

PHILADELPHIA HOUSING AUTHORITY
QUEEN LANE COMMUNITY MEETING

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Thursday, December 15, 2011

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Meeting of THE PHILADELPHIA HOUSING
AUTHORITY, held at the NEW MOUNT MORIAH BAPTIST CHURCH
OF GERMANTOWN, 5323 Pulaski Street, Philadelphia,
Pennsylvania, 19144, commencing at 6:30 p.m., on the
above date, before Ronald DeShields, Registered
Professional Reporter and Notary Public.

PRECISION REPORTING INCORPORATED
230 South Broad Street, Suite 302
Philadelphia, Pennsylvania 1910

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2 A P P E A R A N C E S:

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4 Michael Johns, General Manager of Operations

Rolanda Wilson

5 Kyle Flood

Thomas Kuhar

6 Sheena Pickron

Jay Farrar

7 David Yurky

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2 MR. JOHNS: Good evening, and welcome to
3 the Philadelphia Housing Authority's community
4 meeting.

5 We said in October that we would be
6 back, and we're back. We've got a lot to cover.
7 We know there's a lot of interest in the plan
8 that we have for the highrise site and adjacent
9 site across the street, and we're here to answer
10 your questions. And as with any situation, we
11 know that sometimes all the answers will not
12 get -- all your questions will not get answered.
13 And sometimes, no matter what people say, folks
14 will disagree. And that's okay, we can agree to
15 disagree sometimes.

16 But since we're in the house of the
17 Lord, I would like to ask Reverend Hasty to
18 come up and say a prayer for us and for this
19 meeting, so that we can conduct ourselves
20 appropriately in the house of the Lord.

21 Thank you.

22 * * * *

23 (Whereupon, there was a
24 prayer had off the record.)

1 * * * *

2 MR. JOHNS: Thank you. I'm going to ask
3 Rolanda Wilson, who works for The Philadelphia
4 Housing Authority, to come up and give us some
5 parameters in terms of how The Housing Authority
6 will conduct the meeting, and how we run meetings
7 in general.

8 Thank you.

9 MS. WILSON: Good evening. Thank you
10 all so much for coming. It's good to see so many
11 people here this evening.

12 The Philadelphia Housing Authority, you
13 may or may not know, is one of the most prolific
14 developers of housing in the City, and has been
15 for the past several years. We -- when we are
16 doing our developments we abide by the rules and
17 regulations of the funds that we get.

18 Some funding requires a whole lot of
19 meetings, and other funding doesn't require any
20 meetings at all. But the Philadelphia Housing
21 Authority makes it a point to talk with the
22 residents of the affected units, as well as the
23 surrounding community.

24 And as it relates on the Queen Lane

1 development, we've had four meetings, and we've
2 also had some publicity in the newspapers, on KYW
3 -News Radio and in the Northwest Independent
4 newsletter that circulates in this community.

5 When we have our community meetings we
6 usually try to have our meetings in the same place
7 on the same day at the same time so that there's
8 no confusion about where the meetings are. Now,
9 there are a lot of meetings that go on with a lot
10 of different groups and organizations that may
11 have -- that may be talking about the developments
12 of Philadelphia Housing Authority. But the
13 Philadelphia Housing Authority, in order to make
14 sure there's no confusion about meetings we're
15 conducting, we will have -- today is Thursday --
16 what Thursday of the month is this? This is the
17 third Thursday of the month? So, if we were to --
18 as we're going forward we would look for the third
19 Thursday of the month, or the second Thursday of
20 the month to have meetings, so that people would
21 know where to come, here, what time to come, and
22 what day of the -- what day of the month that
23 they can expect that there will be a meeting.

24 With this meeting we want everyone to

1 understand the plan, so we're asking people to
2 hold your questions until the end, because we
3 think that many questions are going to be answered
4 as a result of our presentation.

