

## PHA Resident Commissioner Election Scheduled for April 29



1. Vernell Tate

For the first time ever, PHA residents will have the opportunity to vote two of their own to represent them on the agency's Board of Commissioners. The Resident Commissioner Election will be held on Tuesday, April 29.

Seven candidates are running in the election.

"I am thrilled that PHA is moving forward with this election," said PHA President and CEO Kelvin Jeremiah. "The Resident Commissioners play a critical role in the stable management of the agency and represent the interests of nearly 80,000 residents. I strongly encourage all residents to be a part of the election process, whether you are running as a candidate, supporting a candidate, becoming a poll monitor, attending the Candidates Forum, or voting on Election Day."



2. Ethel M. Wise

Under state law, the Mayor nominates all nine of the Commissioners, subject to approval by the City Council. Two of the Commissioners must be PHA residents, selected by a free, fair, and open election. The two candidates receiving the highest number of votes in the Resident Commissioner Election will be appointed by the Mayor and presented to the City Council for confirmation by majority vote. New Commissioners will receive extensive training before they are installed on the Board.



3. Edna Devlin

The Resident Commissioner election, originally scheduled for September 2013, was postponed because there were not enough resident candidates who met the qualifications. Candidates who were deemed eligible last year will retain their qualification and be placed on the ballot for the upcoming election. Resident Commissioners who are currently serving on the Board are also able to run for a position.



4. Sarina Coleman



5. Leslie Miles



6. Leigh Howard



7. Asia Coney

JCK Legal, the independent third party monitor for the election, held seven informational meetings in late January for residents who were interested in running for Resident Commissioner. Candidates were required to submit applications and nominating petitions by March 3.

JCK Legal is also hiring approximately 24 residents to serve as poll monitors on Election Day.

All residents are urged to learn more about the candidates at the Candidates Forum on April 22 at 6:30 p.m. at Harrison Plaza, 1350 N. 10th Street, Philadelphia, Pa. 19122. During the forum, candidates will answer questions, exchange views, meet residents, and seek voter support.

Election Day will take place from 7:00 a.m. to 7:00 p.m. on Tuesday, April 29. To be eligible to vote, you must be a PHA resident who is at least 18-years-old and on the lease. Voters must show ID (photo ID not required) at the polls.

Residents may vote at any of the following locations: Warnock Village, Mt. Olivet, Abbottsford Homes, Wilson Park, the John F. Street Center, Blumberg Apartments, Germantown House, Raymond Rosen, West Park Apartments, Morton Homes, Plymouth Hall, Hill Creek Apartments, Fairhill Apartments, Holmcrest Homes, Emlen Arms, Bartram Village, Courtyard Apartments, and Nellie Reynolds Gardens.

For more information, residents can visit the PHA website at [www.pha.phila.gov/election](http://www.pha.phila.gov/election).



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### TO QUALIFY FOR THE RESIDENT COMMISSIONER BALLOT ALL CANDIDATES HAD TO SHOW PROOF OF THE FOLLOWING:

- a public housing resident (including scattered sites and tax credit sites) or a Housing Choice Voucher recipient in Philadelphia
- on the lease
- 18 years of age or older
- compliant with the lease and have no delinquent rent
- current on all Philadelphia taxes and service charges
- able to submit a nominating petition with 100 signatures from PHA residents

# Upcoming Election Is About Resident Empowerment

There was a time, not so long ago, when no PHA resident could be found on the agency's Board of Commissioners. From 1937 until the early 1970s, seats on the Board were held by people who did not live in public housing. The agency's old charter called for a fifth member to be appointed by the other four Commissioners, who were appointed by the Mayor and City Controller, but there was no mandate for a resident to be that fifth member.

Former Resident Commissioner Nellie Reynolds remembers that residents had to file suit in federal court in the late 1960s to get some representation for residents before the board. An out-of-court agreement led to the formation of the Resident Advisory Board (RAB) and Resident Councils, as we know them today. In the early 70s, the RAB petitioned the Mayor and City Controller to appoint a resident to

to the Board. Their request was granted. All of these actions came in the wake of the Civil Rights Movement that was at its peak during the 1950s and 60s. During that time, some people tragically lost their lives and others risked injury or imprisonment for the right to vote in local, state, and national elections until the Voting Rights Act was passed in 1965. Similarly, unofficial resident leaders at PHA pushed very hard for resident representation.

Fast forward to July 2012 when the Pennsylvania General Assembly passed Act 130, which changed the charter law that governs the way PHA operates. The new law, which took effect that fall, increased the size of the board from five to nine members, and mandated that two of those Commissioners be PHA residents. Never before had PHA residents been given this much power in agency operations. The first Resident Commissioners were

appointed when the new PHA Board took office in April 2013 when HUD returned the housing authority to local control.

Greg Brinkley, President of the Resident Council at Abbottsford, believes resident management of PHA matters is long overdue.

"You need to have Resident Commissioners who will provide that resident perspective to the other Commissioners so that they can make a full, intelligent, and fair decision," he said. "The advent of resident management, more importantly an elected resident management as opposed to appointed, is extremely historic."

Brinkley also believes that high resident participation in the upcoming election will show the other, non-resident Commissioners that the Resident Commissioners are supported by a large number of residents.

Cynthia Sampson, President of the Resident Council at Plymouth Hall, thinks PHA residents have a genuine opportunity with the upcoming election.

"It took a long time to get to this point and now that we have it, I think that we should take advantage of the situation and everyone should come out to vote," she said.

Arnold Walker, President of the Resident Council at Emlen Arms, agrees.

"It's for the residents...for the betterment of the residents," he said. "A Resident [Commissioner] would shed a lot of light on things or be hesitant to make a decision without really talking among themselves."

To Walker, the word "vote" is a very powerful word. He has heard stories from years ago when residents had no say in how they were governed by PHA and felt like second class citizens between

the push and pull of the agency and the public assistance system.

"It's the idea of being able to vote on anything," he said.

PHA is committed to working with residents and giving all parties involved a fair say to help shape the future of the housing authority. To help increase resident participation, PHA has added eight more polling sites on Election Day.

A candidates' forum will take place on April 22 at 6:30 p.m. at Harrison Plaza, 1350 N. 10th Street, Philadelphia, Pa. 19122. The election will be held on April 29 from 7:00 a.m. to 7:00 p.m.

Election Day transportation for seniors at senior sites will be available between 10:00 a.m. and 4:00 p.m. For residents who are home-bound, disabled, or with limited English proficiency, special arrangements will allow such residents to vote from their homes.

## ELECTION DAY POLLING SITES

- |   |  |  |
|---|--|--|
| 1. Warnock Village<br>2862 Germantown Ave.      | 8. Germantown House<br>5457 Wayne Ave.       | 15. Holmecrest Homes<br>8133 Erdrick St.             |
| 2. Mt. Olivet Village<br>642 N. 41st St.        | 9. Raymond Rosen Manor<br>2301 W. Edgley St. | 16. Emlen Arms<br>6733 Emlen St.                     |
| 3. Abbottsford Homes<br>3226 McMichael St.      | 10. West Park Apartments<br>300 N. Busti St. | 17. Bartram Village<br>5404 Gibson Dr.               |
| 4. Oxford Village<br>6150 Algon Ave.            | 11. Morton Homes<br>5929 Morton St.          | 18. Courtyard Apartments<br>1021 S. 4th St.          |
| 5. John F. Street Center<br>1100 Poplar St.     | 12. Plymouth Hall<br>2207 Venango St.        | 19. Nellie Reynolds Gardens<br>2653 W. Glenwood Ave. |
| 6. Wilson Park<br>2500 Jackson St.              | 13. Hill Creek Apartments<br>528 Adams Ave.  |  |
| 7. Blumberg Apartments<br>2311 W. Jefferson St. | 14. Fairhill Apartments<br>2443 N. 11th St.  |  |

# Be a Part of PHA's History



The record snowfall is not the only thing in Philadelphia making history. For the first time ever, on April 29, PHA residents will have the opportunity to elect two new Resident Commissioners to serve on PHA's Board of Commissioners. This gives all residents a chance to be a part of PHA history. As you know, voting in this country is not just a right, but a privilege. Many people fought for the right to vote. I challenge each of you to not just watch history, but get out and make history on Election Day.

