeownership units.

Neighborhood improvements will include beautification and public arts projects to enhance the Lindbergh and 56th Street corridors; an Innovation District that encompasses Bartram Village and the LSBC campus with a strong focus on life sciences, and a home repair program. Residents also will have access to a broad network of early childhood and youth education services, workforce development programs, small business development and other service partners.

In September, PHA received another two-year \$500,000 CNI planning grant from HUD to create a more comfortable and secure living experience for families in Yorktown.

Revitalizing Bartram: Better Housing, More Opportunities

There are many ways Bartram residents can get involved:

- Join a task force to help shape the people, housing or neighborhood plans
- Attend community gatherings & special events
- Stay in touch - sign up for our email list at Choice@pha.phila.gov
- Visit our website at www.bartramchoice.com

Give us a call at the PHA
Choice Neighborhood Hotline at
215-684-3001

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Looking Back, Moving Forward



Look around this city and you will see much-needed investments in a number of formerly blighted and deteriorating neighborhoods. Blocks and blocks of modern,

eco-friendly apartments and homes are under construction. And typically this construction brings newly paved sidewalks, improved street lighting, trees and green spaces.

Together, these neighborhoods tell the compelling story of the Philadelphia Housing Authority's (PHA) rebirth.

In April 2013, the U.S. Department of Housing and Urban Development (HUD) released the PHA from federal administrative receivership and restored the Authority to local control led by a new nine-member Board of Commissioners appointed by the Mayor and approved by the Philadelphia City Council.

In the decade that has elapsed since this historic milestone, it has been my great privilege to serve as PHA's President and Chief Executive Officer, working with a deeply committed Board, elected officials, the senior management team, and an outstanding group of highly engaged resident leaders to reenergize and transform PHA into a mission-driven, high performing civic asset that is laser-focused on affordable housing, equitable development, and resident empowerment.

Guided by a strategic plan formulated with input from hundreds of community stakeholders, we have worked relentlessly, and, against formidable challenges, to reduce homelessness, preserve and expand affordable housing opportunities, and promote jobs and economic development opportunities for Philadelphians with low-

incomes.

Philadelphia stands at a crossroads as it remains one of the poorest big cities in the nation. Yet, when it comes to affordable housing, the City is gaining a reputation as a problem solver and a trailblazer.

PHA is the first Housing Authority in the country to receive three Choice Neighborhoods Implementation Grants. By the time our work is complete, will have received a total of \$110 million to transform the desolate blocks in North Central, Sharswood and now Bartram Village.

Our success is largely due to our close relationship with, and our mutual respect for, the PHA residents we serve.

They know their neighborhoods and the challenges better than anyone. We rely on their expertise as we transform aging communities and build homes that fulfill the desires of the populations with diverse and varied housing needs.

My sincere thanks to every member of PHA's team who works hard to ensure housing is a basic human right.

I especially would like to thank PHA's resident leaders for their ongoing support and for demanding that PHA provides safe, decent, and affordable housing.

But more than that, I would like to thank them for entrusting me, and PHA, with providing for their needs and holding us accountable every step of the way.

Kelvin A. Jeremiah
President & CEO

We Are Here to Help

PHA Headquarters is again open to walk-in traffic during normal business hours.

IMPORTANT PHA CONTACTS

Contact	Phone Number
PHA Customer Service Center	215 684-4000
PHA Office of Public Safety (Administrative Office)	215 684-4840
PHA Office of Public Safety (Emergencies)	215 684-1911
Maintenance (Business Hours)	215 684-8920
Maintenance (After Hours)	215 684-1911
Family Self-Sufficiency (FSS) Program FSS coordinator	215 684-5309
PHA Section 3 Resource Center	215-684-8926

FSS is a program which coordinates housing assistance with other resources to assist families to achieve economic self-sufficiency. Participation generally lasts five (5) years, during which participants identify educational, professional, and personal goals.

PHA Section 3 Resource Center **215-684-8926**

The PHA Section 3 Resource Center helps PHA residents and those receiving housing assistance find their place in today's economy by increasing skill and educational opportunities and connecting them to decent jobs, postsecondary training, entrepreneurship workshops, and homeownership.

To schedule an appointment for career training enrollment opportunities, email the Workforce Center at vaux@pha.phila.gov.

Where can I access the Public Housing Customer Service Portal?