5 So, let me give you back to Michael
6 Johns, who's going to take us further into the
7 program.

8
9 UNIDENTIFIED SPEAKER: Before you start
10 the program, could you tell us whether or not
11 your presentation incorporates the requests that
12 come from the community?

13 MR. JOHNS: We believe -- we believe --
14 that's the only question that I'm going to take
15 during this presentation, and we're going to wait
16 until the end and answer all your questions.

17 As Rolanda said, we believe that a lot
18 of your questions will be answered. We received a
19 couple of letters from the community, and we
20 believe that this presentation should, in fact,
21 answer those questions. Okay.

22 First, before I start, I just want to
23 acknowledge Senator Kitchens, who's in the alt --
24 in the church here tonight. Senator Kitchen,

1 thank you for coming.

2 And acknowledge the representative here
3 from Councilwoman Donna Reed Miller's office is
4 here tonight. And I also believe that State
5 Representative Rosetta Youngblood was going to
6 send a representative here this evening too.
7 They're here. Okay.

8 UNIDENTIFIED SPEAKER: John Connelly --

9 MR. JOHNS: Okay. And the ward leader
10 here, John Connelly. Nice to meet you. Glad you
11 could make it here.

12 So there's a lot of interest in the
13 community. Myself and the Executive Director,
14 Michael Kelly, had an opportunity to meet with
15 State Representative Youngblood earlier this week,
16 and we felt that the meeting went well.

17 There's some concerns that she had, and,
18 again, I believe that some of those concerns will
19 be addressed with this presentation.

20 Weathering an economic turndown. The
21 recession has severely impacted the entire region
22 and country, as you know. The unemployment rate
23 in the U.S. fell to 8.6 percent in November 2011,
24 but there are still 13.3 million jobless.

1 Household net worth fell four percent
2 last summer, as stocks, pension funds, and homes
3 lost value. 22 percent of homeowners with
4 mortgages owe more money than they can get if they
5 sold their houses. This is not -- this is not --
6 everybody knows this information.

7 Average new home prices also fell.
8 2011 may be the worst year on record for the
9 single family housing market, and the forecast is
10 even weaker than anticipated. And I just want to
11 read something that the National Association of
12 Realtors released just yesterday. That because of
13 errors with double counting, they made a
14 correction to their data. This is resulting in a
15 downward revision, which indicates that as bad as
16 they have been saying sales have been, the sales
17 were much weaker than they thought.

18 So this is a difficult time to sell
19 property. People aren't able to get mortgages.
20 People are being foreclosed on. Houses are
21 sitting on the market longer and longer and
22 longer. The Philadelphia Housing Authority
23 developed, a couple years ago, 19 units at the
24 Martin Luther King Housing Development. I believe

1 to date we've only been able to sell 10. So, the
2 times are very -- are they difficult in terms
3 of -- in terms of those types of sales.

4 But what they forecast and the data
5 shows us is that there is a critical need for
6 affordable housing. There is a critical need for
7 affordable rental housing throughout the country
8 with folks losing their jobs and the economy not
9 getting as strong as -- better as quickly as they
10 had once hoped.

11 Now, this is an overview of some of the
12 housing in Queen Lane and around Queen Lane. It's
13 ZIP code 19144, which is the ZIP code that we're
14 in. 59 percent are renters. And the City as a
15 whole there are about 41 percent that are
16 renters. The trend over the next several years
17 will continue to be renters, as babyboomers die
18 off, as younger folks decide that they want to
19 rent and not buy, as the economy doesn't
20 turn around as quickly as we hoped.

21 Residents with income below the poverty
22 level in 2009, in this ZIP code there are 26
23 percent, close to 28 percent, of people in this
24 very ZIP code that live below the poverty level.

1 Clearly there's a need for affordable housing.
2 And the City as a whole is 24 percent. So the
3 average in this particular ZIP code is higher than
4 the average in the City.