PHA is also making history on the development front. PHA has recently completed a Scattered Sites Repositioning Strategy to create an appropriately sized scattered site portfolio that the agency is able to efficiently manage and maintain. PHA once owned approximately 8,000 scattered site units across the City, largely acquired in the 1960s. Over time, age, as well as reductions in federal funding, took their toll on the portfolio, resulting in thousands of long-term vacant units. The Repositioning Strategy lays out the process by which PHA evaluates units as they become vacant, preserving units that can be feasibly modernized and are located in areas of opportunity that provide a good quality of life for PHA residents. PHA is aiming to put at least 120 vacant units back on-line by the end of 2014 for occupancy by public housing residents.

The Blumberg/Sharswood Choice Neighborhood transformation planning is in full swing. There have been several meetings with the community and the resident leaders who have been taking a very active role in the process. I am also excited to announce that PHA will begin work on the Queen Lane development in the coming months. PHA has committed not to build on the Potter's Field, but we are moving forward with plans to supply additional affordable

housing in that neighborhood. PHA is also redeveloping Queens Row, a development down the street from Queen Lane that is located directly across the street from the Queen Lane Septa Station. Grand openings will be announced soon.

Residents continue to make history in the Pre-Apprenticeship Program. Another Pre-Apprenticeship class has graduated. That gives us of a total of 32 graduates that have PHA jobs with benefits and union cards. There have been 10 GED graduates thus far this year. I want to again thank the unions for their steadfast support. The Pre-Apprenticeship and GED staff and instructors are truly changing lives by executing successful programs.

As far as our records can tell, this is the first time in recent history, that PHA has closed the fiscal year with a balanced budget. The fiscal year ends on March 31 and PHA is well positioned financially with a slight surplus to continue to serve our residents during a time of tight funding.

In closing, I ask each of you to join PHA in making history on many levels, especially on April 29. Please don't only go out and vote; bring your neighbors and any residents you know!

Sincerely,

KELVIN A. JEREMIAH  
President & CEO

## Scattered Sites Resident Meeting Schedule

901/902/903	904/905/907	906/908	909/910
<b>KATIE B. JACKSON</b> 400 N. 50TH ST. - 4:00 P.M.	<b>ABBOTTSFORD HOMES</b> <b>COMMUNITY CENTER</b> 3226 MCMICHAEL ST.- 5:30 P.M.	<b>ADMISSIONS OFFICE</b> 712 N. 16TH ST. - 5:30 P.M.	<b>MANAGEMENT OFFICE</b> 3218 W. SUSQUEHANNA AVE. - 5:15 P.M.
April 15	April 14	April 15	April 15
May 13	May 13	May 20	May 6
June 10	June 12	June 17	June 17

# History Making Effort for Blumberg Begins



Community members learned about the planning initiatives at the Choice Neighborhoods Planning Grant kick off meeting.

On a cold winter night in mid-February, a small group of people gathered at Girard College just hours before a record-setting snowstorm to kick off the renewal process for the Sharswood/Blumberg neighborhood.

“We’re glad to see you here to celebrate what is a victory for this neighborhood,” said Michael Johns, PHA’s Sr. Executive Vice President of Capital Projects.

Johns was referring to the \$500,000 Choice Neighborhoods Planning

Grant awarded to the agency by HUD last November. The kickoff event marked the start of a 24-month planning process to renew the Blumberg site and the neighborhood around it.

PHA President and CEO Kelvin Jeremiah told those in attendance that the transformation of the Sharswood/Blumberg neighborhood is the single most important project that PHA has undertaken in the last several years. He emphasized that

the agency is working in partnership with residents of Blumberg and the surrounding neighborhood, and 23 other organizations from the public and private sector.

“With your help, PHA will be able to make significant strides toward restoring what I call a forgotten part of the city,” Jeremiah said. “We will work diligently to eliminate the blight and crime that characterizes that neighborhood. We have a very audacious development agenda and I’m hoping that, with our collaboration with you, we can make it even better.”

Jeremiah also noted that this effort has the full support of Philadelphia Mayor Michael Nutter and City Council President Darrell Clarke.

Garlen Capita, an urban designer from WRT (Wallace, Roberts, & Todd LLC) is leading the planning effort. She emphasized to the attendees that the Choice Neighborhoods plan is a community-driven plan that really engages residents, community leaders, and key institutions in order to be successful.

Capita will work with the planning group with the goal of obtaining a

\$30 million Choice Neighborhoods Implementation Grant. Meanwhile, a search will take place for additional funding sources for housing development, infrastructure, after-school programs, and other things that residents of the community have requested.

HUD requires a needs assessment of the community as part of the process and WRT will work with the Enterprise Community Center to train people to conduct this survey.

“We’re looking for 50 community leaders, both leaders that are already here in terms of the resident leaders, emerging leaders in terms of the youth, and folks who are living the neighborhood...and they’ll really go out into the community to engage people in this process,” Capita said.

The surveyors will receive a stipend for their efforts.

After the formal presentations, residents, and other interested parties spent the rest of the meeting visiting five planning stations that covered housing, the neighborhood, people, community engagement, and the Lower North District plan.

“I’m really, really happy for this day and I’m really happy for Blumberg that it’s happening,” said Phara Regusters, the President of the Blumberg Family Resident Council. “A lot of people do want to come back into the community once it’s completed. Sounds like we have so much going for us where PHA is doing so much with the transition, with the relocation, and then possibly the people that do want to come back.”

Regusters has also reached out to members of her church, Miller Memorial Baptist Church at 1518 N. 22nd Street, to get involved in the planning process.

Alicia Perez, Secretary of the Blumberg Resident Council, looks forward to the demolition of two of the high-rises at the site.

“It’s about time. It’s overdue. It should help decrease the violence and drugs in the area,” she said.

The formal planning process began on February 24 as members of the partnership exchanged ideas at the housing authority’s board room in Center City and a HUD site visit took place in early March.

## STUDENT INTERN

### Summer Youth Employment Program

The Philadelphia Housing Authority is looking for qualified PHA student interns for temporary positions in a variety of PHA departments.

#### QUALIFICATIONS

Qualified candidates must be enrolled in an associates, bachelors or trade school degree/certificate program at an accredited institution at the time of appointment and tenure as a PHA student intern. Majors in Business, Computer Science, Government, Public Administration, and Public Relations along with work experience in any of these areas are preferred, unless otherwise approved. All candidates are required to be current PHA residents listed on a PHA Conventional, Scattered Sites, HCV, or PAPMC lease agreement.

#### HOW TO APPLY

Email your resume for consideration to [jobs@pha.phila.gov](mailto:jobs@pha.phila.gov). Please place “Student Intern” in the subject line. For more information, please call 215-684-1488.

PHA is an Equal Opportunity Employer (M/F/D/V)



Philadelphia Housing Authority

# Sharswood/Blumberg Redevelopment Receives Major Financial Boost

In February, the Pennsylvania Housing Finance Agency (PHFA) awarded a nine percent Low Income Housing Tax Credit (LIHTC) to the Philadelphia Housing Authority. This is the first nine percent award in nearly four years for the agency.