You may access the Customer Service Portal by going to the PHA Home Page (www.pha.phila.gov) and clicking the banner for the Public Housing Customer Service Portal.

Moving From Housing to Homeownership: It's a Journey Residents Make Every Year



On a hot summer's day in August, Duan Rodgers, Tenaja Hammond and Staton Richards made their dreams come true – with a little elbow grease, a lot of patience, and a committed village of volunteers who worked alongside of them.

They were part of a group of six families who proudly accepted the keys to their homes as part of the largest dedication ceremony ever hosted by Habitat of Humanity. The Page Street project is Habitat Philly's fourth in the Diamond Park neighborhood (adjacent to Temple University), which has welcomed 27 new homes and homeowners since 2016.

Both Rodgers and Hammond are transitioning to homeownership from the PHA Housing Choice Voucher program, while Staton Richards has been living in Property Asset & Property Management Company (PAPMC) housing. All three received small grants from PhillySEEDS to help them with the down payments and closing costs.

To get these homes, they had to put in 2,100 hours of sweat equity, polish their credit, and attend more than 50 workshops on financial literacy and first-time homeownership over the last five years.

“Homeownership is one of the most important ways we can close the wealth gap,” said Kelvin A. Jeremiah, President and CEO of PHA. “PHA offers several free homeownership programs that get residents started on this journey, as well as financial literacy and budgeting workshops that allow them to have more secure financial futures. We appreciate our hard-working staff, PhillySEEDS, and our many partners, including Habitat for Humanity, who are helping us put more Philadelphians into their own homes.”

“The Diamond Park community is gaining six incredible homeowners and neighbors today,” added Corinne O’Connell, Habitat for Humanity Philadelphia CEO. “We know that a safe, warm, dry home has

a measurable impact in families’ lives when it comes to health, education, and generational wealth. Knowing that 16 more children will call Diamond Park home, we’re motivated to build more, so that every child in Philadelphia has a decent place to live.”

For Hammond, who is a cook at Lincoln Financial Field, it’s been a challenging couple of years. Home construction shut down during the pandemic, stopping the work on her home. Afterwards, the home buyers encountered cost overruns and supply chain delays. But she – and her peers – crossed the finish line for the sake of their families.

“I’m no longer living in no one else’s home but mine. I can’t express it,” a happy Hammond told WHYY Radio, which reported on the residents’ tremendous achievement. “That’s something that no one can ever take from me. Something that I worked for.”

www.phdcphila.org

The **Turn the Key** program will help up to 1,000 Philadelphia families buy new affordable homes.

Key Points:

- Most of the newly constructed homes will be 3 bedrooms and cost \$280K or less
- City funds will be used to create more affordability based on income qualifications
- 20-year forgivable note placed on property
- Resale is restricted to other qualified income homebuyers

Who is eligible?

- You must be a first-time buyer: a person who has never owned a home or a person who has not owned a home for three years prior to applying to the program*
- Preference will be given to income qualified City of Philadelphia employees, and then to income eligible households.
- You must complete one-on-one homeownership counseling through a City-funded housing counseling agency before signing an Agreement of Sale.
- Income eligibility at 100% AMI.

*As per federal guidelines

Scan here to see if your household income meets program requirements and to see where energy efficient Turn the Key homes are being built.

Turn the Key participating lenders

Homebuyers may use the lender of their choice. Scan this QR Code to see the list of Turn the Key participating lenders.

For additional housing information, visit www.phdcphila.org or call 215-448-2160

Interested? Visit phdcphila.org, click RESIDENTS, then Homebuyers and Renters and you will see the Turn the Key initiative. On that page you can fill out an interest form and create an account. This does NOT guarantee housing or act as a waiting list. Respondents will be notified when houses on selected blocks are available. For questions, email turnthekey@phdc.phila.gov.

Turning the Page into the Future *One Book at a Time*

PHA residents with small children have been receiving something unexpected in the mail - a free book for their child. The books are courtesy of the new PHA Youth and Family Center, which is working to identify and support expectant PHA residents and those with children under five years of age. The parents, for example, are given information regarding high-quality Pre- K programs and enrollment deadlines for early children education enrichment activities.