5 The estimated median household income in
6 2009 in this ZIP code is \$30,000. \$30,279.
7 That's the average -- or the median income for
8 this ZIP code. The income persons that would be
9 eligible to rent at the new Queen Lane
10 development, based on a family of four, or 60
11 percent of the area median income, is \$46,000.

12 So, you see in this ZIP code, on
13 average, the average family, or the average family
14 of four, clearly would be eligible to lease or
15 rent in this affordable development. And so you
16 can see from this information, one, that the need
17 for housing is there. The need for affordable
18 housing is there, in this ZIP code, in this city,
19 in this nation as the economy slowly gets better.

20 You see that there's a difficult time
21 for housing authorities, for public entities to
22 sell homes. And what this presentation will also
23 show you is that the management structure that The
24 Housing Authority has set up when creating these

1 new housing developments is clearly a better model
2 than The Housing Authority and Housing Authorities
3 across the country have used in the past.

4 Rolanda.

5 MS. WILSON: Even though the economy is
6 bad, and even though The Housing Authority is
7 experiencing a huge cut in its budget, housing
8 authorities across the country are going to
9 experience this cut in their budget, we are
10 committed to continuing our efforts to revitalize
11 neighborhoods in Philadelphia by managing the
12 money that we have.

13 We never had enough money to do all of
14 the work that people would like to see us do. We
15 have requests all over the City to come into
16 neighborhoods and do revitalization of vacant,
17 delapidated houses, and restore vacant lots to
18 productivity. We have a successful track record.
19 We're going to show you a presentation on before
20 and after in just a minute, that just shows you
21 the wonderful work that we've done, and the
22 difference that it makes to change the nature of
23 the communities so that they're healthier for the
24 residents. So that they are safer for the people

1 that live there, and they are affordable.

2 This slide talks about crime before and
3 after we've done work in communities. The first
4 shows you 1999, and these are just a few of our
5 developments. We've done many, many more, but we
6 didn't want to bore you with page after page after
7 page of crime statistics, because they all look
8 the same. There is a remarkable decrease in
9 crime.

10 Michael mentioned that we have a
11 management structure for our new developments that
12 are -- ensures that the residents who are moving
13 into new housing are income eligible and can pass
14 background checks that make them good neighbors.
15 Most Public Housing Authority residents are good
16 neighbors, but our management structure ensures
17 that everyone is a good neighbor.

18 We use the money that we have to help
19 create jobs in the Philadelphia City and
20 surrounding communities. We are an economic
21 engine, because we have construction projects
22 in the recent past and in the upcoming 5-year plan
23 where we are generating more than \$3 billion that
24 otherwise would not be in the Philadelphia

1 economy.

2 As a result, there were more than 2,000
3 new hires for PHA construction projects between
4 2009 and 2010, in that year. Almost 30 percent of
5 those new hires were public housing residents,
6 residents of the immediate community. In Queen
7 Lane's case that would be 19144. And then
8 residents of the larger community and the City.
9 That's because PHA adheres to a Section 3 policy,
10 which targets public housing residents and
11 low-income residents in the communities that we
12 serve, to help everyone benefit from the
13 construction work that we do, and develop and have
14 a job that leads to jobs elsewhere. I'm going to
15 talk at the end about some of our social service
16 programs that help make that a reality.

17 We're going to show you a video now that
18 describes the kind of work that we've done,
19 because we assume that everyone doesn't know
20 everything that we've done. So, this is a
21 vignette of just some more recent things. Again,
22 not everything that we do.

23 * * * *

24 (Whereupon, there was a

1 video presentation.)

2 * * * *

3 - MR. JOHNS: So, that's just some of the
4 work that we've been doing over the past 10, 15
5 years. And we're an organization that's committed
6 to change. An organization that is committed to
7 making a difference in communities. An organization
8 that's committed -- committed. When I say
9 committed, I mean committed from the heart, to the
10 folks that are here, to making a difference in
11 communities that we live in and that we work
12 in.