This award will allow PHA to raise \$12.6 million through private investment and will cover 60 percent of the total construction cost of the first phase of the new Blumberg, estimated at \$20.5 million. The agency will receive \$1.5 million from



*The Norman Blumberg Apartments in North Philadelphia date back to the 1960s. The 8 acre site is extremely dense and contains 499 units in two 18-story towers, a 13-story senior citizen high-rise, and 15 low-rise buildings. Two of the towers will be demolished, along with all the low-rise units as the site is redeveloped. One tower that holds senior residences will remain.*

the City of Philadelphia through its Office of Housing and Community Development, with the remaining balance coming from a PHA loan of \$6.3 million.

“I am elated that PHFA has chosen to support our efforts to transform the Sharswood/Blumberg neighborhood,” PHA President and CEO Kelvin Jeremiah said. “The award of tax credits and the HUD Choice Neighborhoods Planning Grant in December signals that PHA, the City of Philadelphia, PHFA, and HUD are all now firmly committed to the revitalization of the Sharswood/Blumberg neighborhood, which has suffered from decades of disinvestment, blight, and crime.”

Jeremiah believes the tax credit award would not have been possible without the steadfast support of Mayor Nutter, Council President Clarke, resident leadership as well as federal, state, and city partners. He also thanked PHFA’s CEO Brian Hudson and its Board for their consideration and this important award.

“I am pleased that the City’s commitment of \$1.5 million is helping to leverage \$19 million in non-City funds for a development in the Sharswood/Blumberg neighborhood,” said Philadelphia Mayor Michael Nutter. “This investment will not only bring new homes to a revitalizing neighborhood, but also construction and other jobs to the community. Working together in partnership, we are able to do much more to help Philadelphians who need affordable housing.”



*Blumberg Phase I will contain 57 new rental units for households whose incomes are 60 percent of area median income and below. The design is consistent with Enterprise Green Communities standards, emphasizing sustainability and energy efficiency.*

City Council President Darrell Clarke felt the award is a good omen.

“This PHFA award is yet another expression of confidence in the Sharswood community. All Philadelphians deserve to live in clean, safe, and prosperous neighborhoods. Having all levels of government behind this redevelopment will help ensure Sharswood becomes a true urban revitalization success story,” he said.

Shortly before the tax credit award, PHA began the planning process with public housing and neighborhood residents for redeveloping the area under a \$500,000 Choice Neighborhoods Planning Grant.

PHA intends to submit a Choice Neighborhoods Implementation Grant application to HUD.

One of the application criteria is the amount of non-public housing funds PHA is committed to the project relative to the grant amount requested. The larger the ratio, the more points that HUD awards under a very competitive process.

Blumberg Phase I will contain 57 new rental units for households whose incomes are 60 percent of area median income and below. The development will go up on vacant land on the existing Blumberg site, as well as on vacant properties immediately adjacent to the site. The design is

consistent with Enterprise Green Communities standards, emphasizing sustainability and energy efficiency.

The Blumberg/Sharswood redevelopment is a multi-phase project. PHA intends to submit 4 percent LIHTC applications in the subsequent phases.

In addition to Blumberg Phase I, PHFA awarded tax credits to three other affordable housing providers supported by PHA under its “6 in 5” Initiative to create more housing through partnerships. Over 100 affordable units will be created through the awards given to the People’s Emergency Center, Community Ventures, and Catholic Health Care Services.

## PHA Puts Scattered Sites Strategy in Place

The Philadelphia Housing Authority has developed a long-term plan to reposition its scattered sites portfolio and better manage the units without reducing affordable housing opportunities in the city. The data-driven strategy is designed to help the housing authority better spend its money either on rehabilitation or new developments. This plan should also generate revenue through sales to current residents or the public, along with the disposition of units that are no longer viable.

“PHA’s scattered sites properties have become increasingly difficult to manage in light of the agency’s shrinking resources,” said PHA

President and CEO Kelvin Jeremiah. “PHA recognizes that scattered site properties in some areas can slow the progress of community revitalization efforts. So, we have developed this comprehensive strategy to reposition our portfolio in the best way possible.”

The agency recently completed a study of over 4,300 scattered sites that began in January 2012. Each unit was evaluated based on: physical needs, market conditions in the neighborhood, development activity in those neighborhoods, and proximity to PHA management offices and other agency properties.

PHA staff will use the evaluation

system to review units as they turn over due to move-outs and evictions, to determine if a unit should be rehabbed and maintained or included in a disposition application for removal from the agency’s inventory. A full review of all occupied units in the scattered sites portfolio will take place annually.

The housing authority will determine how those properties fit in with the agency’s development, capital, and annual plans, and any agreements or initiatives with outside groups, HUD, or the City of Philadelphia. Based on these factors and the score of each unit, a committee will decide whether to keep a property or dispose of it.

“The scattered site strategy fits in with the housing authority’s master plans for various development initiatives,” said Michael Johns, PHA’s Sr. Executive Vice President of Capital Projects.

Johns added that disposition does not necessarily mean demolition. It may very well mean selling, swapping, or transferring the units in some manner to other affordable housing providers, such as community development corporations (CDCs) that may have an interest in the neighborhood where a unit is located. This type of activity was started by the agency 10 years ago.

“By working with city agencies, community development corporations, and others who feel passionately about neighborhood revitalization, we can eliminate blight and build better, more sustainable communities,” Jeremiah said.

As part of the strategy, PHA has begun an effort to expand and diversify the number of construction firms that serve the agency. A Request for Proposals (RFP) was issued for small construction management services that would do rehabilitation work on scattered sites units. Ideally, the housing authority hopes to add 10 to 15 small contractors to its vendor base.

# Queen Lane Development Plans Reach Milestone



PHA estimates demolition of the Queen Lane high-rise and construction of the new development to begin in the fall.



The programmatic agreement for the new Queen Lane provides that no construction will occur at the site that once contained a Potter's Field, as identified by archaeological investigations. The site of the former Potter's Field will be fenced off and it will be memorialized by a plaque or historic marker and public dissemination documents.

After close to a three-year delay, PHA's plan to redevelop the Queen Lane development in Northwest Philadelphia will move forward. The agency has signed a Programmatic Agreement with the Department of Housing and Urban Development (HUD), the State Historic Preservation Office (SHPO), and the Advisory Council on Historic Preservation (ACHP). The agreement governs the way the site will be redeveloped.

Plans for the site, first publicly announced in July 2011, have been on hold due to concerns raised about

a Potter's Field located at the site. A Section 106 historical review of the planned development was required before permission for demolition could be granted from HUD.

The agreement, which is part of PHA's demolition application to HUD, provides that no construction will occur on the ground at the site that once contained a Potter's Field, as identified by archaeological investigations, and an archaeologist will be on site or readily available during the entire redevelopment process to ensure that any historic resources, which

may be encountered, are adequately documented and preserved.

The actual date of demolition of the high-rise and construction of the new development has yet to be determined.

"We're happy the development is moving forward," said PHA President and CEO Kelvin Jeremiah. "Through this agreement, we're able to show respect for this sacred site."

The Potter's Field will indeed be memorialized by a plaque or historic marker and public dissemination documents. Per the agreement, the

agency will keep interested parties informed through a variety of methods, including media and online updates via the agency's website.

The consulting parties to the agreement include the Philadelphia Archaeological Forum (PAF), Northwest Neighbors of Germantown, National Coalition of Blacks for Reparations in America (N'COBRA), Avenging the Ancestors Coalition, Philadelphia Historical Commission (PHC), Germantown Historical Society, the Preservation Alliance for Greater Philadelphia, the Queen Lane

Resident Council, the Pulaski Town Community Association, and the Westside Neighborhood Council.

All final archaeological reports and public information materials resulting from actions pursuant to the agreement will be provided to the State Historic Preservation Office for review and comment. A copy of each archaeological report produced from the Queen Lane site will be posted to the PHA project website for review by the consulting parties.

## Family Self-Sufficiency Program Receives \$400K+

PHA residents who rely on case management from the agency's Family Self-Sufficiency Program will continue to receive that service without interruption, thanks to two grants totaling over \$400,000 from the U.S. Department of Housing and Urban Development (HUD).

