

PHA Breaks Ground on Oakdale Street



PHA President and CEO Kelvin A. Jeremiah and City Council President Darrell Clarke (center) led the festivities as the agency formally broke ground for the construction of the Oakdale Street Apartments on the 2800 block of West Oakdale Street. The new development was long sought by Clarke, whose district covers the Strawberry Mansion neighborhood. The 12-unit development will be built across the street from the Widener Library.

The Philadelphia Housing Authority (PHA) will begin plans to convert a longtime vacant piece of land at the northern edge of the Strawberry Mansion neighborhood to productive use. The agency, joined by elected officials, formally broke ground on Tuesday, August 12 for the construction of the Oakdale Street Apartments on the 2800 block of West Oakdale Street.

The 12-unit development will be built across the street from the Widener Library. The new development will feature 8 two-bedroom townhouses and 4 one-bedroom duplex units ranging from just over 700 to more than 1,200 square feet. The Oakdale Street Apartments will be sustainable units with low energy features such as Energy Star-rated appliances and mechanical equipment, and compact fluorescent bulbs throughout. All buildings will

feature conventional construction with a combination of brick and hard board panel systems on the exterior, with grass field rear yards.

“These new PHA energy-efficient homes, and the 37 affordable homes the City has funded in Strawberry Mansion in recent years, are a testament to our shared commitment to this neighborhood,” said Mayor Michael A. Nutter. “Transforming vacant property into affordable housing will add value to the area. Our combined investments are key steps in strengthening and revitalizing this community.”

“Whenever PHA can brighten a neighborhood with modern, efficient housing, it’s a plus for the City,” said PHA President and CEO Kelvin A. Jeremiah. “This is the first of three projects planned

for the Strawberry Mansion community, which represents an investment of over \$25 million by PHA. We hope that our investment in Strawberry Mansion will encourage others to take a look at this neighborhood and invest here in quality, affordable housing, whether through new construction or renewal.”

The new development was something long sought by City Council President Darrell Clarke whose district covers this neighborhood and who is promoting an increase in various forms of affordable housing throughout the City.

“The planning that went into the Oakdale Street Apartments was a long and collaborative process,” Council President Clarke said. “I’m so pleased this lot will soon be occupied with new, energy-

efficient housing opportunities for the community. This wonderful investment shows that Strawberry Mansion is moving in the right direction.”

Oakdale Street Apartments is the first of three PHA developments planned for the Strawberry Mansion neighborhood. When all of the developments are complete, 100 new housing units will have been added to the neighborhood.

Construction of the Oakdale Street Apartments will create 20 jobs and seven of them will be Section 3 hires. Section 3 helps to ensure economic opportunities are given to low and very low-income persons, particularly to recipients of government assistance housing. PHA expects to complete construction of the new development next March with a total investment of \$4.55 million.

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PHA: A Strong Team



As the summer comes to a close, and PHA gears up for the winter holidays, it is a reminder that it takes a village to run a housing authority. I understand to accomplish anything at PHA, it is a process. Things don't just happen. It takes technology, supplies, contracts, distribution, finance, the skilled workforce on the front line, and the partnership and collaboration of residents and Resident Councils. Every part of the process is essential for the success of this agency. This is what makes PHA a strong team that works together to serve nearly 80,000 residents daily.

There have been several agency successes over the past months. I can't name them all, but some of them include the scattered site office consolidation that streamlined operations, and the Rezzcard implementation that now allows scattered sites residents to pay their rent electronically online, by phone, and at cash checking locations.

The "Back to School Jam" was a huge hit and I would like to thank CORD for ensuring that over 3,000 young residents were prepared for the school year ahead.

PHAPD, along with Resident Councils from Harrison Plaza, Cambridge Plaza, Spring Garden Apartments, and Richard Allen Homes, held the first annual Unity Basketball Tournament and Community Health Fair to promote unity and nonviolence among the youth.

The implosion of the Queen Lane high-rise took place on September 13. I am proud to say that, after a nearly 4-year long process, we are moving in the right direction and bringing quality, affordable housing to those in need. We are not merely building a new development, we are

building neighborhoods of choice where families can thrive. I'd like to thank Queen Lane Resident Council President Corliss Gray, Councilwoman Cindy Bass, and the Development Department for their excellent work and support on Queen Lane.

PHA also continues to demonstrate that we are good neighbors and partners. A great example of this is the coordination with other city agencies on the Choice Neighborhood Implementation Grant, as well as the continued planning and activity in the Blumberg/Sharswood community.

This should reinforce to all of us that the new values and standards that have been put in place ARE taking root.

Welcome to the new PHA!

Sincerely,

KELVIN A. JEREMIAH
President & CEO

Demolition of Queen Lane High Rise

On Saturday, Sept. 13, the Philadelphia Housing Authority imploded the 16-story Queen Lane high-rise to make way for a new development. The redevelopment of the Queen Lane site has been three years in the making. PHA's initial development plans were postponed in 2011 after concerns were raised by local residents about a Potter's Field dating back to the 1700s.

After the completion of an archaeological dig and extensive community engagement, PHA signed a Programmatic Agreement with the U.S. Department of Housing and Urban Development, the State Historic Preservation Office, the Advisory Council on Historic Preservation, and a number of other neighborhood groups in February. The agreement governs the way the site will be redeveloped in regards to the Potter's Field as identified through archaeological findings.

"We are relieved to conclude a long journey that began over three years ago," said PHA President and CEO Kelvin A. Jeremiah. "We know the

neighborhood will improve with new, modern affordable housing that fits in with the existing housing designs."

It took only seconds to bring down almost 60 years of history in the southwest Germantown neighborhood. PHA will replace the high-rise with a 55-unit development that will be a mix of low-rise flats, walkups, and townhouses.

A substantial amount of green space will be maintained as a historic site because of the Potter's Field that was once located on that block. The former Potter's Field will be maintained as a historic, open space and receive a special marker to permanently pay tribute to those who were laid to rest there.

"Having been a part of this project since its inception and having witnessed all of the controversies over the years, I am today proud of the way the partners and the community ultimately came together to make this new development a reality," said Michael Johns, PHA Senior Executive Vice President of Capital Projects.

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The long-awaited implosion of the Queen Lane high-rise took place on Saturday, September 13. For over three years, local residents, community leaders and partners joined PHA to collaborate efforts to ensure the new development would not only provide housing for those in need and spark economic growth within the neighborhood, but also honor the past by maintaining the former Potter's Field as a historic open space.

HUD Awards \$30 Million Grant to Renew Norris Homes Area

On Monday, June 30, the U.S. Department of Housing and Urban Development (HUD) awarded PHA and the City of Philadelphia a \$30 million Choice Neighborhoods Implementation Grant to revitalize North-Central Philadelphia.

“This grant is one of the most significant investments in affordable housing by the federal government in Philadelphia in recent years,” said Kelvin A. Jeremiah, PHA President and CEO. “I am especially grateful to HUD Secretary Shaun Donovan, Senator Bob Casey, Mayor Michael Nutter, Council President Darrell Clarke and our City and Local partners for their steadfast support. This would have not been possible without the planning, dedication and investment in time and resources from our great partners.”

The grant will help to provide the leverage necessary to obtain \$125 million in other funds toward building a stronger, safer, more vibrant, and sustainable community in the one-half square mile area surrounding the

Regional Rail station at Temple University.

Asociación Puertorriqueños en Marcha (APM), the Local Initiatives Support Corporation (LISC), Temple University, the Philadelphia School District, United Way, Philadelphia Youth Network, Pennsylvania Horticultural Society, and Temple Health Systems are also key partners in the proposed transformation plan.