“More parents today are juggling more than one job, and don’t have much time to sift through enrollment materials and deadlines. PHA wants to serve as a resource center,” said Kelvin A. Jeremiah, PHA President and CEO Kelvin A. Jeremiah. “Back in the day, you sent your child to a neighbor’s house for care. Today’s parents have to compete to get children in the best pre-schools and day care centers. When parents don’t know how the system works, children get left behind.”

PHA’s new Youth and Family Center opened last year to connect residents to the networks of hidden jobs and activities that are not readily available to families in historically disadvantaged neighborhoods. It caters to all its residents’ needs, by providing workshops, summer employment sign-up opportunities for teens and youth, trauma care support, and even on site social services professionals who can assist families

in crisis. The Early Childhood Center is among the popular programs. Ms. Belinda Williams, the Early Childhood coordinator, planned a lot of fun events and activities this summer for children. She did a ride-along with PHA Public Safety Officer Joseph Maultz as they distributed books to young people living in **Johnson Homes, Raymond Rosen**, and the **Sharswood** community. She held a favorite PJ and fuzzy sock event in August at the Youth and Family Center, where the children read a book about hieroglyphics and then used clay to create their own hieroglyphics for posterity. The Youth and Family Center also has a new Kinship Coordinator, Kamil Peterson-Howe, who ensures that PHA residents raising the children of friends and relatives have access to the full range of financial resources and legal kinship care services available. These guardians, many of them grandparents, also can take advantage of the relaxation classes and workshops that promote self-care.

If you haven’t had a chance to see the new Youth & Family Center, we invite you to check the calendar for events and drop on by. Don’t go it alone. Bring the children by the **Youth and Family Center at 2013 Ridge Avenue, Philadelphia, Pa. 19121**. Or call us for information at **215-684-5987**.

No appointments necessary!



PHA CELEBRATES ITS SPELLING BEE C-H-A-M-P-I-O-N-S!

You could feel the tension in the air the moment the 30 PHA champion spellers took their chairs in the gym. They were anxious, nervous, and not sure what to expect.

These young people, however, managed to triumph over fear.

They had practiced their spelling for weeks, using the list of words developed by the Resident Programs and Partnership Team during the PHA Summer Camps. And now, the best spellers were about to go up against each other in the PHA Spelling Bee Competition of 2023 held at the **Lucien E. Blackwell Community Center**.

For many, it was their first time participating in a Spelling Bee. Children and teens from the summer camp programs at **Johnson Homes, Wilson Park, Harrison Plaza and Bartram Village** participated.

One by one, the children and teens walked over to the microphone set up at the front of the room. They courageously spelled their word in front of a panel of judges. A small crowd was on hand to clap and cheer them on.

In the end, three youth in every age category took home trophies.

Let's hear it for all the participants who invested in their futures, and celebrate all the winners:

First Through Third Grade Champions

- 1st Place: Kori Hart (Johnson Homes)
- 2nd Place: Noah Roberts-Harper (Harrison Plaza)
- 3rd Place: Makayla Roberts (Harrison Plaza)

Fourth Through 6th Grade Champions

- 1st Place: Sy'Gee Morgan (Johnson Homes)
- 2nd Place: Londonie Sims (Wilson Park)
- 3rd Place: Mahogany Brown (Wilson Park)

Seventh Through Grade Champions

- 1st Place: Kymir Cunningham (Wilson Park)
- 2nd Place: Kaseer Nelson (Wilson Park)
- 3rd Place: Kani Green (Bartram Village)



The Future of Business: An Idea Is A Terrible Thing To Waste

Philadelphia got a glimpse of its future on August 24, and met the innovators driving the change.

The 10 youths who showed up at PHA headquarters came with ideas and plans for money-making businesses. Most had another key goal as well: finding ways to help teens avoid violence. During the summer, each of the youth took at least one workshop on pitching and starting a new business. After practicing the pitches in front of family and friends, they signed up for

the PHA Youth Business Pitch Competition, which would determine the best ideas and presentations. Amir Burnett, a high school student who provides balloon decorations for special events, took home the top prize in the category for high school students. London Dior Cunningham, whose company, Natoridior is creating a process for selling makeup in portable vending machines, captured the top prize for middle school youth. Both won a MacBook Air. Finishing in second place

were Quadrice Quarles, who is working on his barbering credentials and hopes to train community youth to become barbers, and Amirah Hanible who manufactures and sells lip gloss. Both won a MacBook Pro. These young business-minded Philadelphians focused on solving problems in their communities.