The renewed funding allows PHA to offer a high level of service to residents, so that they gain critical employment and life skills that will help them to compete for jobs and achieve self-sufficiency.

"This funding is important for

helping residents make their way toward the American dream of prosperity and homeownership," said PHA President and CEO Kelvin Jeremiah. "We have established several partnerships toward this end, notably with Philly Works, Inc., the city-based group that trains individuals on the documented needs of employers in high-growth industries."

The housing authority has six family self-sufficiency case managers to work directly with residents to connect them with a continuing series of services, including comprehensive

education, digital literacy, job training, job placement, financial literacy, and homeownership opportunities.

The managers also connect residents to various partners who provide assistance by removing barriers to success, such as child care, counseling, and transportation. The program has been substantially restructured over the current fiscal year to improve resident services and support by focusing on outcomes.

For the fiscal year beginning on April 1, PHA has set benchmarks for

full and part-time employment of residents, enrollment in job training and education programs, and homeownership.

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

Residents who take part in the Family Self-Sufficiency Program sign

a five-year contract. The agreement requires the head of the household to obtain employment and to end reliance on public assistance at the end of the term.

As the family's income rises, a portion of that increased income is deposited in an interest-bearing escrow account. If the family successfully completes its contract, the family receives the escrow funds, which can be used for any purpose, including paying educational expenses, buying a car, buying a home, or starting a business.

# New CFO Ready to Invest in Residents



PHA's Senior Executive Vice President of Finance and CFO, Keith Daviston.

Keith Daviston, joined PHA as the agency's new Chief Financial Officer (CFO) in January.

Daviston, who came to PHA from the Urban Affairs Coalition of Philadelphia, said he was attracted to the authority based on its mission.

"I strongly believe that safe, affordable housing is a critical stepping stone for personal economic growth and well-being," he said.

Daviston was influenced by public housing at a young age.

"I grew up down the street from a housing development in Pittsburgh and experienced the positives and

the less-than-positive happenings in my neighborhood firsthand," he said. "The positives propelled me to strive for greater things in life. The less-than-positives provided me with an awareness of our challenges to be conquered."

Daviston believes that partnerships are important to PHA's future.

"In my experience, developing key strategic partnerships are key to growth as an agency," he said. "A large part of my focus will be to ensure that dollars spent on PHA initiatives add value to the organization and the community."

In his new role at PHA, Daviston

will serve as CFO and Treasurer, as well as hold a position on PHA's Audit Committee. Daviston will also supervise seven departments: accounting, budget, treasury, accounts payable, accounts receivable, payroll, and the finances of PAPMC, a nonprofit affiliate of the housing authority that manages tax credits.

Daviston graduated with a degree in accounting from Slippery Rock University and is also a Certified Public Accountant.

He also has significant private sector experience with Bank of America, MBNA America, and J.C. Penney Corporation. Before working for the

Urban Affairs Coalition, he worked for the Tri-County Community Action Partnership in Bridgeton, N.J., which helps low-and moderate-income residents identify and overcome barriers to self-sufficiency.

Outside of work, Daviston currently is a member of the Audit and Finance Committee at the Urban Affairs Coalition and the Audit Chair for the Eastside Charter School of Wilmington. He is also a retired Major from the Army National Guard.

## Quarterly Board Resolution Updates

### DECEMBER 2013

- Resolution 11661 – approved an MOU with Community College of Philadelphia for the establishment of adult basic education, customer service, and automotive job training programs for residents, for which PHA will pay CCP up to \$225,000 over a maximum period of 2 years.
- Resolution 11662 – authorized PHA to adopt certain amendments and revisions to the Employee Handbook.
- Resolution 11663 – authorized PHA to provide 7 project-based vouchers to Liberty Housing Development Corporation.
- A resolution approving plans for implementation of amendments to PHA's Public Housing Admissions and Continued Occupancy Policy and the Housing Choice Voucher Administrative Plan was tabled.
- Resolution 11664 – ratified PHA's decision to contribute \$128,527.03 toward the settlement of premises liability litigation.
- Resolution 11665 – authorized PHA to submit Rental Assistance Demonstration Program grant applications to HUD.
- Resolution 11666 – authorized PHA to amend a contract with JCK Legal, PLLC to provide technical assistance and administration for a Resident Commissioner Election for a 1-year period in an amount not to exceed \$150,000.

- Resolution 11667 – authorized PHA to contract with the Oliver Sprinkler Company, Inc. for fire protection system inspection maintenance, repair, and emergency services for PHA conventional and PAPMC sites for a 2-year base period and 3 one-year option periods in a total contract amount not to exceed \$650,000, if all options are exercised.
- Resolution 11668 – authorized PHA to provide a ground lease to Drexel University for parking related to Drexel's health care center expansion, which serves residents of Richard Allen Homes, Cambridge Plaza, and other developments on the 11th Street corridor.

### JANUARY 2014

- Resolution 11669 – approved PHA's submission of the Moving to Work Annual Plan for Fiscal Year 2015 to HUD and authorized the President & CEO to secure approval and implement the Plan, subject to adequate funding.
- Resolution 11670 – authorized PHA to purchase 36 replacement work vehicles for \$637,943 from Hertrich Fleet Services, Inc. under a COSTARS agreement. Twenty-six vehicles will be used for maintenance and the Capital Projects and Development Department will use another 10.
- Resolution 11671 – authorized the President & CEO to execute documents for carrying out the Choice Neighborhoods Initiative Planning Grant PHA received for the Sharswood/Blumberg area.

- Resolution 11672 – adopted PHA's balanced Operating and Capital Budgets for Fiscal Year 2015.

### FEBRUARY 2014

- Resolution 11673 – approved changes to the Public Housing Grievance Procedures, including extending the time for grievances to be filed in response to a Notice of Lease Termination.
- Resolution 11674 – approved the Policies and Procedures for PHA's Capital Projects and Development Department.
- Resolution 11675 – authorized PHA to take a variety of actions needed to move forward its creation of a new development at Blumberg Apartments, including utilizing tax credits, forming new entities, submitting demolition and disposition applications, and entering into a ground lease.
- Resolution 11676 – approved an award of 50 project-based vouchers to Project HOME.
- Resolution 11677 – adopted the comprehensive annual financial report and the associated financial statement for the period of April 1, 2012 through March 31, 2013, as prepared by Isdamer & Company, LLC.
- Resolution 11678 – authorized PHA to modify Resolution 11637 to increase the amount of funding authorization by an amount not to exceed \$77,851 for the capital subsidy amount for the Impact

Veterans and Family Housing Center.

- Resolution 11679 – authorized PHA to execute insurance contracts based on insurance quotations secured by AON Risk Services under an existing contract with PHA, in an amount not to exceed \$4,140,852. Also authorizes PHA to self-insure exposures related to mold and pesticides.
- Resolution 11680 – continued authorization to enter into various contracts under state and federal cooperative purchasing agreements and other programs for a total aggregate amount not to exceed \$22,150,000. Contracts over \$100,000 will be reported quarterly to the Board.
- Resolution 11681 – authorized a contract with Community Marketing Concepts, Inc. for branding and marketing services for a 1-year base period with 3 one-year option periods in a total amount not to exceed \$282,450, if all options are exercised.
- Resolution 11682 – appointed Keith Daviston, Senior Executive Vice President of Finance and Chief Financial Officer, as Treasurer for PHA, according to PHA's by-laws.
- Resolution 11683 – authorized the Board's Evaluation Committee to make certain decisions regarding the compensation of the President & CEO.

## PHA Board Commissioner Steps Down

In December, Resident Commissioner Shellie Jackson stepped down from the Board. Mayor Nutter appointed Asia Coney, President of the Resident Advisory Board, to serve as an interim Resident Commissioner until residents choose two permanent Resident Commissioners by election on April 29.