Donna Richardson, President of the Norris Apartments Resident Council, said she was glad to get news of the grant, but will be watching to make sure that current residents are able to return to the neighborhood.

The North Central Transformation Plan includes the development of 297 housing units, with a mix of affordable and market-rate, rental and homeownership units. As part of this plan, all 147 Norris Apartments low-rise units will be rebuilt as energy-efficient, affordable housing, to ensure that low-income families are able to remain in the neighborhood.

Disinvestment and population loss over a 50-year period have left the neighborhood scattered with blighted properties and vacant lots that have increased crime and decreased value. The schools are low-performing and the Germantown Avenue retail corridor is threatened by vacancies and underutilized properties.

“Previous strategic City investments have improved sections of the neighborhood,” said Deborah McColloch, Director of the City’s Office of Housing and Community Development. “With this grant and the funding it will leverage, our successes to date will be expanded to include the entire community.”

The neighborhood revitalization plan is resident-driven. A series of community meetings identified resident priorities including more job training and opportunities, reduced crime and increased neighborhood safety, elimination of trash-strewn vacant land, and high-quality educational resources.

PHA Board Approves Early Payoff of Bonds to Free Up Millions for Future Investment

On July 17, The Philadelphia Housing Authority Board of Commissioners approved the early repayment of revenue bonds totaling over \$24 million. The bonds were issued in 2002 and 2003 for the development of PHA’s Greater Grays Ferry Estates in South Philadelphia.

The bonds were issued by the Philadelphia Redevelopment Authority when interest rates were higher and could be repaid early with no penalty or premium. PHA’s financial advisor, Public Financial Management, recommended the early repayment of the bonds before December 1 to reduce the agency’s interest expenses. The money saved on interest to bond holders will go toward operations and capital projects.

“Every year our capital fund contribution is reduced proportionally

based on the payments that we make on these bonds,” said PHA President and CEO Kelvin A. Jeremiah. “By repaying off these bonds early, PHA will not only be saving over \$4 million, but will have more capital funds available to allocate towards maintenance and other capital needs.”

The Series B and C bonds would have ordinarily matured in December 2021 and December 2017, respectively. Two other bond issues, Series A and Series D made in 2002 and 2003, remain outstanding with a balance of over \$55 million.

The early repayment of the bonds will free up over \$28 million between 2014-2021 for other capital needs at the agency. That total includes the principal of \$24.3 million plus almost \$4.3 million in interest.

Historic Partnership Formed Between PHA and Unions

PHA has reached a precedent-setting agreement with the Building and Construction Trades Council (BCTC) that will change the way the agency obtains labor for long-term, major construction projects. The agreement ensures that the agency can develop more affordable housing as well as resident employment, even as federal funding grows tighter.

The Project Labor Agreement (PLA) with the construction labor unions contains “affordable housing rates,” resulting in a significant reduction in costs. Essentially, PHA and BCTC have agreed to a 20 percent reduction in construction wages and benefits, which will enable PHA to build six family homes for the cost of five. The agreement also requires the employment of PHA residents, including women, and includes work rules that promote efficiencies and the timely completion of construction projects.

“This is an historic agreement that has been reached between PHA and the

Building and Construction Trades Council,” said Kelvin A. Jeremiah, PHA President and CEO. “The agreement is beneficial on many levels for PHA—not only will the reduction in labor costs aid PHA in its goal to provide 6,000 affordable housing units in five years, but the agreement will also help secure more jobs for PHA residents, women, and minorities.”

Jeremiah also commended the PHA Board of Commissioners for its support and thanked Mayor Michael A. Nutter, City Council President Darrell L. Clarke, and the unions for working cooperatively and collaboratively with the agency.

Both President Barack Obama and Mayor Nutter have signed executive orders encouraging the use of PLAs in connection with large-scale projects to promote economy and efficiency while maintaining high standards of construction.

“By adopting a Project Labor

Agreement strategy, the Philadelphia Housing Authority has taken a significant step toward increasing its capacity to build affordable housing in this city at affordable costs,” Mayor Nutter said. “As the PHA Board noted in the resolution it adopted, our Administration initiated a PLA process in 2011, which ensures greater employee diversity at work sites, along with timely completion and cost management of major public works projects.”

The agreement runs five years and covers construction and major rehabilitation projects of over \$5 million. It contains the following affirmative employment requirements:

- At least 25 percent of all employees covered by this agreement shall be PHA residents
- At least 20 percent of all employees covered by the agreement shall be women
- At least 20 percent of all employees covered by the agreement shall be minorities

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PHA Offers New Rental Payment Option for Scattered Sites Residents

In July, PHA launched Rezzcard, a new rental payment option for scattered sites residents. Rezzcard allows residents to pay their PHA balance in cash, credit/debit card, or electronic check. It is a convenient alternative to mailing or making payments at the management office, which residents can still do if they choose.

Rezzcards were mailed to scattered site residents in late June. There is no registration or activation needed and there is no personal information on the cards. To use it, bring your card to any Rezzcard payment center. Show the clerk your Rezzcard, tell them the amount you are paying, give them the cash, and you will get a receipt.

Rezzcard is accepted at over 200 locations in the Philadelphia area, many which are open late and on the weekends. Some examples of Rezzcard

payment centers include supermarkets and check cashing places.

Residents are also able to pay online at www.rezzcard.com or by calling 1(800) 342-7374. Rezzcard allows you to check your balance and review your most recent Rezzcard payments online at any time.

There is a \$2.00 fee for each cash transaction and a \$3.00 fee for Electronic Check transactions. Credit/Debit Card transaction fees start at \$4.95.

If the pilot program with scattered sites residents is successful, PHA will consider expanding Rezzcard to residents who live in conventional or tax credit sites. If you are a scattered sites resident and have questions about rezzcard, please speak to your property manager.

PHA Partners With Project HOME at New Development



PHA partnered with Project HOME for the new JBJ Soul Homes at 1415 Fairmount Avenue in the Francisville neighborhood of Philadelphia. The agency has committed 15 project-based vouchers. PHA President and CEO Kelvin A. Jeremiah (back, right of center) took part in the grand opening on April 22 along with singer Jon Bon Jovi, public officials, and community partners.

PHA President and CEO Kelvin A. Jeremiah was among the honored guests on April 22 as Project HOME opened its newest development, JBJ Soul Homes at 1415 Fairmount Avenue in the city's Francisville neighborhood.

JBJ Soul Homes is named for singer Jon Bon Jovi, whose foundation made a multimillion dollar contribution toward funding the 55-unit building that also contains retail and commercial office space.

PHA contributed Housing Choice Vouchers worth \$2.1 million to subsidize rents for 15 units.

Sister Mary Scullion, the co-founder of Project HOME, thanked Jeremiah for the agency's participation and told those gathered at the event that nine young people had moved into apartments at the new development because of PHA's commitment of vouchers.

"If it wasn't for Kelvin's vision, commitment, and leadership, we would not be able to serve youth here at JBJ. That is why we're so incredibly grateful for Kelvin, his integrity, and hardworking commitment to make not only this, but many other projects a reality," she said.

"PHA is truly honored to partner with Project HOME and with Sister Mary as we work toward reducing and eventually eliminating homelessness in the city," Jeremiah said at the ribbon

cutting event. "I'd also like to recognize Jon Bon Jovi and the Middleton family whose generosity made this complex possible and let's not forget our partners at PHFA, at the city, and HUD."