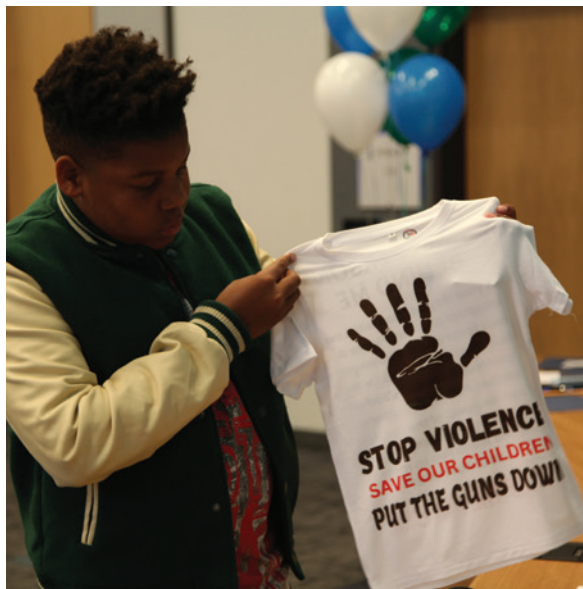
Among their proposals: Anti-violence initiatives aimed at reaching out disconnected youths; a pop up sneaker resale shop; clothing designed for urban youth, and products

that promote beauty and self-confidence.

Amir Burnett credits his grandmother with putting him on the path to business ownership. He worked with her in the kitchen helping her with food prep and decorations for special events. Currently, he is trying to make his own way as an entrepreneur.

Following the competition, the PHA Resident Advisory Board hired Amir to provide the balloon decorations for their anti-violence initiative.

A distinguished panel of judges evaluated the business pitches developed by the youth, and asked some probing questions. Seated on the judge's panel were Asia Coney, President of Resident Advisory Board; Makeeda Holley, Executive Vice President of Resident Programs & Partnerships, and Raphael Hall, Owner of Change It Up Apparel. Hall, who completed PHA's Fellowship for Entrepreneurs.





ENTREPRENEURIAL FELLOWSHIP

ABOUT

The PHA Entrepreneurial Fellowship is an immersive training and development experience designed to equip start-up business owners with the tools needed for their businesses to thrive.

AWARD

Graduates will receive:

- Up to \$5,000 in start-up business funding including up to \$3,000 for a small business grant, and up to \$2,000 worth of books, licenses and certifications for the business.
- Opportunity to receive free office space and services in RAB's Resident Incubator

ELIGIBILITY

- Must be a PHA resident or HCV participant
- Must be 18 years and older

TIME COMMITMENT

6 months at approximately 15 hours per week

PROGRAM STARTS 2024

In the meantime, check out Section 3's on-line calendar for a complete list of upcoming workshops and events.

For info, email Section3@pha.phila.gov



Summer of Excellence

PHA provided safe spaces where adults and youth could gather together and celebrate their achievements during Summer 2023

You could read a free book; participate in the first PHA signing day and trunk show for college freshmen, compete in a Spelling Bee; socialize with neighbors; attend summer camp; play basketball or pick up a free breakfast and lunch for the children.



PHA BOOKBAG GIVEAWAY

At the annual book bag giveaway, the children and youths of PHA are the stars, as they prepare to go back to school. A few of them even found themselves on the evening news. We wish them a productive and prosperous year.



SHARSWOOD CELEBRATES

When Grocery Outlet Bargain Market celebrated its first anniversary, hundreds of PHA residents and employees showed up. The visitors and guests walked away with most of the presents. Free yoga. Free food. Free music. Good information. And free health screenings.

Sharswood residents also celebrated the arrival of the new Santander Bank and Everest Urgent Care Center.



DARE 2 PREPARE

The PHA Sharswood Choice Neighborhood Initiatives team proudly hosted the 2nd annual "Dare 2 Prepare" event at the Vaux Community Building grounds.

This event handed out education and employment resources while bringing together the community for an enriching experience. From free school supplies to delicious snacks, there was something for everyone to enjoy!

Attendees had the chance to explore 20 resource tables that were packed with valuable information on college, career readiness, professional training opportunities, and so much more.