13 How do we get there? A lot of the
14 developments that you saw were done with
15 low-income housing tax credits. And that's a
16 funding source -- a funding system that allows
17 private markets to be a part of affordable
18 housing. So it ends up being a win/win for the
19 economy, for the private market, and for The
20 Philadelphia Housing Authority and low-income
21 residents.

22 And I'm going to ask Kyle Flood,
23 who is the planner and program manager, to talk a
24 little bit about what the tax credit process is.

1 MR. FLOOD: I know it's the holidays and
2 I think the last thing anyone wants to be talking
3 about is taxes and tax credits, but that's how we
4 have accomplished what we have in the past 15
5 years or so, and that really is what sets apart
6 the new developments from the previous
7 developments that you saw in the video.

8 So, we've rebuilt using the low-income
9 housing tax credit program. 15 sites, all
10 throughout the City, North Philly, West Philly,
11 South Philly, Germantown. And basically the tax
12 credit program is a -- it's a Federal tax credit
13 program that's administered here in Pennsylvania
14 by a group called the Pennsylvania Housing Finance
15 Agency. So, what the tax credit basically is
16 is -- it's given to developers who want to develop
17 rental housing for low or moderate-income
18 families, seniors, people with disabilities and
19 like that. And the tax credits are then sold to
20 private investors, which are typically pension
21 funds, insurance companies, mutual funds, that
22 don't have any impact on the actual operations of
23 the sites, they just -- they just have tax
24 liability that they're trying to -- try to write

1 down in exchange, you know, we get this public
2 good, which is the development of low and moderate
3 income housing for families. . . -

4 So, the tax credit is an annual tax
5 credit you get for ten years. The investor will
6 typically give us the funds for it all at once so
7 we can use it to develop the sites or redevelop
8 the sites, but what really sets this program apart
9 is that it has to be operated in compliance with
10 the Tax Credit program for up to 30 years. And if
11 we don't operate the development in accordance
12 with the maintenance and occupancy standards that
13 the funder has set forth, the IRS can actually
14 come in, take those tax credits back, either a
15 portion or in total. And so obviously the
16 investor who, you know, will have to pay more
17 taxes, they don't (unintelligible) the investor
18 will come and check. PHFA checks. The IRS
19 checks. So, it's not just PHA. PHA screws up, in
20 the past it, you know, with a very little impact.
21 Now if PHA screws up, you know, the IRS is mad,
22 the PHFA is mad, investors are mad. People are
23 checking. We're accountable to more than just
24 ourselves.

1 So, that's the main difference between
2 our older sites and our new sites which are
3 developed with this Tax Credit Program. And as I
4 said before, this is only for the development of
5 rental housing. It's not for home ownership, it's
6 for, you know, low and moderate status.

7 So, I'll turn it back over to Mike.

8 MR. JOHNS: And, again, at the end of
9 our presentation we're going to take questions, so
10 you may have some more questions for Kyle or some
11 of the other presenters.

12 This is a site that has some historic
13 significance. It is or may be the oldest potter's
14 field in -- well, definitely in the City, but may
15 be one of the oldest in the country.

16 It was a site -- a horrible site of what
17 was used as a burial ground for what was termed
18 back in the early 1700s as the graveyard for
19 strangers, meaning folks that didn't live in the
20 Germantown settlement area, and for negroes and
21 mulattoes. So, this is hallowed ground, as
22 someone mentioned in a letter that was sent to The
23 Housing Authority. And so we take pride in
24 knowing that we will give this location the utmost

1 respect in terms of what we do, how we treat the
2 persons that may or may not still be there.

3 We plan, as part of this process, to
4 create some type of monument in respect to those
5 that have come before us, that whose shoulders I
6 stand on, and some of us -- all of us stand on.

7 And, um, have a ceremony that recognizes
8 the fact that at the time that this burial ground
9 was created, people like me had to be buried
10 there. And it's sad.