Jeremiah also said that the agency has made it a management priority to expand public/private partnerships, including philanthropic ones, and to allocate resources through the

voucher program.

"Project HOME has been and continues to be one of our favorite contractors on that front," he stated. "Another way to say it is that we intend to be a good neighbor and a good partner. Project HOME continues to illuminate that. They understand more than most why it's a good thing to be in service to others."



PHA President and CEO Kelvin Jeremiah was among the speakers as Project HOME opened its newest affordable development in the city's Francisville neighborhood. He said that the agency, which provided voucher subsidies for 15 units, has a management priority to expand public/private partnerships.

Shown here (from left) are Reverend Herbert Lusk of People for People, Sister Mary Scullion, singer Jon Bon Jovi, and Jon Dawson McConnon. Scullion and McConnon are co-founders of Project HOME, while Lusk and Bon Jovi made significant financial contributions to the new development.

ACOP and Admin Plan Modified

On June 17, the PHA Board of Commissioners approved the recent updates to the Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Program (HCV) Administrative Plan.

Residents were given a 30 day comment period from April 14 through May 14 to submit recommendations and offer input. The public was also invited to voice their opinions about the proposed changes on May 7 at the John F. Street Center.

PHA updated both documents to adhere to recent Department of Justice (DOJ) and Office of Violence Against Women (OVM) mandates.

Additions to the HCV Administrative Plan include:

- Extended protection to specified groups under the Violence Against Women Act (VAWA)
- Admission of qualifying applicants regardless of their experiences involving domestic violence, dating violence, stalking, or sexual abuse

- Prohibition against termination of victims of domestic abuse
- Increased privacy protection
- Victim documentation and submission

Additionally, language was added to the ACOP pertaining to clients who require reasonable accommodations due to mental impairments, which is also included in PHA's Transfer Policy.

ACOP Amendments include:

- Demonstration of the relationship between disability and the need for a transfer
- Verification of a particular area that has been verified to alleviate a household member's mental or psychological impairment
- Acceptance of any written or verbal communication as a valid request to transfer, as long as the communication meets the criteria outlined in the policy under "Request for an Accommodation"

Scattered Sites Offices Relocate

PHA's scattered sites management offices moved in July. The move will allow PHA to create more housing units by converting the former office spaces and putting them back (online). Affected residents were notified of the changes by mail in June.

On Monday, July 7, the following management offices closed and moved. The new offices opened on Tuesday, July 8.

- 901 - Haddington/Overbrook and 902-Mantua moved to West Park Apartments, 4445 Holden Street, Philadelphia, PA 19104
- 905 - Fairhill Square and 907 - Ludlow moved to Fairhill Apartments, 2411 N. 11th Street, Philadelphia, PA 19133
- 908 - Susquehanna moved to Abbottsford Homes, 3226 McMichael Street, Philadelphia, PA 19129

- 909 - Strawberry Mansion and 910 - Oxford Jefferson moved to 3226 McMichael Street, Philadelphia PA 19129.

On Friday, July 11, management offices closed and moved. These new offices opened on Monday, July 14.

- 903 - Kingsessing moved to Wilson Park, 2500 Jackson Street, Philadelphia, PA 19145
- 906 - Francisville moved to Spring Garden Apartments, 715 Brandywine Street, Philadelphia, PA 19123.
- 904 - Germantown/Hunting Park remains at Abbottsford Homes, 3226 McMichael Street.

All site phone numbers remain the same. Residents should continue to report maintenance issues by calling the PHA Customer Response Center 24 hours a day, 7 days a week at (215) 684-8920. If you have any questions, please speak to your property manager.

Board Okays New Agreements with Union Employees

PHA's Board of Commissioners has approved new, 5-year contracts with employees represented by four labor unions, covering almost half of PHA's employees. The agreements provide for general wage increases, changes in employee health care contribution rates, and certain work rule changes.

"PHA has established an ambitious development agenda in which the agency plans to spend more than \$500 million on new construction and major housing renovation over the next five years. These contracts will stabilize the Authority's workforce as we maintain our existing properties and build more affordable housing," said Kelvin A. Jeremiah, PHA President and CEO. "PHA wants to remain an employer of choice in the City and these new agreements help us to keep that status.

I thank our union leadership for working collaboratively with PHA to reach these agreements."

The following are highlights of each of the new agreements:

1. Building and Construction Trades Council (BCTC): BCTC currently has 642 employees who provide various routine maintenance work. PHA will also enter in a provisional agreement with BCTC for temporary construction-related work. Highlights of the new agreement include the following:

- \$1.00/per hour increase per year for years 1-3
- \$1.50/per hour increase per year for years 4-5

• In years 1-3, members will pay 4 percent toward medical HMO premiums and 20 percent toward medical PPO premiums. The total cost of HMO premiums increase in years 4 and 5, to seven percent and 10 percent respectively. Under the previous contract, employees paid 4 percent toward medical premiums.

2. AFSCME, District Council 33: Highlights of the new agreement, which covers 57 employees providing clerical and warehouse services, include the following:

- \$1.00/per hour increase per year for years 1-5
- In years 1-3, members will pay 4 percent toward medical HMO premiums and 20 percent toward

medical PPO premiums. The total cost of HMO premiums increase in years 4 and 5, to seven percent and ten percent respectively. Under the previous contract, employees paid four percent toward medical premiums

3. Fraternal Order of Housing Police (FOHP): FOHP represents 57 employees of the Philadelphia Housing Authority Police Department. The new agreement includes the following:

- Contract retroactive to April 1 of this year
- The agreement calls for an adjusted base salary structure ranging from \$45,000 to \$58,195 annually.
- New hires with 10 years of experience as a full time officer will start at just over \$50,000 a year.
- PHAPD officers who have risen to the rank of corporal will have a new base salary structure ranging from \$54,801 to \$63,502 annually.
- Those who have advanced to the rank of detective now have an annual base salary structure of \$60,862 to \$76,599.

• The agency and the police union have agreed that there will be no retroactive salary adjustments to this structure.

• The agreement does call for wage increases of two percent in 2016, 2017, and 2018.

4. Service Employees International Union (SEIU), Local 32BJ: SEIU represents elevator mechanics at the Philadelphia Housing Authority.

- Contract is retroactive to April
- Base wage rate to be increase to \$40 per hour with wage increased of \$1 an hour each year through April 1, 2018.

Work rule changes in all of the contracts are aligned with providing employees with a safe and productive environment that is focused on providing services to the residents PHA proudly serves every day.

PHA Completes Renovation of Market-Rate Units at Queen's Row



wish to live at these units will have to meet an income requirement to be eligible, earning between 60 and 80 percent of Area Median Income. While PHA owns the property, marketing, management, and other issues are coordinated through the Philadelphia Housing Authority Development Corporation (PHADC).

Keith J. Richardson, Managing Director of PHADC, estimated that the rental of the renewed units will generate \$55,000 a year. He said this development is a significant step forward by the housing authority and its development company.

"I think it's a template for PHADC as we look to develop the properties that we'll be managing in the near future," he said. "We know some of our

properties will be affordable housing, but we have quite a few parcels of properties within North-Central Philadelphia, Mantua, Fairmount, and Francisville that we may develop to be affordable or market-rate properties."

In the case of Queen's Row, Main Line Investors Group will manage the apartments and will receive a percentage of the rent, the rest will be divided between PHA and PHADC.

The other 24 units at Queen's Row will be renovated to be traditional public housing. Richardson believes that this development sets the stage for better things to come.