JUNETEENTH BAZAAR

PHA showcased the businesses started by its residents at the Juneteenth Bazaar held at the **John F. Street Community Center**. Vendors peddled jewelry, delicious food, desserts, and novelty items like candles, t-shirts, and hats. Children and youths joined in the arts and crafts, played with friends, and got a little exercise on the bouncy balloon.



JOBS PLUS EVENT

What an incredible day at the Jobs Plus Community event! Our community came together for a day of engagement and empowerment.

This event at **Wilson Park's Community Center** had it all including exciting activities for the kids, vendor booths, live music, and delicious refreshments.

Inside, the Job Fair was a hit, connecting job seekers with employers offering on-the-spot interviews!



PHA INTERNS

No summer is complete without interns, the young people who bring their immense talent, dedication and boundless energy to the PHA workplace. They worked hard to serve and support PHA residents.



JUMP INTO SUMMER NORTH CENTRAL

PHA's Choice Neighborhoods team hosted Jump into Summer events at **North Central** and in **Sharswood**. And jump we did. There was jump rope, a bouncy house, and even hula hoops.



MEET PHA'S NEWEST ARRIVALS

PHA is now a part of Cristo Rey Philadelphia's Work Study Program . We are hosting four students at PHA headquarters. Through the Cristo Rey work study program students will develop lifelong skills and create professional networks that they can carry with them to and beyond college.

Students come in once a week (on Mondays) from 9am-2pm, and will be dropped off and picked up by Crispo Rey

"This year, HUD found that rents rose once again, accentuating the strain on costs for American families. These updated Fair Market Rents and our funding will ensure households can utilize vouchers in a competitive rental market."

Increases in Fair Market Rents help families find homes of their choosing in competitive housing markets.



DARE TO PREPARE FOR SCHOOL

PHA staff gave out 308 Book Bags on 8/17 at a giveaway at the **Lucien Blackwell Center**; 103 at the Dare to Prepare event at the **Vaux Community Building** on 8/28, and 60 more at the **Hillcreek Back to School Back to School event**. Fifty book bags also were distributed to youth in **Bartram Village**.

HIGHER RENTS BRINGS MORE MONEY FROM HUD

The U.S. Department of Housing and Urban Development (HUD) has announced two actions that together will enable more families to rent a healthy, stable home at an affordable cost: publishing Fair Market Rents for 2024 and releasing an additional \$113 million in Housing Choice Vouchers to public housing agencies to help 9,500 families meet these growing costs.

"Housing choice vouchers are some of the strongest tools we have to help families find stable and affordable housing," said HUD Secretary Marcia L. Fudge.

NEW HOUSING OPTIONS IN SHARSWOOD

In March, the Michaels Organization broke ground on a new affordable rental housing community in the Sharswood neighborhood, while at the same time rehabilitating an affordable housing community it has owned and managed since developing it 23 years ago. This is part of the Philadelphia Housing Authority's ongoing Sharswood transformation efforts. Sharswood Townhouses, located at 1450 N 21st Street in North Philadelphia, was first developed by Michaels in 2000. The community features 71 apartment homes affordable to households earning 60 percent or less of the Area Median Income. It will be completely renovated, with major building upgrades for long-term sustainability, as well as interior and exterior improvements. These units will be preserved as affordable housing for the residents for decades to come.

In conjunction with the renovation work, Michaels is developing 43 affordable develop a new two-and-three bedroom apartments on vacant

land next door to Sharswood Townhouses. The new development will also feature a community room, offices for on-site management, and an expanded common laundry facility, which residents of both communities can use.

NEW HOMEOWNERSHIP OPPORTUNITIES

Frankel Enterprises celebrated the groundbreaking of Bucknell Square and Girard Commons, two workforce

housing communities totaling 73 affordable homes in the Brewerytown / Sharswood neighborhood of Philadelphia. The \$17 million projects are a partnership between Frankel Enterprises, Philadelphia Housing Authority (PHA), Mid Penn Bank, and the City of Philadelphia to create quality affordable housing opportunities for Philadelphia residents. The new housing at Bucknell Square is located on the site of the former Norman Blumberg Apartments, a half century

old public-housing complex demolished in 2016 that for years were the epicenter of crime and poverty in the area. The new workforce housing developments will help revitalize the neighborhood and represent part of a \$30 million Sharswood Blumberg Choice Neighborhood Implementation Grant that was awarded to the City of Philadelphia and the PHA in 2020.