11 The good thing about this burial ground
12 is that you have folks like me, like that Sheena,
13 like Rolanda, like Kyle, like our consultants, who
14 treat and respect our history. And, again, we
15 maintain and will definitely make sure that we do
16 the right thing as it relates to this burial
17 ground.

18 And as a matter of fact, as I move
19 through this presentation, you will see how even
20 before I even knew that this was an historic
21 gravesite, and we started planning the site, the
22 ultimate plan for the site as it developed,
23 actually took place is what we did without me even
24 knowing, respected the history of the potter's

1 field.

2 This is Queen Lane. This is from 1871.
3 This is Queen Lane. - This is the Potter's Field.
4 This is Pulaski Avenue. There were properties
5 that fronted on Pulaski Avenue. There were
6 properties that fronted on Penn Street, and there
7 were properties that fronted on what was called
8 Patton Street then (indicating).

9 1901. Again Pulaski. Houses that front
10 on Pulaski, Penn and Priscilla now. This is
11 another plaque from 1948. Again, this was a
12 playground, this had been transferred to the City
13 for a playground, so it was the exact boundary of
14 the potter's field. Again, you can see that
15 properties surround the site.

16 The original potter's field. The
17 original row houses that surrounded the potter's
18 field. This is the current highrise
19 site. You can see how it's set overtop of a
20 portion of the potter's field. So when the
21 highrise was developed, this entire portion of
22 potter's field was -- was taken up, was removed,
23 to create the highrise site.

24 In order to create a highrise, you can

1 imagine that the foundations go very low, and so
2 they had to deal with a part of the potter's field
3 at that time. -

4 In our proposed plan, if you look
5 underneath -- as you can see the houses, the old
6 original houses, and then the potter's field,
7 you'll see our plan. So, as you can see from this
8 plan, our current plan covers the area or part of
9 the area where the current highrise sits. We will
10 have houses that front along Pulaski. Some houses
11 that fronts along Penn, and houses that fronts
12 along Priscilla.

13 And we're proposing on the interior
14 court or interior space, as a great space
15 with potential -- potentially play equipment
16 and/or parking, which will come out of a charette
17 that we plan to have on January 5th, with the
18 community, to give us input into the design of
19 that space and the use of that space.

20 That space will be open to the public.
21 Will be open to the community. There will be a
22 community room as part of that plan also. So, if
23 you just go back for a moment. The original
24 potter's field. You can see that our plan really

1 does respect the potter's field that was there,
2 probably more so than the current plan now with
3 the highrise there.

4 And, again, I'm going to ask Nicole
5 Tillman, who is PHA's inside architect, to talk a
6 little bit about, in a minute, the details of the
7 plan that we propose.

8 Now, because this is an historic site we
9 engaged some archeologists, and we asked them to
10 take a look at our preliminary plans, and based on
11 his understanding and his research of the site
12 what was -- what did he believe was the -- were
13 issues. And these were his exact comments -- in
14 fact, he's here tonight (unintelligible) for
15 questions.

16 He said concept plans for the project
17 indicate that within the historic boundaries of
18 the potter's field, the majority of the deep
19 construction work is to take place within
20 the area that has previously been disturbed by the
21 existing multi-story building at the site. No
22 burials are likely to be present in the area now
23 occupied by the multi-story building.

24 The green space and parking, ultimately

1 proposed by the charette, areas to be constructed
2 within the historic boundaries of the potter's
3 field are unlikely to extend to a depth that would
4 disturb burials in this area. Some of the
5 archeological activities that will take place
6 during pre-construction, there's wraparound
7 research in terms of what was there on the site
8 and what we need to do in terms of the historic
9 significance. Our program (unintelligible)
10 agreement is done between folks at HUD,
11 Pennsylvania Historic and Museum Society is
12 involved, and the Philadelphia Housing Authority.

13 During construction there is a Phase
14 I archeological survey, which is consistent with
15 Federal guidelines and Historic Preservation --
16 Historic Museum Commission guidelines.