"Reductions in federal appropriations make this type of private/public partnership necessary," he said.



The new, market-rate affordable units at Queen's Row in Germantown are spacious, with plenty of bedroom and closet space, and feature modern kitchen amenities. The rehabilitation of Queen's Row is a major step by PHA toward generating more non-federal revenue.

PHA has completed the renovation of five market-rate affordable units at the Queen's Row complex in Germantown. While PHA owns the property, marketing, management, and other issues are coordinated through the Philadelphia Housing Authority Development Corporation.

PHA has taken a major step toward generating more non-federal revenue for itself with the renovation of five market-rate units at the Queen's Row complex in Germantown. The rehab of those units located near the Queen Lane Regional Rail Station was completed in April.

The units are classified as affordable, market-rate and will be marketed and managed by Main Line Investors Group for the agency. People who

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"We've designed the site so that we respect and remember the past, when a large part of the land was used as the final resting place of African Americans, and other less fortunate people in Germantown. The design of the new development will also fit in with the neighborhood and improve the quality of life and property values."

Former residents of the Queen Lane Apartments high-rise moved away long ago. Relocation of residents began on August 26, 2011 and was completed on November 23, 2011. PHA paid for the cost of the move, the security deposit, and one month's rent for residents moving from conventional housing to the Housing Choice Voucher (Section 8) program. The agency also reimbursed residents for reconnection of their telephone and cable TV service

and provided a dislocation allowance of a hundred dollars.

Corliss Gray, President of the Queen Lane Resident Council, expressed a sense of joy that the new development is moving forward. She's been in the neighborhood for 50 years and believes the quality of life there will improve. Still, the moment is bittersweet.

"I already do miss my friends [who lived in the high-rise]," she said. "There are a lot of good people that came out of that building. They all can't come back."

With the demolition of Queen Lane, PHA will have 8 high-rise sites remaining, with 16 high-rise buildings containing 1,880 units.

PHA President Speaks Out Against Waste, Fraud, and Abuse

On May 22, PHA President and CEO, Kelvin A. Jeremiah, testified before the U.S. House of Representatives' Committee on Oversight & Government Reform's Subcommittee on Government Operations in Washington, D.C. He was invited to provide insight and commentary on waste, fraud, abuse, and mismanagement in public housing authorities.

"It was a high honor for me to appear before the House Oversight subcommittee to discuss fraud, waste, mismanagement, and Federal appropriations regarding affordable housing. I was especially delighted to talk about the new PHA and all the changes we've implemented that are now taking root," said Jeremiah. "I'd like to thank Chairman John Mica and Ranking Member Gerald Connolly for their invitation. I look forward to working cooperatively with the Committee to find ways to improve public housing programs to protect against fraud, waste, and abuse; and to ensure that scarce public housing resources go to the families who need it most."

Other witnesses included Cecil House, General Manager of the New York City Housing Authority and the Honorable David Montoya, Inspector General for the U.S. Department of Housing and Urban Development (HUD).

Jeremiah spoke about PHA's successes in curtailing waste, fraud, and abuse through the implementation of its Office of Audit and Compliance (OAC). Since OAC's creation, PHA has recouped more than \$1.5 million between restitution, repayment agreements, and various fraud investigations.

PHA has also saved approximately \$5.4 million from terminations, resignations, and recaptured pension contributions that would have otherwise been paid to convicted former employees.

To report any suspicious activity or wrongdoing to OAC, call the Fraud Hotline at 215-684-8300, email OAC@pha.phila.gov, or write to Office of Audit and Compliance, Attn: Complaint Intake Unit, 12 S. 23rd Street, 5th Floor, Philadelphia, PA 19103.



PHA President and CEO Kelvin A. Jeremiah (right) is sworn in before the House Committee on Oversight & Government Reform's Subcommittee on Government Operations before testifying on changes necessary to reduce waste, fraud, and abuse of public housing funds. He was joined by David Montoya, HUD Inspector General and Cecil House, General Manager of the New York City Housing Authority, who also testified before the committee.

HCV Clients Seek Higher Opportunity

The new Housing Opportunity Program (HOP) is giving Housing Choice Voucher recipients the tools they need to find the perfect home for their family.

HOP is a new pilot program designed to help voucher holders find housing in Opportunity Areas. Generally, Opportunity Areas are family-friendly communities with good schools, safe neighborhoods, good job availability, and a diverse population. They offer a wide variety of choice in terms of location, types of housing, services, and amenities.

"We want our voucher holders to carefully consider their housing choices when they are looking for a home. The community you choose to live in will impact every aspect of your life—your job prospects, your family's health, and your children's education," said PHA President and CEO Kelvin A. Jeremiah.

Participants in the program receive housing counseling before, during, and after they move to an Opportunity Area, as well as training that covers

tenant and landlord responsibilities, fair housing laws, how to approach a landlord, and the importance of budgeting and financial management.

HCV resident Katrisha Hairston recently went through HOP. Now, she and her two children are living in the house of their dreams in the Overbrook section of Philadelphia. She praised the HOP staff for their support as she looked for a home and prepared to move. "They took the time to listen and reached out every day," Ms. Hairston said. "It's wonderful to have somebody on your side, looking out for you and your family."

The Housing Opportunity Program is a regional housing initiative of the Housing Authority of Chester County and the Philadelphia Housing Authority.

If you are a voucher holder interested in participating in the Housing Opportunity Program, please call (215) 684-4050 to schedule an appointment with a housing counselor.

PHA's LEED Gold Development Honored Again

It seems that PHA's LEED Gold Norris Apartments are a hit with everyone who sees them, from people who live in the North-Central neighborhood to judges from the agency's professional associations and peer groups.

The Mid-Atlantic Regional Council of the National Association of Housing and Redevelopment Officials (NAHRO) has recognized the green development for outstanding achievement. The council includes housing and community development agencies in New York, New Jersey, Pennsylvania, Maryland, Delaware, and Washington D.C.

NAHRO honored Norris Apartments with an "Award of Merit." That's a total of six awards for this beautiful, sustainable development in a neighborhood ripe for renewal and revitalization. The development complements ongoing public and private development in

the neighborhood and has attracted positive attention from students and private citizens.

Norris Apartments, located adjacent to Temple University's main campus, is PHA's first LEED certified development, and meets nationally accepted standards for planning, design, construction, and operation of high-performance green buildings. Energy savings for the apartment units are projected at 29 to 39 percent, while the townhomes are projected to save 38 to 45 percent, compared to conventionally-built units.

"The housing authority has made a long-term commitment to sustainable development," said Kelvin A. Jeremiah, PHA President and CEO. "Our design at Norris is in sync with Temple University and other private developers in the North-Central neighborhood, where, in partnership with the City and others, we have won a Choice Neighborhoods Implementation

Grant to complete the transformation of the Norris neighborhood."

PHA used locally made materials as much as possible to reduce its carbon footprint. Besides saving energy, the goals for the new development included improved aesthetics, safety, health, and reducing stormwater runoff.

Norris Apartments is a transit-oriented development, located near the Temple University rail station, a hub for all of SEPTA's Regional Rail lines. Residents also have easy access to the Broad Street subway and the 23 and C bus lines. Bus routes 4, 47, and 16 are just three to four blocks away.

The development is also near a variety of educational services and the commercial corridor of Broad Street.