Bucknell Square and Girard Commons developments

BOARD RESOLUTION UPDATES

JANUARY

Resolution 12258: Approving amendments to the Philadelphia Housing Authority's public housing admissions and continued occupancy policy and the Housing Choice Voucher administrative plan.

Resolution 12259: Authorizing the Philadelphia Housing Authority to take certain actions in connection with the redevelopment of Westpark Apartments.

FEBRUARY

Resolution 12260: Authorizing re-appointment of Frederick S. Purnell, Sr. to the Philadelphia Housing Authority Audit Committee as an independent member.

Resolution 12261: Authorizing insurance contracts with various insurers for a number of types of insurance.

Resolution 12262: Approving the fiscal year (FY) 2024 Operating and Capital budgets.

Resolution 12263: Authorizing contracts for utility allowance studies at various Philadelphia Housing Authority sites.

MARCH

Resolution 12264: Authorizing the Philadelphia Housing Authority to take certain actions in connection with Phase III of the Sharswood CNI homeownership development and Civetta Property Group.

Resolution 12265: Concludes and executes various contracts under federal and state cooperative purchasing and similar programs.

Resolution 12266: Authorizing a contract for design build and construction management services for Hartranft Community Center.

Resolution 12267: Authorizing a contract for North Central Youth Programs with Norris Community Resident Council, Inc.

Resolution 12268: Authorizing a contract with national credit reporting for criminal, credit and background check services.

Resolution 12269: Authorizing transfer of assistance under the Rental Assistance Demonstration Program from thirty-four public housing units to the old first house apartments.

Resolution 12270: Authorizing a contract for biohazard cleanup and disposal services with Emergi-clean Inc.

Resolution 12271: Authorizing acquisition of the partnership interest of the limited partner investor in Germantown House, L.P.

Resolution 12272: Authorizing the acquisition of the partnership interest of the limited partner investor in Uni-Penn Housing Partnership IV.

APRIL

Resolution 12273: Approving the Philadelphia Housing Authority's Act 130 report for fiscal year 2023, to be submitted as required by the Pennsylvania Housing Authorities law.

Resolution 12274: Authorizing the Philadelphia Housing Authority to take all necessary actions in connection with the Sharswood/Blumberg Phase 6A Development.

Resolution 12275: Authorizing a contract with Metropolitan Life Insurance Company to provide employee group life insurance and accidental death and dismemberment insurance, executive long-term disability, voluntary disability, and supplemental term life insurance policies.

Resolution 12276: Authorizing a contract with Independence Blue Cross to provide employee health insurance.

Resolution 12277: Authorizing the Philadelphia Housing Authority to take all necessary actions in connection with a demolition application to the U.S. Department of Housing and Urban Development for 2012-2016 Chestnut Street, Philadelphia, PA 19103.

Resolution 12278: Authorizing contracts for uniformed armed and unarmed security guard services with Philadelphia Protection Unit, LLC and Scotland Yard Security Services.

Resolution 12279: Authorizing a task order with Dale Corporation for construction management services for the facade at the Gladys B. Jacobs Manor.

Resolution 12280: Authorizing a contract for boiler repair and preventive maintenance

services with Lor-mar Mechanical Services, Inc.

Resolution 12281: Authorizing contracts for fire protection services with Siemens Industry, Inc.; Oliver Fire Protection Resolution 12281: & Security; and Talon Veteran Services DBA Far Group.

Resolution 12282: Authorizing a contract for environmental review records with Verdantas, LLC.

Resolution 12283: Authorizing contracts for mechanical and plumbing maintenance and repair services with Lor-mar Mechanical Services; One Mechanical New Innovations, LLC; and Devine Brothers, Inc.

MAY

Resolution 11284: Establishing the schedule for regular meetings of the Philadelphia Housing Authority Board of Commissioners through May of 2024.

Resolution 11285: Adopting the fiscal year 2023 annual reports of the committees of Audit, Risk Management, Finance, Policy and Planning, and Resident Services.

Resolution 11286: Reappointing C. Marie Patterson to the Philadelphia Housing Authority Audit Committee as an independent member.

Resolution 11287: Authorizing an application for Redevelopment Assistance Capital Program funding for the Hartranft Community Complex Center.

Resolution 11288: Authorizing a contract for uniformed armed and unarmed security guard services with Sovereign Security, LLC.