17 During construction phase -- there's a
18 Phase II and Phase III, archeological survey if
19 the Phase I indicates there is some significant
20 impact. And at post-construction there is
21 archeological analysis, a report is prepared.

22 So, The Housing Authority has made a
23 concerted effort to make sure that we respect the
24 remains, if there are any remains left at that

1 site, that we work appropriately with -- with the
2 right organizations, with the -- within Federal
3 guidelines to assure that we respect those persons
4 that may or may not still be located there.

5 And at this point I'm going to ask
6 Nicole to come up and talk about the design plan.

7 NICOLE: The new development would have
8 55 residential units, nine of which would be one
9 bedroom units. They would (unintelligible)
10 Queen Lane. We would have 36 two-bedroom units
11 also along these three streets. And twenty
12 three bedroom units, ten of which are townhomes on
13 Pulaski Avenue. And the rest are scattered around
14 the sites as well.

15 There is a community room right at the
16 corner of Priscilla and Queen Lane. And the
17 management office for the site itself right next
18 door to it. Now, the green space that we are
19 proposing in the middle of the development, we
20 would need to get together with a community
21 representative so we can join forces to design
22 that green space so it is accessible for the
23 community and PHA together that works well for our
24 children and that is really safe for everybody.

1 Our -- our apartments range in -- in --
2 in area from 700 square feet up to 12, 1300 square
3 feet. So we're not proposing really tiny little
4 space -- spacious, really, area well-opened units
5 that we are proposing.

6 As you can see, there isn't a lot of
7 houses like all in a row or stacked on top of each
8 other. Most of the houses actually feel like they
9 are single homes or row homes, even though they
10 are three units on top of each other, next to each
11 other, but they are the same as if they were
12 really separate, like a row home style.

13 We tried with our elevations to match
14 the neighborhood, the Germantown feel, so we're
15 not building something that doesn't belong in the
16 neighborhood either.

17 Along Pulaski we kept the houses very
18 similar to the ones across the street, along
19 Priscilla we did the same thing. So we are just
20 the same as the neighborhood. This is, as far as
21 (unintelligible) I hope you understood what a
22 charette means. It's when you join up with the
23 community to come up with a -- an acceptable
24 design.

1 Mike, I give it back to you. Oh, we got
2 (unintelligible) units. The city and the Federal
3 government require us to have five percent of the
4 spaces needs to be accessible (unintelligible)
5 units. We're distributing the units according to
6 the percentage that we have the (unintelligible).
7 We have nine bedroom units -- nine one-bedroom
8 units -- we are proposing two of them to be
9 accessible.

10 We have 26 two-bedrooms, we are also
11 suggesting that -- we propose that three
12 of them are accessible. And one of the
13 three-bedroom units also to be accessible. That
14 is also a part of the (unintelligible), because
15 it's better for the community, actually.

16 So, all in all we have 55 residential
17 units, one community room, and a management
18 office.

19 Now, for the schedule for construction,
20 I would pass it on to the project manager, who
21 will explain to you when the demo starts and the
22 steps from there on.

23 Thank you.

24 MR. KUHAR: Good evening. My name is

1 Tom Kuhar. The project was recently awarded to
2 Dale Corp. Dale has built many projects for us.
3 A lot of the projects that you saw flash up on the
4 screen from Cambridge, Lucian Blackwell, Plymouth
5 Hall, Nellie Reynolds Garden, they were all built
6 by Dale Corp. for us. They have a very long
7 successful track record.

8 We are in the process of planning
9 demolition. At this time they are working to
10 bring a implosion contractor on board. Once the
11 implosion contractor has been identified we'll
12 have meetings with the City to set up a plan for
13 when it will take place. Prior to any work being
14 done we will have public meetings, the CM, Dale,
15 and their implosion contractor will meet with the
16 public two to three months in advance and hold a
17 series of meetings so that everybody is informed
18 about the process and what to expect.