Her appointment was approved by City Council in January and will remain until the new, elected Resident Commissioners are installed.

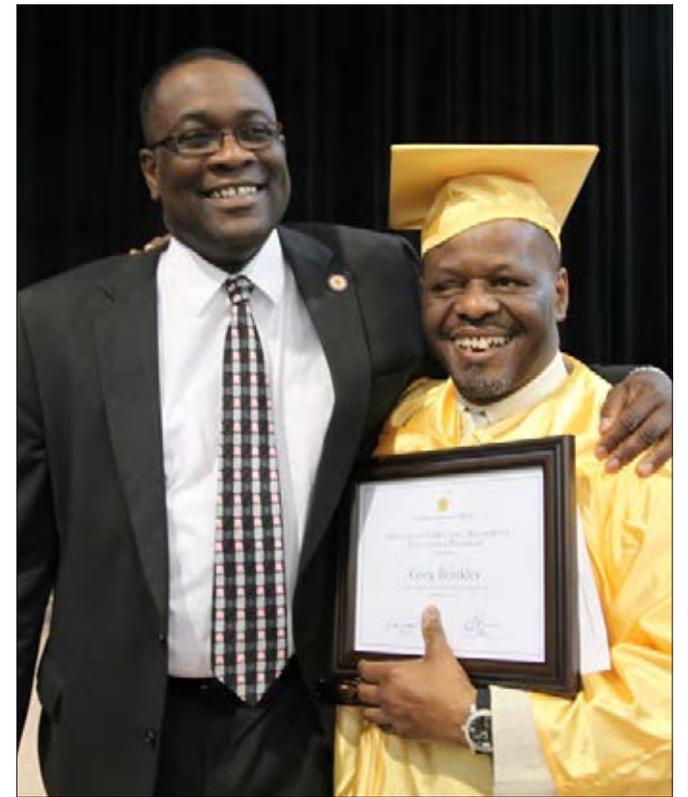
Board Vice Chair Nelson Diaz will be resigning effective April 1. A new appointee has not yet been named.

## PHA Celebrates Martin Luther King Day of Service



On January 20, PHA partnered with the organization Global Citizen for the Greater Philadelphia Martin Luther King Day of Service. PHA President and CEO Kelvin Jeremiah and Commissioner Rev. Bonnie Camarda attended the event kick off at Girard College and visited volunteers at PHA sites. As part of the Day of Service, over 100 volunteers made up of PHA employees, PHA residents and resident councils, and other city groups took part in painting efforts at four PHA sites: Haddington Homes, Oxford Village, Champlost Homes, and the John F. Street Community Center.

## Residents Succeed in PHA's New Education Programs



On February 27, PHA hosted a graduation ceremony for 10 GED recipients and 14 graduates of the Pre-Apprenticeship Program at Abbottsford Homes. PHA's Community Operations and Resident Development Department's recent restructuring of the agency's education programs has been met with much success. To date, there have been 32 Pre-Apprenticeship graduates; all of which now work for PHA. The new GED Program has also graduated 10 students this year.

**2014****PHILADELPHIA HOUSING AUTHORITY****BOARD OF COMMISSIONERS  
MEETING CALENDAR****THE THIRD THURSDAY OF EVERY MONTH AT 3:00 PM**

<b>JANUARY 16</b>	<b>APRIL 17</b>	<b>JULY 17</b>	<b>OCTOBER 16</b>
<b>FEBRUARY 20</b>	<b>MAY 15</b>	<b>AUGUST 21</b>	<b>NOVEMBER 20</b>
<b>MARCH 20</b>	<b>JUNE 19</b>	<b>SEPTEMBER 18</b>	<b>DECEMBER 18</b>

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

## PHA and Santander Bank Partner on Homeownership Program



The Philadelphia Housing Authority and Santander Bank, N.A. have signed a memorandum of understanding to help PHA residents become self-sufficient homeowners. Under the agreement, Santander Bank, N.A. will be the first preferred lender in the program.

PHA entered into an agreement with Santander because of its expertise in working with low to moderate-income consumers to achieve homeownership, the accessibility of its local mortgage specialists further bolstered by its Villanova-based mortgage servicing group, and its significant commitment to provide frequent, on-site educational sessions for residents.

PHA President and CEO Kelvin Jeremiah believes the agreement will help the agency in several ways.

"We strive to help our residents become self-sufficient. This

partnership with Santander will help residents achieve this goal by providing financial workshops and preparing them for homeownership," Jeremiah said. "Residents buying homes will not only allow PHA to house those on its waiting list, but also help stabilize neighborhoods and improve the quality of life throughout the City of Philadelphia."

PHA and Santander will work together to expand and improve financial workshops for residents. Those workshops will provide information and training on the process of purchasing a home and maintaining good financial standing once homeownership is achieved.

"Responsible homeownership is the path to financial security for many Americans," said Jonathan Roberts, Santander's region president. "We're pleased to collaborate with PHA on this important effort and to provide educational programming designed to give Philadelphia residents a strong foundation in financial literacy."

The agreement, among other things, calls for frequent meetings with residents of multiple sites and residents who are participating in housing counseling, as well as others who have pre-qualified for one or more of Santander's mortgage products. PHA and Santander will work with resident councils to promote homeownership opportunities.

In partnership with Santander, PHA will aid residents in the home purchasing process through a savings program and soft second mortgage and technical assistance.

The agency's Homeownership Division currently sponsors first-time homebuyer workshops about financial planning, credit review and repair, affordability, and getting pre-qualified for a mortgage. The Division also seeks out formal partnerships with financial institutions, housing counseling agencies, and real estate agents.

The agreement between PHA and Santander Bank will run for two years, expiring on February 1, 2016.

## PHA Launches Online Property Listings for HCV Program

Housing Choice Voucher participants who are looking for a home to rent now have a new tool to help them with the search.

PHA recently launched a new property listing website for the HCV Program in partnership with the company GoSection8.com. Landlords in the program can advertise their available properties online and tenants can browse at their own convenience.

GoSection8.com, the largest rental listing service in the HCV housing market, provides free property listings and a search engine to hundreds of thousands of tenants and landlords across the country.

"PHA is excited to work with GoSection8.com to manage our online property listing, which will allow landlords and tenants to connect with each other with just a click of a button," said Celeste Fields, PHA's Executive Vice President of Leased Housing. "Ultimately, our goal is to facilitate a faster leasing process for both property owners and voucher holders through this user-friendly tool."

The easy-to-use website allows landlords, owners, and agents to create a property listing and post it immediately. PHA strongly encourages

landlords to include photos with their listings.

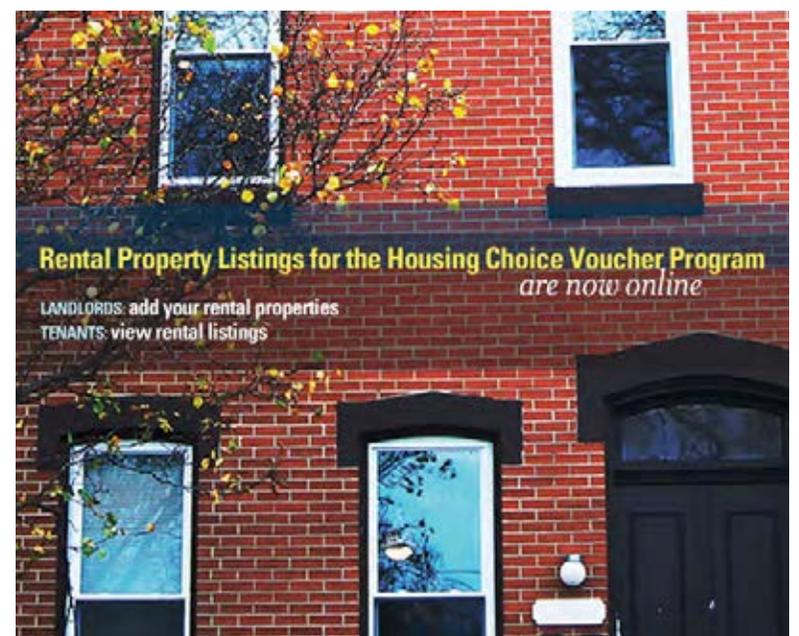
Tenants can use GoSection8.com to search by neighborhood, type of home, and affordability so that they will be able to find a unit that best fits their needs. The listings include basic details such as the number of bedrooms, bathrooms, and other amenities provided in the home.