Resolution 11289: Authorizing a contract for lead training services with Naeti Services, LLC.

Resolution 11290: Authorizing undertaking certain actions related to the redevelopment of the Rudolph Walton School.

JUNE

Resolution 11291: Approving the Philadelphia Housing Authority's annual Moving to Work report for fiscal year 2023 for submission to the U.S.

Department of Housing and Urban Development and certifying that the three statutory requirements have been met.

Resolution 11292: Authorizing the Philadelphia Housing Authority to submit to the U.S. Department of Housing and Urban Development its amendment #1 to the moving to work ("MTW") annual plan for fiscal year 2024 including Rental Assistance Demonstration Program ("RAD") significant amendments.

Resolution 11293: Approving amendments to the Philadelphia Housing Authority's Public Housing Admissions and continued occupancy policy and the Housing Choice Voucher Administrative Plan.

Resolution 11294: Authorizing the Philadelphia Housing Authority to take all necessary actions and related activities in connection with the Hunt Homeownership Development.

Resolution 11295: Authorizing a task order with TN Ward Company for Construction Management Services for New Fairhill Apartments, Phase II.

Resolution 11296: Authorizing a contract amendment with Benchmark Real Estate Partners, LLC for 2112-2114 Ridge Avenue.

JULY

Resolution 11297: Authorizing contracts for vacant property security services with DGG Re Investments, LLC, DBA Guardian Asset Management; and Door and Window Guard Systems, Inc.

Resolution 11298: Authorizing contracts for asphalt paving, spray injection pothole repair, line striping and related work with Mayfield Site Contractors, Inc.; Creativescape, Inc.; and DMPAG, Inc.

Resolution 11299: Authorizing contracts for Blackney Hayes Architects; Cicada Architecture/Planning, Inc.; Wallace, Roberts and Todd, LLC; Blt Architects; Woodcock Design, Inc.; Rongoe Engineering, LLC; Oz Collaborative, LLC; Sabir, Richardson & Weisberg Engineers, PLLC; Moya Design Partners; and Mdesigns & MWJ Consulting LLC for Architectural and Engineering (A&E) Services.

Resolution 11300: Authorizing approval of six project-based vouchers for Philadelphia Chinatown Development Corporation's (PCDC'S) Winter Street project.

PHA BOARD OF COMMISSIONERS MEETINGS

The third Thursday of every month at 3pm

- **November 16**
- **December 21**
- **January 18**
- **February 15**



To learn about PHA Covid-19 Board Meeting Protocols visit bit.ly/PHAvirtual

PhillySEEDS Exceeds its Goal

And what a 10th anniversary celebration it was! PhillySEEDS, Inc., PHA's non-profit affiliate, had a record-breaking celebration at Vie, with more attendees than ever before, more sponsors than ever before, and more money raised than ever before – plus, perhaps, more fun!

The high fundraising goal of \$100,000 was exceeded, for use in supporting the PHA community through the three core programs (and others) of PhillySEEDS, which include: 1) scholarships, 2) matching security

deposit grants, and 3) matching 1st time homeowner closing cost assistance grants.

Surprise awards were also given to Sam Staten, Jr. and to PHA Commissioner and Resident Advisory Board leader Asia Coney, as well as the scholarship awards being distributed. It was a night to remember and a perfect way to inspire more work for PhillySEEDS and appreciate all that has been done!

Thanks to everyone who contributed to the event's success.



PHA's New Public Safety Strategy Aims to Stop Crime Before It Starts

PHA's newly created public safety department is working to make life better in PHA neighborhoods and improve resident well-being.

Veteran Robert W. Clark has been brought in to help oversee the transformation of PHA's new Public Safety Department. He will serve as Vice President of Public Safety at PHA, an inaugural position that emphasizes crime prevention, social justice, and community betterment.

Reporting to the Senior Executive Vice President, Public Safety, Audit and Compliance, and an advisor to the President

& CEO, Clark will lead the transformation of PHA's reimagined public safety initiative from the current policing model, to a new public safety structure focused on crime prevention, diversion, social justice, and fostering secure and safe PHA neighborhoods. Residents will play a larger role as the department seeks to increase mutual trust and more collaborative relationships. Technology will play an important role in this strategy, including the purchase of high-tech tools that enable the team to respond faster and more efficiently to residents' calls and concerns.