Quarterly Board Resolution Updates

MARCH 2014

- Resolution 11684 – authorized PHA to contract with Couture Cleaning LLC, Milestone Construction and Management LLC, Daniels Contracting of Philadelphia, Premier-CSI, and Total Environmental Concepts for vacant property cleanout services for conventional and scattered sites for a 1 year base period and 2 one-year option periods with a total aggregate amount for the 5 contracts, if all options are exercised, not to exceed \$1,110,000.
- Resolution 11685 – authorized PHA to contract with the following companies for services for pensions: 1) Milliman Inc., for federally required independent Certified Public Accountant services in an amount not to exceed \$349,681, including any option periods, 2) NEPC LLC, for investment consulting in an amount not to exceed \$684,000 for the Defined Benefit plan and not to exceed \$360,000 for the Defined Contribution plan, both including any option periods, and 3) Duane Morris LLP, for required legal support in an amount not to exceed \$210,000, including any option periods.
- Resolution 11686 – made amendments to the Defined Benefit Plan to change the Average Earnings period used to calculate the accrued benefit, end future accruals in the DB plan for its non-represented employee participants, and transfer those participants to the Defined Contribution Plan, unless they chose to opt out of the changes.
- Resolution 11687 – authorized PHA to contract with Devine Brothers, Inc. and Ciright Automation LLC, doing business as TriState HVAC Controls, for maintenance and repair services (including parts) for building automation systems/supervisory control and data acquisition/energy management expert systems (BAS/SCADA/EMES) in a total contract amount, if all options are exercised, not to exceed \$1,906,000.
- Resolution 11688 – authorized PHA to

- 1) implement an energy procurement strategy for electricity,
- 2) enter into cooperative purchasing agreements with other governmental agencies, and
- 3) enter into contracts and commitments for the purchase of electricity, subject to certain limitations set by the Board in the resolution.

- Resolution 11689 – authorized PHA to 1) implement an energy procurement strategy for natural gas, 2) enter into cooperative purchasing agreements with other governmental agencies, and 3) enter into contracts and commitments for the purchase of natural gas, subject to certain limitations set by the Board in the resolution.

- Resolution 11690 – authorized PHA to execute a contract amendment with Sovereign Security for uniformed unarmed and armed security guard services at various PHA sites. This amendment keeps the same contract term and amount, but allows PHA to use the total amount authorized under Resolution 11622 for the three years of the initial contract at its discretion, rather than being limited to a per year amount.

- Resolution 11691 – authorized PHA to execute contract amendments with Hispanic Ventures, Torrado Construction, and Ashley Enterprises/MFO Painting Brigade for painting services for units at various PHA sites. This amendment keeps the same contract term and amount, but allows PHA to use the total amount authorized under Resolution 11645 for the four years of the initial contract at its discretion, rather than being limited to a per year amount.

- Resolution 11692 – authorized PHA to execute an interagency agreement with the Philadelphia Redevelopment Authority to act as PHA's agent for eminent domain services performed for up to 1,000 properties around the Blumberg development for an amount not to exceed \$44 million, which includes the costs related to PRA's services and an estimate for just compensation for the purchase or condemnation of the identified properties.

APRIL 2014

- Resolution 11693 – authorized PHA to approve the Act 130 Report for Fiscal Year 2014, as required by the Pennsylvania Housing Authorities Law.

- Resolution 11694 – authorized PHA to obtain up to 300 publicly-owned properties around Blumberg from the Philadelphia Redevelopment Authority for nominal value and to apply, as needed, for certain of the properties through the City of Philadelphia's Vacant Property Review Committee.

- Resolution 11695 – authorized PHA to construct and develop a new project-based voucher development at 30th and Gordon Streets and to contract with Dale Corporation for the construction of 21 units.

- Resolution 11696 – authorized PHA to execute a contract amendment with Isdner & Company, LLC for financial audit and audit-related services for PHA. The amendment will allow PHA to process final payment for additional services rendered.

- Resolution 11697 – authorized PHA to separately contract with Four Seasons Total Landscaping, Inc. and Sabia Landscaping to provide landscaping services at six PHA sites.

- Resolution 11698 – authorized PHA to separately contract for small construction management services (under \$5 million) with Allied Construction; Noble Strategy; JD Bravo Co.; Bittenbender Construction; Perryman Building Co.; Constructionomics/BFW Group; Tilmar Designs; Domus, Inc.; and Milestone Construction.

MAY 2014

- Resolution 11699 – authorized PHA to separately contract with 20 entities for architectural and engineering support services in a total amount not to exceed \$5.1 million.

- Resolution 11700 – authorized PHA to contract with Domus, Inc. for construction management services for the Blumberg project in a total amount not to exceed \$20,494,300.

- Resolution 11701 – authorized PHA to contract with Gold Medal Supply, Inc. for solid waste removal services at various PHA locations in a total amount not to exceed \$256,464.

- Resolution 11702 – authorized PHA to contract with both Clark Roofing and Carpentry, Inc. and Milestone Construction, Inc. to provide roofing repair, replacement, and maintenance services in a total amount not to exceed \$500,000.

JUNE 2014

- Resolution 11703 – approved PHA's Annual Moving to Work Report for Fiscal Year 2014 for submission to HUD and certified that PHA has met the three MTW statutory requirements.

- Resolution 11704 – approved amendments regarding Violence Against Women and reasonable accommodation provisions to the Public Housing Admissions and Continued Occupancy Policy and the Housing Choice Voucher Program Administrative Plan.

- Resolution 11705 – authorized PHA to contract with the Bronner Group, LLC; Edgemere Consulting Corp.; and CSG Advisors, Inc., to provide consultant management services in a total aggregate amount not to exceed \$5,516,875.

- Resolution 11706 – authorized PHA to obtain the approvals necessary from any governmental entity to enter into a project labor agreement and to negotiate with the appropriate labor organizations for construction projects.

- Resolution 11707 – authorized PHA to provide an operating and capital subsidy for Saint Francis Villa Senior Housing.

- Resolution 11708 – authorized PHA to contract with Education Works and the Dream Program for summer youth program services for 470 PHA residents at 18 sites in a total aggregate amount not to exceed \$356,000.

- Resolution 11709 – authorized separate construction management services contracts with Dale Construction; Keating Building

Company; Domus, Inc.; The McKissack Group; Gilbane Building Company; Shoemaker/Synterra; and TN Ward Company Builders in a total aggregate amount not to exceed \$450 million.

- Resolution 11710 – authorized PHA to contract with Connor Strong & Buckelew for insurance broker and consulting services in a total aggregate amount, if all options are exercised, not to exceed \$660,000.

- Resolution 11711 – authorized a modification of the contract with Dale Corporation for construction management services for the Strawberry Mansion Oakdale Street Redevelopment Project and ratification of amounts committed under the original contract. The modification is for the bifurcation of the project into two task order contracts and the addition of 3 residential units to the Oakdale Street task order contract. The contract modification amount is not to exceed \$1,948,412 and the ratification amount is in the amount of \$21,053,535.

- Resolution 11712 – authorized the execution of a negotiated Memorandum of Agreement with the Building and Construction Trades Council of Philadelphia and Vicinity, which covers PHA's 642 maintenance employees.

- Resolution 11713 – authorized the execution of a negotiated Memorandum of Agreement with District Council 33, American Federation of State, County and Municipal Employees, AFL-CIO, Local 934, which covers PHA's 57 service representatives, clerks, and warehouse workers.

- Resolution 11714 – authorized the execution of an agreement with the Building and Construction Trades Council of Philadelphia and Vicinity covering provisional employees to perform major rehabilitation work on PHA properties.