The website features Google Street View so tenants can get a snapshot of the area or virtually walk the neighborhood before visiting in person. It also provides information on what is nearby, including public transportation, schools, supermarkets and other services.

GoSection8.com boasts a popular mobile site version for tech-savvy users. This streamlined version allows viewers to use their smartphones, tablets, or other electronic devices with GPS location services to find properties nearby.

For HCV participants who would prefer a paper version of the property listings, copies are available at the HCV offices at 2850 Germantown Avenue.

To add your HCV property or to search the rental listings, please visit [www.pha.gosection8.com](http://www.pha.gosection8.com).



# PHA Resident Operates Longstanding Food Bank



Community members wait patiently outside the Champlost Community Center to receive food donated by Philabundance.

Loretta Hawkins lives in North Philadelphia on Nedro Street and has a very limited income. Between the utility bills, medication, and other expenses, sometimes that money runs out and, when that happens, the refrigerator goes empty.

"I live across the street from the Champlost development. One day, I noticed people waiting in line going into the center and coming out with a bag of food. I got in line just in case there was a chance to get a little something to eat that would last a few days," she said. "When I found out the food was free, I was overjoyed and picked up some chicken, rice, cereal, and vegetables. This was such a blessing."

Viola Wade, a Champlost Homes resident, has been running the food bank out of the community center for more than 20 years.

"I'm here to give food to anyone," she said.

The only requirement is that you must be over 21. Somewhere between 50 and 100 people come in on Tuesdays or Fridays to get chicken, rolls, juice, vegetables, hot dogs, hamburgers, and peanut butter or jelly. For many, it is a life saver.

Leslie Thompson, a neighborhood resident, comes to the food bank about twice a month.

"This food is for my children. I work, but sometimes the money doesn't stretch far enough. This bag of food makes the difference. The folks here are so nice. They have a warm personality but, more importantly, a warm heart," she said.

Most of the food every Tuesday and Friday comes from Philabundance, a nonprofit organization that puts fresh produce into the hands of those who need it most.

"We donate our time to give back to the community. Neither my staff nor I ever asks for or receives a dime. It's the smiles on the people's faces

and knowing that someone has the food they need. That pays us in full. Sometimes, I'm tired but never too weary to help others twice a week," Viola Wade said.

She has five major volunteers: Barbara Bryant, Cal Ferguson, Melanie Gordon, Mary Lee, and Serge Lynch. Most have been with her for more than 10 years.

The food bank is open to all and operates every Tuesday and Friday from 1:00 p.m. - 3:00 p.m. at the Champlost Community Center on the corner of 20th and Nedro Avenue.



PHA resident Viola Wade coordinates food bank operations to help neighborhood residents.

# New Homeowner Credits Divine Guidance for Her Success



Joyce Madison, shown here in the dining room of her East Mount Airy home, said she wanted a legacy for her family, so they had a place to stay, no matter what happened to them. Her 17-year journey to homeownership was resolved in four months through the efforts of activist Melvin Johnakin, PHA President and CEO Kelvin Jeremiah, and Executive Vice President of Community Operations and Resident Development Erik Solivan.

Joyce Madison, a long time scattered sites resident who recently became a homeowner, believes that she is a woman on a mission. That includes her 17-year long effort to buy her East Mount Airy home from PHA. She refers to her struggle as "a process" and the strength to carry through on it as a vision from above.

Madison, the mother of three grown, self-sufficient children and grandmother of nine grandchildren, wanted a legacy for herself and her family. She wanted to know that her relatives would always have a place to land and call home. Her efforts to buy her home began in 1997, but were frustrated by administrative changes in PHA's Homeownership Program. At one point, she had even put \$1,000 down on the house.

Her dream came true early this year.

"I'm elated," Madison said. "I can truly say I'm elated that I sit back and look around. Sometimes, I get up in the middle of the night and I walk around and I look and I just begin to praise and thank God because I knew it was His intervention that brought this about...sometimes, the tears stream down my face at night because I'm grateful to God."

What had taken years of Madison's time was resolved in just four months through the efforts of her godson, Melvin (Prince) Johnakin, PHA President and CEO Kelvin Jeremiah,

and Erik Solivan, the Executive Vice President of Community Operations and Resident Development (CORD).

Madison said that Johnakin, an activist who frequently appears before the PHA Board, acted as a mediator in the process, so an agreement of sale could be worked out. She said that the agency gave her some credit for the rent that she paid over the years for the home.

"I had a vision and Mr. Johnakin helped me after 14 years to bring that to fruition in four months," she told the Board at the February meeting.

Madison also heaped praise on Jeremiah at the meeting and later in a private interview.

"I want him to know that I really appreciate him listening to me. When I went to the Board, I could see and feel that he was listening to what I had to say," she said.

Now, Joyce Madison will spend all her time as an active retiree, singing in three choirs, swimming, and ministering to people who need it. She has completed Bible studies, has a minister's license, and an Associate's Degree in mental health from Community College of Philadelphia.

Her advice is to never, ever give up, referring to Hebrews 11. "Faith is a substance of things hoped for and the evidence of things not seen."

# Philly Seeds Seeks to Offer More Resident Scholarships

*Philly Seeds*

SELF-SUFFICIENCY/EMPOWERMENT  
EMPLOYMENT/DIRECT SERVICES

In 2013, Philly Seeds, Inc. was established as a duly incorporated 501(c) 3 charitable corporation under the laws of Pennsylvania.

The mission of Philly Seeds, Inc. is to advance economic and social services opportunities for PHA residents and families of public and assisted housing through philanthropic activities, community-based partnerships, and special initiatives.

Last year, Philly Seeds, Inc. awarded \$160,000 in scholarships to 36 PHA residents seeking higher education.

This year, Philly Seeds Inc. will once again be awarding scholarship monies, totaling \$200,000, to PHA residents continuing their education.

Applications will be accepted beginning April 15. To qualify, students must be a current PHA resident and admitted to an accredited two or

four-year college, university, or trade/technical school with a minimum GPA of 2.5.

A committee composed of PHA employees, student residents, and resident leaders will review the applications. Applicants will need to meet the qualifications for the required essay, extracurricular activities, recommendation letters, and academic transcripts to be considered. Scholarships will be awarded in the amounts of \$1,000, \$3,000, and \$5,000.

If you or someone you know is interested in applying for a Philly Seeds Scholarship, you can download a PHA Scholars Application from the PHA website. Applications are also available at all PHA management and Service Coordinator locations. Jump start your education today!

## BOARD MEMBERS



*Andrea Bowman, Esq. - Board Chair*



*Nichole Tillman - Board Member*



*Kevin Shields - Board Member*

## CORPORATE OFFICERS



*Erik Solivan, Esq. - President*



*Zachary McNeil, MSM - Business Manager*



*Joyce Harrison - Secretary*

# Bartram Village Resident Will Leave Garden Program with Life Skills



*Rasheed Flowers, an honor student at Bartram High School and Bartram Village resident, spends lots of time in the greenhouse at Bartram's Garden as part of an internship with the University of Pennsylvania's Agatston Urban Nutrition Initiative.*

17-year-old Rasheed Flowers never planned on spending time in a garden until a fateful day three years ago. He was in class when someone from Bartram High School's Student Success Center walked in and asked if anyone was interested in signing up for an internship.