"As a result of our

collaboration with resident leaders, PHA has undertaken an effort to re-imagine public safety as a way to serve residents and improve their overall well-being," said Kelvin A. Jeremiah, President and CEO of PHA. "We intend to do this by prioritizing their most urgent safety needs and concerns, and by finding ways to prevent crimes, enhance collaborations between the community and officers, and ensure neighborhoods are safe and secure for everyone, especially our youth."

PHA's public safety staff will work with the Philadelphia police who are responsible

for patrolling the agency's communities. Clark, who has an impressive track record in service-oriented policing, is committed to creating safe and secure communities.

Moreover, his own unique background and story enables him to understand the challenges and barriers faced by PHA residents. At 13 years old, he lost his father to gun violence. That tragedy and his lived experience have driven his desire to serve others.

"I'm from the inner city,



from public housing, from foster care. And having those experiences really allows me to directly relate to our community. I have a servant's heart and because of where I'm from

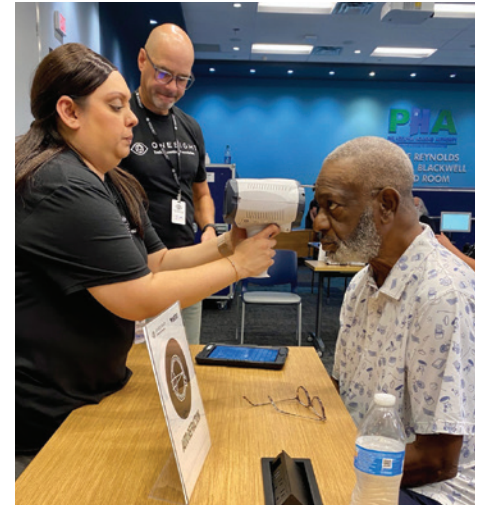
and where I have been in my career, I have the ability and the passion to listen to the community, and understand their needs and concerns," he said.

PHA's Partnership with CVS Health Company Provides Clear Vision for PHA Residents

Aetna, a CVS Health Company, sponsored a OneSight Vision Clinic at PHA headquarters Sept 13-15, 2023. The event was sponsored in partnership with CVS Health Workforce Initiatives and three local community partners: PHA, Vaux Big Picture High School, and JEVS Human Services. PHA's headquarters was transformed into a full-service eye clinic where eyesight was tested, and participants received free comprehensive eye exams by medical professionals. Attendees then picked out their free eyeglass frames. While they waited for their prescription glasses to be made

on site, attendees hung out in the Youth and Family Center where a variety of health resources, including flu shots, were available. Outside of PHA headquarters, a CVS/Aetna bus distributed health materials to area residents and passersby.

More than 400 PHA residents and community members visited the clinic during the three-day event. PHA and CVS/Aetna enjoy a budding partnership. CVS helped to create a pharmacy technician training center at PHA's Vaux Community Building a few blocks away, providing PHA residents with entry into the vital healthcare sector.



Help Is Available

PHA can provide translators and interpreters to assist with residents communications.

Just ask any PHA employee for help, They can get you connected!

Communication Assistance

If you are disabled and require assistance with any reading materials or need assistance at the Admissions interview or any meeting, please call 215-684-4453 and request one of the following accommodations.

- Large Print or Braille materials or a reader, if you have a vision impairment.
- An interpreter or reader for a language barrier.
- A Sign Language interpreter (it will take PHA four business days to arrange for this).
- For TTY use the 711 Relay system or the PA Relay System at 1-800-654-5984.

Contact the Accessibility Coordinator:

Scott Westfall
504 Accessibility Coordinator
2013 Ridge Avenue
Philadelphia, 19121
Telephone: 215.684.4379
Fax: 215.684.4578
Scott.Westfall@pha.phila.gov



OUR HOMES, OUR VOTES, OUR NEIGHBORHOODS

Vote on November 7th

**On Nov. 7, 2023,
Philadelphia voters will elect a
new Mayor and City Council.**



Polls are open 7am - 8pm

Last day to register to vote:
October 23, 2023.

The last day to request a mail-in
or absentee ballot: **October 31, 2023.**

If you have questions or problems,
call the election hotline at **215-686-1590**
or the Philadelphia District Attorney's office
at **215-686-9641** for assistance on election day.