PHAPD and Resident Councils Host Basketball Tournament and Safety Fair



On Saturday, August 23, PHAPD along with Resident Councils from Harrison Plaza, Spring Garden Apartments, Cambridge Plaza and Richard Allen Homes hosted a youth basketball tournament and community health and safety fair. The event took place to foster unity among youth residents from different sites as well as with the police. Each site received a participation trophy, and an MVP trophy was awarded to the player who scored the highest number of points in the tournament. The championship and second place teams were also awarded with gold and silver medals.

PHA and Philly Seeds Organize Back to School Jam



The Philadelphia Housing Authority and Philly Seeds Inc. handed out over 3,000 book bags filled with school supplies to residents during its annual Back to School Jam held at the John F. Street Community Center in North Philadelphia and the Wilson Park Community Center in South Philadelphia on Friday, August 15 and Saturday, August 16. The agency also received donations for the back to school events from Citizens Bank, Philadelphia Federal Credit Union, Duvernay and Brooks, and Edgemere Consulting.

Residents Elect New Resident Commissioners

This past April, Philadelphia Housing Authority residents participated in an election to designate two Resident Commissioners to the nine-member PHA Board of Commissioners, pursuant to a process agreed upon by the PHA President & CEO, the Mayor and the City Council President, as required by the Pennsylvania Housing Authorities Law, as amended (Act 130).

Seven residents ran for the positions and the winners with the highest number of votes were Asia Coney and Ethel Wise. Both have since been approved by the City Council and appointed to the positions by the Mayor.

Asia Coney, who is the President of the Resident Advisory Board and has been sitting on the Board of Commissioners temporarily, said she campaigned for the position and is ready for the work ahead.

“We just completed a historical Resident Commissioner Election, where two residents were selected by the people. We have a chance to bridge the gap and help PHA make this transparency real,” she said.

Also elected was the President of the Wilson Park Family Resident Council, Ethel Wise. Her campaign platform focused on resident issues.

“As Commissioner, I would like to see a big change in the housing authority. I want to see more resident participation, more resident programs, more economic development, more

self-sufficiency, and more security,” she said.

On Election Day, the polls opened at 7:00 a.m. at 19 locations. When the polls closed at 7:00 p.m., three percent of eligible residents had cast their vote. When the tally was completed, Asia Coney came in first with 38 percent of the vote and Ethel Wise came in second with 22 percent.

“This was a historic event. This election will ensure that residents are represented and able to provide even more input on matters involving policy and planning around PHA,” said PHA President and CEO, Kelvin A. Jeremiah.

In order to ensure the fairness and neutrality of the election, PHA used the services of an independent third party to monitor the progress.

The Resident Commissioner positions, like those of all the PHA Commissioners, are voluntary and all of the Commissioners have the same responsibilities and duties. While Resident Commissioners are not on the Board to represent any other tenant or organization, they are to share their knowledge from the tenant’s viewpoint.

Under Act 130, all PHA Commissioners serve terms concurrent with the term of the appointing Mayor.

Julia Danzy has also been appointed to Board after the resignation of Nelson Diaz.



Resident Commissioner Asia Coney



Resident Commissioner Ethel Wise

2014-2015

PHILADELPHIA HOUSING AUTHORITY

BOARD OF COMMISSIONERS MEETING CALENDAR

THE THIRD THURSDAY OF EVERY MONTH AT 3:00 PM
*These meetings will take place on the fourth Thursday

| | | | |
|--|--|---|---|
| <p>JANUARY 16</p> <p>FEBRUARY 20</p> <p>MARCH 20</p> <p>APRIL 17</p> | <p>MAY 15</p> <p>JUNE 19</p> <p>JULY 17</p> <p>NO AUGUST MEETING</p> | <p>SEPTEMBER 25*</p> <p>OCTOBER 23*</p> <p>NOVEMBER 20</p> <p>DECEMBER 18</p> | <p>JANUARY 15</p> <p>FEBRUARY 19</p> <p>MARCH 19</p> <p>APRIL 16</p> <p>MAY 21</p> |
|--|--|---|---|

2015

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

Philly Seeds Awards Scholarships to PHA Residents



PHA President and CEO Kelvin A. Jeremiah along with Board Commissioners congratulated scholarship recipients at the July board meeting. Philly Seeds, Inc., a Philadelphia Housing Authority subsidiary, awarded over \$200,000 in scholarships to 53 PHA residents seeking higher education.

On Thursday, July 17, Philly Seeds, Inc., a Philadelphia Housing Authority subsidiary, awarded over \$200,000 in scholarships to 53 PHA residents seeking higher education; a significant increase from a year ago when 36 residents won scholarships totaling \$160,000.

“I strongly believe that education is the key, the real game changer that bridges the poverty gap and provides for social and economic mobility. I want to commend our scholars on their academic achievement and wish them continued success in the new school year,” said PHA President and CEO Kelvin A. Jeremiah. “This is another great way to empower our residents and help our families reach self-sufficiency with the education and training resources necessary to succeed in life.”

The number of residents applying for scholarships increased this year and the judges continued to see incredible performances by students with grade point averages of 3.5 and higher. In fact, 28 of the 53 scholarships were awarded to residents with a GPA of 3.3 or greater.

To qualify for the scholarship, 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 grade point average of 3.0 (B) or higher.

Money for the scholarships comes from PHA’s operating budget and funds donated by vendors as part of their Section 3 commitments.

A committee composed of PHA employees, student residents, and

a resident leader reviewed the applications. They considered the applicants’ essays, community service, extracurricular activities, internships, recommendation letters, and academic transcripts in making their selections. Scholarships were awarded in the amounts of \$1,000, \$3,000, and \$5,000.

The scholarship recipients represent PHA developments around the City, as well as the Housing Choice Voucher Program. Scholarships applications for next year will be made available in Spring 2015.

PhillySeeds, Inc. is a charitable, non-profit corporation that seeks to promote the welfare of public and assisted housing residents through philanthropic activities, community-based partnerships, and special initiatives.

Bartram Village Resident Council Joins Community for a Special Event

A beautiful Sunday afternoon in June brought thousands of people to Bartram's Garden, right next door to PHA's Bartram Village, for a fun-filled community day for families.

On this day, there was something for everyone - a petting zoo with lots of animals for the kids, free food, ice cream, blood pressure testing, music, a museum, boat rides, and more.

Justin DiBerardinis is Bartram's Garden's Community Outreach Coordinator.

"This is new to Bartram and the

idea was to expose this community to the Schuylkill River that runs right along the Gardens and helps identify Bartram as a point where families can get out for some safe fun and family recreation along the river, he said, "So we brought some row boats and kayaks from the Seaport Museum and we had the Patriot Harbor Line provided free boat rides up and down the Schuylkill."

Vice President of the Resident Council at Bartram Village, Sheila Anthony said the event took months of planning. "We participated with Bartram's Garden to make this



Residents from Bartram Village and the surrounding community enjoyed free kayaking down the Schuylkill River.



Bartram Village and Bartram's Garden volunteers worked together to create a successful event. (From l to r) Darcell Arthur, Bartram Village volunteer; Cashia Bryant, Bartram's Garden volunteer; Sheila Anthony, Bartram Village Resident Council Vice President; Vanessa Pitts, Bartram Village Resident Council President.

community river fest a success. We invited all of the residents at Bartram Village and we had a great turnout. A good 75 percent of residents from Bartram Village participated."

There was no shortage of volunteers. Some were directing traffic while others manned the tables.

"PHA's Bartram Village wanted to work closely with Bartram's Garden because we're next door neighbors. We wanted to unite and work as one and feel like neighbors, so we incorporated our activities together," said Vanessa Pitts, the Resident Council President for Bartram Village.