Rasheed went over to the Center and interviewed with Ty Holmberg of the University of Pennsylvania's Agatston Urban Nutrition Initiative (UNI), a program that engages, educates, and empowers youth, university students, and community members to promote healthy lifestyles and build a just and sustainable food system.

The farm, which occupies four acres in Bartram's Garden next door to Bartram Village, is a partnership between the Garden, the City, the Philadelphia Horticultural Society, and UNI, is a part of the Community Farm and Food Resource Center

located at the site. The same operation includes a 50-bed community garden in which PHA residents participate, a half-acre orchard, a small education center devoted to cooking and cultural nutrition of food, a half-acre vegetable farm, and a greenhouse space to grow and distribute plants to gardens throughout the area.

The program impact is great and Rasheed Flowers is a good example of that impact. He has worked in every aspect of the farming project and taught other kids how to grow and cook food. He has also had an integral part in visioning the space used by the community garden. Now, he's envisioning a career as a creator of businesses where he can be his own boss, make a comfortable living, and circulate money through the community.

While he had never imagined having anything to do with farming, the

Bartram Village resident believed that the knowledge he would gain would prove useful in whatever profession he chose to pursue.

"The program has taught me a lot about being professional," Flowers said. "I went through a boot camp over the summer in which I interned at Grid Magazine. It taught me skills I could use in life like public speaking, being organized, creativity, responsibility—all the skills that I need to hold a job."

An honor student with a 3.8 GPA, Rasheed Flowers had dreams well before he reached his senior year in high school. He is currently considering college scholarship offers from three schools, the payoff for his hard work thus far.

For now, managing the urban farm plot is his job and he takes it seriously.

# Preparations to Replace Elevators at Emlen Arms Under Way



Arnold Walker, President of the Emlen Arms Resident Council, said he and his council have been working to replace the old elevators in their building for three years. The elevators are original equipment dating back to the late '20s or early '30s, are less spacious than newer equipment, and have periodic mechanical breakdowns.

Residents of Emlen Arms who have pushed for new elevators for the past three years will see their wishes come true. The housing authority's Capital Projects and Development Department has begun preparatory design work to install new elevators, with installation of the new carriages starting in May. The agency will spend \$1.5 million to replace both elevators in the nine-story building located in West Mount Airy.

The installation process is labor intensive and it will take three months to install each new elevator. Crews will have to install new machines, cables, and elevator cabs. They will have to work on one elevator at a time, so that residents have at least one operating elevator available to take them up and down to their apartments.

It will take at least four months to fabricate the equipment and elevator components to prepare for installation.

Arnold Walker, President of the Emlen Arms Resident Council, said

the news comes as a relief. He and his resident council have been working toward replacement of the old elevators for three years.

"We need them very badly because we have several people here that are handicapped. They use wheelchairs. It's the only way they can get up and down the building is to use the elevators," Walker said.

The elevators currently in use at Emlen Arms are original equipment, dating back to the construction of the high-rise in the late 1920s or early '30s.

"We find ourselves with one not working some days. There have been days when both of them are not working," Walker said. "We have emergencies such as the fire alarm goes off. People on the ninth, eighth floor that need to get downstairs. The older ones, they are taught to go out on the fire escape."

PHA staff met with residents in early February, to ensure residents were kept abreast of the process. The new elevators will be narrower but deeper; they will be 50 inches in length versus the current size of 44 inches. The new vehicles are squarer in shape while the current ones are more rectangular. Emlen Arms has no freight elevator for moving furniture and other large objects.

This design, along with buttons installed at accessible heights, will make the elevators compliant with Uniform Federal Accessibility Standards for existing buildings. These design features are critical for people who are in wheelchairs or those who are hearing or vision-impaired. The new elevators will also be more energy efficient.

## PHA Philly Seeds, Inc. Scholarship Program Achieving Beyond Expectations/Celebrating Our Students

**THE PHA PHILLY SEEDS, INC. SCHOLARSHIP PROGRAM IS  
ACCEPTING APPLICATIONS THROUGH MAY 9, 2014**

### ELIGIBILITY

- Full-time admission to a two-year or four-year college, university or trade/technical school;
- GPA of at least 2.5 or B-
- Resident of public housing, scattered site, PAPMC or member of a HCVP (verified by the lease) for at least a year.

### AWARDS

The scholarships will be awarded as follows:

- \$5,000 scholarships – applicants must have a minimum GPA of 3.3 to be considered
- \$3,000 scholarships – applicants must have a minimum GPA of 3.0 to be considered
- \$1,000 scholarships – applicants must have a minimum GPA of 2.5 to be considered

### SCHOLARSHIP PAYMENTS

Payments will be made directly to the college, university, or trade/technical school. Payments will be processed once verification of enrollment is received.

### APPLICATION CHECKLIST

Please use checklist below to ensure that you have submitted all items. Incomplete applications will NOT be considered. Completed applications must be postmarked to the address below by Friday, May 9, 2014 (close of business 5pm).

- Applicant must complete the ENTIRE application.
- Applicant must be a PHA (public housing, scattered site, PAPMC or Housing Choice Voucher Program) resident for at least a year.
- Applicant must be graduating in 2014 or have received a high school diploma with a cumulative GPA of 2.5 or above or received a GED.
- Applicant must submit an official transcript (the transcript should be included in your application packet in an envelope sealed by a school official, with the official's signature or the school stamp across the sealed portion of the envelope). If you received a GED, please include a copy of your GED certificate.
- Applicant must submit a five hundred (500) word essay (12 point font, double spaced) on ONE (1) of the following topics:
  1. What are your future goals and aspirations? Explain how pursuing higher education will help you achieve these goals and aspirations.
  2. Describe a significant achievement or experience in your life and explain its impact on you.
  3. Indicate a person who has had a significant influence on you, and describe that influence.
- Applicant must submit two (2) letters of recommendation (from a teacher, school counselor or professor, coach, religious leader, or club leader including their contact information)

**APPLICATIONS CAN ALSO BE DOWNLOADED AT [WWW.PHA.PHILA.GOV](http://WWW.PHA.PHILA.GOV). HARD COPIES OF THE APPLICATION MAY BE MAILED OR HAND-DELIVERED TO THE ADDRESS BELOW, BY FRIDAY, MAY 9, 2014 (CLOSE OF BUSINESS 5PM):**

Philly Seeds, Inc. Scholarship Committee  
Office of Community Operations & Resident Development  
712 N. 16th Street, Philadelphia, PA 19130

**For more information, please contact the  
PHA Office of Community Operations &  
Resident Development at (215) 684-5300.**



# PHA's Revamped Education Programs Prove Successful



GED graduate Robin Ford with her parents Lloyd and Delores Cartwright.

In February, the Pre-Apprenticeship and the GED Education Programs held a joint graduation at the Abbottsford Community Center.

Robin Ford, a resident of PHA's HCV program, was one of the graduates who received a GED. Some time ago, she dropped out of school but now, thanks to the encouragement of PHA's Community Operations and Resident Development Department, she returned to the books to complete her high school education.

"I'm happy for what I've accomplished. I'm paving the way for a bright future. I went to school for phlebotomy and now plan to become a nurse. This degree also sets an example for my children," she said.

Robin's parents were also very proud.

"My daughter worked very hard to graduate. We know the struggle she went through to get to this point. And this would not have happened without this great program that gives people

opportunity and hope," her mother, Delores Cartwright said.

PHA President and CEO Kelvin Jeremiah said that this graduation is an example of the agency's commitment to resident empowerment.

"We are making sure we are giving our residents the tools and resources to attain social and economic mobility, so they can move up and get good paying jobs and a home," he said. "Education is the great equalizer."

Also among the honorees were graduates from the Pre-Apprenticeship Program. This program is available to all residents and teaches them building trade skills so they can become a maintenance mechanic, laborer, or painter. PHA recently launched the renewed Pre-Apprenticeship Program, which now guarantees each student a job after graduation.

Brandon Jones, a scattered site resident, graduated from the Pre-Apprenticeship Program as a maintenance mechanic.

"He makes me feel happy because I know he has a secure job. It was like pulling teeth, but now he's flying. He's doing a wonderful job. I'm very proud of him and I would like to wish the program continued success," his mother, Sophia Lewis-Jones said.

For the Pre-Apprenticeship graduates, PHA jobs are in the near future. Fran McLaughlin, Business Agent for District Council 21, works with the Pre-Apprenticeship graduates and connects them with seasoned union workers.

"They work along with our glazers, painters, and drywall finishers on PHA projects throughout the city. They have been exceptional as they begin their careers," she said. "We look forward to working with them for many years to come."

It was a joyous graduation that left everyone excited about the future.

"These graduates have embarked on what I hope is a successful journey to becoming self-reliant," Jeremiah told the crowd. "At a time when others want to keep us down, they are rising. This is not about where you start, but where you end up. The future is yours."

To date, there have been 32 graduates from the new Pre-Apprenticeship Program, all of which are currently working for PHA and will receive union cards. The new GED program has also graduated 10 students this year.

To learn more about PHA's Education Programs, call the Community Operations and Resident Development Department at 215-684-5300.



President & CEO Kelvin Jeremiah addresses the graduates at the combined GED and Pre-Apprenticeship ceremony.

## LEARNING OPPORTUNITIES

for

PHA Residents

General Education Development (GED)

Adult Basic Education (ABE)

Digital Literacy Class

Placement and Skills Refresher Courses

### TESTING LOCATION

**John F. Street Community Center**  
1100 Poplar Street  
Philadelphia, PA 19123

To sign up or for more information, please call PHA Community Operations & Resident Development Department at 215-684-5300.



Philadelphia Housing Authority

## Resume Assistance Class

**Class will be held every Wednesday**

**Location: John F. Street Community Center**  
(Computer Lab)  
1100 Poplar Street, Philadelphia, PA 19123

**Time: 12:00pm - 2:00pm**

### Topics Covered in Class

1. Examine various types of resumes used in the workplace.
2. Learn how to use a resume template when creating your resume.
3. Review your resume and learn tips and strategies on how to improve it.
4. Leave with a completed resume.

For more information or to sign up please call 215-684-5300.



Philadelphia Housing Authority

# PHAPD Moving Forward with Mobile and Mini Station Plans



*Officer Jackie Hampshire and Officer Anthony Kamedula speak to residents at the Harrison Plaza mini station.*

As a continuing effort to increase safety and security and to reduce crime, the Philadelphia Housing Authority Police Department (PHAPD) has renewed a plan for police mini stations. Three have already opened and three more are projected to open over the next few months.

The plan is for each mini station to be staffed with permanent police officers who will work closely with residents and the resident leadership. The stations will operate on weekdays between 10:00 a.m. and 5:00 p.m.

The mini stations serve as a part of PHAPD's new community policing model, in which residents play an integral role by working directly with PHAPD to serve the community.

"The mini stations will make our communities safer and improve police and community relations," said Police Chief James Mitchell. "Although the crime rate is going down, more needs to be done and the best time to continue this initiative is now."

It was almost one year ago when nearly 50 police officers were added to the force. Since then, there have been more arrests, resulting in a reduction in crime in all major areas, including robbery, aggravated assault, burglary, theft, and narcotics.

PHAPD will also soon introduce a mobile mini station. The mobile

van will travel to higher crime areas and will be highly visible. It will also provide support to officers after a major incident by helping them to gather information on the scene.

"Right now the police mini station is used for conflict resolution and that is working out well," Westpark Resident Council President Andrea Foster said. "The station is a very

needed addition to our site. Hopefully we can hire more housing police and that will make us even safer."

PHAPD hopes these initiatives will result in an even lower crime rate. If you have information that could help prevent or solve a crime, call the anonymous tip line at 215-684-3350.

**Mini stations are now open at the following locations:**

**Harrison Plaza  
Community Center,  
1240 North 10th Street**

**Westpark Apartments,  
4445 Holden Street**

**Wilson Park  
Community Center,  
2500 Jackson Street**



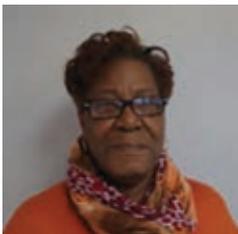
*Officer Harry Hinton and Officer Shayne Smith work with Westpark Resident Council President Andrea Foster and others to increase safety.*

# PHA CITY WIDE RESIDENT COMMISSIONERS ELECTION

**Election Day is April 29, 2014**

To increase voter participation, additional polling sites have been added. Residents may now vote at any of the 19 Polling Sites below from 7am-7pm.

## MEET YOUR CANDIDATES



1. Vernell Tate



2. Ethel M. Wise



3. Edna Devlin



4. Sarina Coleman



5. Leslie Miles



6. Leigh Howard



7. Asia Coney

- |  |   |   |
|--|---|---|
| 1. <b>Warnock Village</b><br>2862 Germantown Ave.      | 8. <b>Germantown House</b><br>5457 Wayne Ave.       | 15. <b>Holmecrest Homes</b><br>8133 Erdrick St.             |
| 2. <b>Mt. Olivet Village</b><br>642 N. 41st St.        | 9. <b>Raymond Rosen Manor</b><br>2301 W. Edgley St. | 16. <b>Emlen Arms</b><br>6733 Emlen St.                     |
| 3. <b>Abbottsford Homes</b><br>3226 McMichael St.      | 10. <b>West Park Apartments</b><br>300 N. Busti St. | 17. <b>Bartram Village</b><br>5404 Gibson Dr.               |
| 4. <b>Oxford Village</b><br>6150 Algon Ave.            | 11. <b>Morton Homes</b><br>5929 Morton St.          | 18. <b>Courtyard Apartments</b><br>1021 S. 4th St.          |
| 5. <b>John F. Street Center</b><br>1100 Poplar St.     | 12. <b>Plymouth Hall</b><br>2207 Venango St.        | 19. <b>Nellie Reynolds Gardens</b><br>2653 W. Glenwood Ave. |
| 6. <b>Wilson Park</b><br>2500 Jackson St.              | 13. <b>Hill Creek Apartments</b><br>528 Adams Ave.  |   |
| 7. <b>Blumberg Apartments</b><br>2311 W. Jefferson St. | 14. <b>Fairhill Apartments</b><br>2443 N. 11th St.  |   |

### TRANSPORTATION FOR PHA SENIOR SITES

Eligible voters at PHA senior sites may receive transportation from the following properties to the nearest polling site. Departures will occur at 10:00AM & 4:00PM.

- |                        |                       |                     |          |
|------------------------|-----------------------|---------------------|----------|
| 1. St. Anthony's (AME) | 4. Katie B. Jackson   | 7. Cassie L. Holley | 10. GGFE |
| 2. Parkview            | 5. Bentley Hall       | 8. Collegeview      |          |
| 3. Neumann North (AME) | 6. Angela Court (AME) | 9. Suffolk Manor    |          |

### SPECIAL ACCOMMODATIONS

Any home-bound, disabled or limited English proficiency speaking residents may request special accommodations that will allow such residents to vote from their homes. Special accommodation requests must be received by the ITPM by **April 23, 2014**.

### ELIGIBLE VOTERS

Any Public Housing (including Tax Credit, Scattered Sites or HCV) Resident that is at least 18 years old, on the lease and has identification. No picture required.

### CANDIDATE FORUM

Residents can come listen to the candidates speak and ask the candidates questions on April 22, 2014 at 6:30pm - Harrison Plaza: 1350 N. 10th St. 19122

**For More Information Call - 301-637-3635 or Email [PHAElections@gmail.com](mailto:PHAElections@gmail.com)**