Most of the money for the event came from a \$5,000 grant from the William Penn Foundation. This is the first year for this community day and organizers say they plan to make it an annual event.

World Changers Team with PHA Again for More Community Service



Almost 100 volunteers from the group World Changers took part in landscaping, painting, and other general maintenance work at Philadelphia Housing Authority sites. PHA honored them at a luncheon on Friday after they had completed several days of work.

For the second year in a row, volunteers from the group World Changers returned to Philadelphia to work with PHA at public housing developments to help provide renovations. The Philadelphia Housing Authority received nearly \$100,000 in labor as a result of the volunteer efforts of this community service partner.

The volunteers traveled from across the U.S. and worked from July 15 to July 18 at five public housing developments.

Close to 100 volunteers took part in vacancy reduction, painting and other general maintenance work at Hill Creek Apartments, Fairhill Apartments,

West Park Plaza, Johnson Homes, and Spring Garden Apartments.

"We always welcome productive partnerships with groups such as World Changers," said PHA President and CEO Kelvin A. Jeremiah. "Given the budgetary limits that we face, partnerships are continually becoming more important and necessary for



For the second year in a row, volunteers from the group known as World Changers visited five public housing developments and provided renovations. The Philadelphia Housing Authority received close to \$100,000 in labor as a result of their work. Shown here are volunteers working on the sidewalk and a gazebo at West Park Plaza in West Philadelphia.

this city and its neighborhoods to stay vibrant and vital, and to thrive."

The partnership with World Changers was spearheaded in 2013 by PHA Commissioner Rev. Bonnie Camarda, the Director of Partnerships

for the Salvation Army of Eastern Pennsylvania and Delaware.

World Changers promotes youth mission projects among Southern Baptists and other evangelical churches.

Female Vet Urges Others to Make a Leap of Faith to Homeownership



Michelle Griffin-Franks (right), PHA's first female vet to become a homeowner under the HUD-VASH Program, explains to Navy vet Thomas Green (left) and Army vet Edward Mack (center) how the program works. Griffin-Franks told a packed house at the VASH Homeownership workshop in University City to make a leap of faith and take advantage of the program and its subsidies.

The first woman to become a homeowner through PHA and the HUD-VASH (Veteran Affairs Supported Housing) Program urged fellow veterans to conquer their fears and make a leap of faith to homeownership.

Michelle Griffin-Franks addressed a packed house for the VASH Homeownership Workshop at the Veterans Administration hospital in University City in early May. The

workshop was a joint venture of PHA and the HUD-VASH program.

"It's easier than what they think it is. Once you get pre-approval, you can go anywhere from there," she said. "Make a leap of faith. Go out there on your own. It's out there to get."

Marco Ferreira, PHA's Program Manager for Homeownership, told vets in attendance that they had a three-way support team: the PHA Homeownership Division, HUD-

VASH coordinators, and Family Self-Sufficiency coordinators.

All of the vets who are in the Housing Choice Voucher Program have the opportunity to make the jump to homeownership.

Veteran Edward Mack attended presentations to learn more about the program.

"I'd rather have something that I can have equity in. I'm just paying rent now and that's it. It's not mine. I just want something that's mine that I can leave to my kids," said Mack, who lives in West Mount Airy.

Another female vet, Tonyatta Smith, who lives in southwest Philadelphia, was ready to take part in the program the following week. Over the last 2 years, 4 veterans have already purchased their home through the program, and 5 are pending.

"I have a son and I want to leave something to him. What I'm paying [in rent], I might as well have a house," she said.

She is hopeful that, with this program, she will become a homeowner in the next year.

Veterans interested in the HUD-VASH Homeownership Program can call 215-684-5300 to learn more.

PHA Celebrates National Homeownership Month

The Philadelphia Housing Authority's Homeownership Division celebrated National Homeownership Month in June with three workshops and housing counseling sessions.

So far, in 2014, PHA has helped 15 residents become homeowners and has a goal of helping many more achieve their dreams. The June workshops featured information on credit and its importance, housing counseling, current housing programs, and resources to help participants reach their goal. Former residents who have successfully purchased their own homes spoke about their experience in the program.

"There is no better way to mark the occasion of National Homeownership Month than to help more families realize the American Dream," said PHA President and CEO Kelvin A. Jeremiah.

"Homeownership provides families with more than shelter, it is an important personal investment that can help build wealth, stabilize families, and restore communities. That is why PHA has renewed its commitment to responsible homeownership."

PHA's Homeownership Division also holds housing counseling sessions every Monday from 10:00 a.m. to

12:00 p.m. at 712 N. 16th Street. In these sessions, residents can learn about credit and money management. Residents interested in attending the workshops or counseling sessions are asked to bring paperwork or statements detailing their income, rental housing, and any assets.

PHA is searching for other organizations to expand homeownership financial counseling services to residents under a contractual agreement. The agency currently partners with Philadelphia Financial Empowerment Centers, a joint initiative of the Mayor's Office of Community Empowerment & Opportunity, and its partner, Clarifi, the region's leading financial counseling nonprofit.

For more information about the workshops or counseling sessions, please contact the PHA Homeownership Division at 215-684-5300.

Historic Partnership Formed Between PHA and Unions

(continued from page 3)

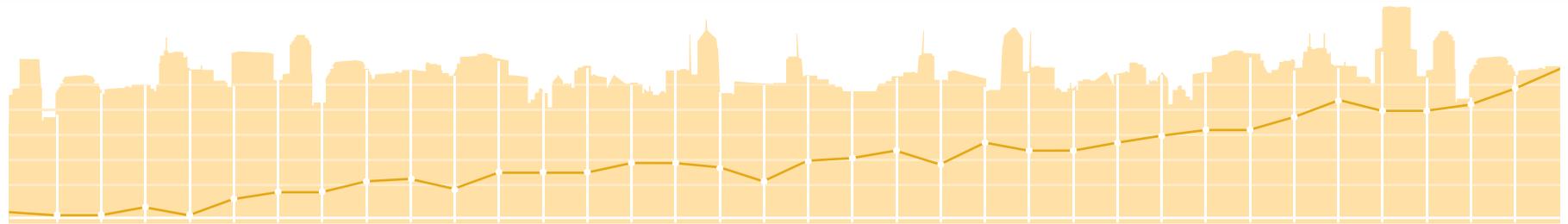
"This historic agreement between the building trades and PHA means more jobs, less wasteful overtime, and more quality affordable housing for Philadelphia residents: a win-win-win," Council President Clarke said. "I am grateful to the building trades and to Kelvin Jeremiah of PHA for their commitment to City Council's workforce housing strategy. The need for affordable housing in Philadelphia only keeps growing, and this agreement brings our goal of 2,000 new units closer to reality."

"We are excited to be a part of this historic agreement that brings stability to our workforce," said Sam Staten, Jr., Business Manager for Laborers Local 332. "We look forward to our continued partnership with Kelvin Jeremiah and the Housing Authority and being a part of the solution to bring more affordable housing to Philadelphia."

The U.S. Department of Labor must approve the agreement to make it final.



Marco Ferreira, PHA's Program Manager for Homeownership, urged veterans attending the VASH Homeownership workshop to take the first step toward homeownership.



RESIDENT DEVELOPMENT

COMMUNITY PARTNER TRAINING PROGRAMS

EXISTING PROGRAMS

Adult Basic Education

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

Entrepreneurship Program Training

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

UPCOMING PROGRAMS

Customer Service

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

Commercial Driver's License October 2014

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

Human Services

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

Certified Nursing Assistant (CNA) and Phlebotomy Technician October 20th

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

Customer Service

Prepares participants for employment in offices, retail establishment, or call centers. Targets participants with work experience, but may benefit those seeking first-time employment.

Culinary Skills Training

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

- Introduction to Hospitality
- Introductory Food Preparation
- ServSafe® Food Preparation Management Certification

Upon completion, participant will have skills and certification for employment in hospitals, restaurants, and hotels.

Workforce Ready

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

Community College of Philadelphia

Community College of Philadelphia



Please Call
215.684.5300

FSS Program Helping Residents Reach Success

The Family Self-Sufficiency (FSS) Program helps Housing Choice Voucher recipients and public housing residents to increase their earned income and reduce their dependency on public assistance. Participants set goals with a case manager and sign a commitment contract.

Any increases in the family's rent as a result of increased earned income during the family's participation in the program result in a deposit of money to a special account. Once a family successfully graduates from the program, they may access the account and use it for any purpose.

Early this year, PHA received grants totaling \$400,000 from the U.S. Department of Housing and Urban Development (HUD) to continue operating the FSS Program.

Terry Summers was teary-eyed as she recounted her journey toward a Bachelor's Degree in Human Services and Behavioral Health from Philadelphia University. She was happy that seven years of hard work and struggle had paid off.

She worked full-time while attending school with three children and a grandchild with Down syndrome. In June 2011, she received her Associates degree in Addiction Studies, Disability Studies, and Human Services from Community College of Philadelphia. She completed work for her four-year degree in May 2013 and is currently employed with the Health Federation at the Department of Public Health as a RAPID HIV Tester and Counselor.

When Summers reached her goal of a four-year college degree, she successfully completed her participation in the FSS program.

She plans on using her escrow check to pay off a school loan and some other small bills, then begin saving for homeownership. She also plans on starting a nonprofit program to help women who are reentering society, an idea that she developed as part of her senior project at Philadelphia University.

Summers believes re-entry programs are not tailored for women and when they're away, many people are affected because they are vital to their households.

"You just start to realize how important empowering a woman is within the community for change," she said.

As for fellow PHA residents, she strongly encourages them to take advantage of the FSS Program.

"When I needed books, they gave me money. When I needed a computer, they made sure I had one," she said.

William Myles, Acting Executive Vice President of Community Operations and Resident Development presented Terry with her FSS check, and said her story shows that persistence combined with hard work leads to success.

"Success does not come overnight for most people," he said. "But hard work does create the opportunities, the situations that eventually lead to success. It also creates a strong sense of value and a base of knowledge for the future."



Janet Allen (right) and her son Jermaine plan to open a business with her escrow account money from FSS. "Not Just Juice" is a business idea that was developed with a mentor at Temple University's Entrepreneurial Workshop that will start out as a mobile cart and evolve into a storefront location.

Janet Allen feels truly blessed. This newly-minted FSS Program graduate is opening her own business this summer and working toward homeownership, but she has had to face both career and financial challenges along the way.

"Anything worth getting is worth working hard for. And I'm determined

to work hard and make my business thrive," she said. "My time and my quality of work and product, I have faith that it will grow."

Not so long ago, Allen thought she had gotten over the hump and on the road to success. She had an Associate's degree from Community College of Philadelphia and was working for a nonprofit, the Institute for the Development of African-American Youth. Then in 2009, she was laid off.

She picked herself up, went to truck driving school, and gained a commercial driver's license for long haul drivers. Just as things began looking up, she became the primary caretaker of her granddaughter and could not gain employment in her newfound field. Allen trained again and obtained another commercial license that allowed her to drive school buses with A-1 Transportation Company, the firm that employs her to this day.

"I think my calling was to be around people. Truck driving was such an isolated job," she said. "I love the activity, the energy of children."

Nonetheless, Allen has dreamed of having her own business since she was 17. And now, she will get that chance using the money accrued in her FSS account.

"Not Just Juice" is a business idea that was developed with a mentor at Temple University's Entrepreneurial Workshop. Allen and her son will operate a mobile, refrigerated cart in a high-traffic area on JFK Boulevard, just east of 30th Street Station. They will serve smoothies, coffee, tea, and assorted homemade beverages.

Eventually, she wants to open a storefront location for her business, where kids can come, have healthy food and drinks, and be safe.

For more information about the FSS program please contact, 215-684-5300



William Myles, Acting Executive Vice President of Community Operations and Resident Development, presents Terry Summers with her FSS escrow check.

PHAPD Celebrates Fraternal Order of Housing Police Awards



Officer John Morozin presented the Officer of the Year Award to Officer Thomas Vetri on July 30, 2014 at the first annual Fraternal Order of Housing Police Awards Ceremony.

More than 30 Philadelphia Housing Authority Police Officers received high recognition in July at the first annual Fraternal Order of Housing Police Awards Ceremony for going

beyond the call of duty in serving PHA residents. PHAPD also presented for the very first time an Officer of the Year Award to Officer Thomas Vetri.

Summer Food Service Program Offers Healthy Meals and Activities

The Philadelphia Housing Authority's Summer Food Service Program (SFSP) offered comprehensive summer youth enrichment activities in addition to breakfast and lunch for children again this year.

The program began on Monday, June 23 and ran until Friday, August 22. SFSP took place at 20 PHA sites throughout the City and provided 35 part-time jobs for PHA clients and local residents.

PHA is one of several large sponsors of the program in the City, which provides breakfast and lunch to youth. During the summer of 2013, the program served well over 43,000 healthy meals to children ages 3 to 18 from public housing sites and the surrounding neighborhoods. This summer the total meals served by PHA increased to over 55,000.

"The Summer Food Service Program is a necessity for families in Philadelphia, in part, because it takes the place of the school lunch program," said PHA President and CEO Kelvin A. Jeremiah. "We believe it's important that our young people have access to good, nutritional meals that are critical for healthy growth and development.

No child should ever have to go hungry in this City; and that is why PHA is pleased to sponsor this program by a contribution of over \$200,000 of its own funds to this effort."

Philadelphia has a poverty rate of 26.9 percent according to the Census Bureau and the City remains the poorest among the 10 largest in America. Over 36 percent of children in the City are living in poverty, and just over 26 percent of households in Philadelphia participate in the Supplemental Nutrition Assistance Program (SNAP). Programs such as PHA's Summer Food Service Program are essential especially since Congress reduced SNAP funding last October.

Children who do not live at a participating PHA site were able to go to a neighboring site or one of 150 sites operated by the City's Department of Parks and Recreation, which will offer similar meals.

SFSP is a reimbursement-based grant program funded by the United States Department of Agriculture, through Pennsylvania's Department of Education. The intent of this program is to provide free breakfast, lunch, and/or snacks to children 18-years-old and under.

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

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

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

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



We Provide:

Meals: • Lunch

Activities:

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

Transportation: • Provided to and from the center

Medication Management: • Worry-free medication assistance

Call today and make an appointment for a guided tour.

Ridge Avenue Eldercare Services

2653 W. Glenwood Avenue • Phila., PA 19121

215.684.2464

Community Partner Resident Fair

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

OCTOBER 16TH and OCTOBER 30TH
12PM-2PM

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

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



TAKE A MAJOR STEP AND INVEST YOUR FUTURE TODAY!

SPACE IS LIMITED!

For Answers to Questions, Please Call

215.684.3124 or 215.684.5300