19 We anticipate being done with completion
20 by the middle of August. Construction should be
21 able to start slightly before that, we can get the
22 new construction underway while we're still
23 finishing the removal of debris from the site.
24 Construction will take one year.

1 In addition, this project is anticipated
2 to create about 99 jobs. Of those, 52 would be
3 new, which means an additional 16 Section 3 jobs.
4 Dale Corp. has an outstanding record of bringing
5 in minority contractors, women contractors,
6 Section 3 businesses to participate in the
7 projects.

8 And upon completion of the project we
9 turn it over to an organization called
10 P-A-P-M-A-C, PAPMAC to operate it, and Ms. Sheena
11 Pickron will speak about the operation of the
12 building.

13 MS. PICKRON: Good evening. Queen Lane
14 will be a part of our low-income housing tax
15 credit program, which will be managed by the
16 Philadelphia Asset and Property Management
17 Corporation. And PAPMAC is an affiliate of the
18 Philadelphia Housing Authority, and we manage all
19 of the PAPMAC developments throughout The Housing
20 Authority.

21 Queen Lane -- we will probably start the
22 wait list process for Queen Lane six months prior
23 to the end of construction. We will accept
24 applications on-line. We will begin our

1 advertising via radio, banners on the site, as
2 well as newspapers.

3 Once we begin to accept applications
4 we'll process applicants for -- by date and time.
5 We will conduct criminal and credit background
6 checks, as well as verify your income sources.
7 And conduct a landlord reference.

8 We will also -- a lot of things --
9 people get confused about paying -- what the tax
10 credit development is is the rent. The tax
11 credits properties are affordable housing, so the
12 rent would still be calculated at 30 percent your
13 income. Queen Lane will be a mixed-income
14 development, which means that all of the families
15 residing at Queen Lane will -- the income range
16 will be between zero and 48,000. So that all of
17 the units will be set aside in various income
18 tiers, so that everyone will be eligible or can
19 apply, and there will be a mixture of different
20 income ranges on the site.

21 MR. JOHNS: I'm going to ask Rolanda to
22 come up now and talk about our community and
23 support services plan for this development.

24 MS. WILSON: The Philadelphia Housing

1 Authority provides community and supportive
2 services to residents that live in our
3 properties. For all of our tax credits properties
4 we offer the same kind of services as we offer to
5 all of our other residents.

6 We have programs for children and youth.
7 We have programs for adults. We have programs for
8 seniors. And they will be offered to the
9 residents of Queen Lane, because we know what the
10 real estate industry tells us and what we found
11 out from our own experience, that people who are
12 doing well, people who are improving their
13 economic condition, people who are -- whose
14 children are doing well in school, who are
15 working, who are growing their businesses, they
16 take care of properties better.

17 And so the better the property is taken
18 care of the better the residents feel. The better
19 the residents feel, the better the property is
20 taken care of. It's a win-win for everyone.

21 Our job skills training programs are
22 free to people who reside in our properties. We
23 have training programs in the healthcare field, in
24 business development. We look at what the

1 emerging and growing industries are in the City of
2 Philadelphia, and those are the training programs
3 that we contract with. We don't do those programs
4 ourselves, we contract with experienced job skills
5 training providers, and what we find is that our
6 residents do finish the training, get jobs in
7 Philadelphia, move out of public housing because
8 they don't need affordable housing after they have
9 earned their careers.

10 We have senior programs. We have
11 contracts with the Corporation for Aging that
12 support our seniors. And the -- all of our
13 supportive services, I can go into detail with
14 anyone who wants to know what particular services
15 we offer, I can go into great detail, but I don't
16 want to hold you up tonight.

17 We're quite proud of our services. Our
18 pre-apprenticeship program I do want to talk
19 about, because our pre-apprenticeship program
20 teaches -- we have union --

21 MR. JOHNS: Trainers.

22 MS. WILSON: Trainers from the trade
23 unions in Philadelphia who are carpenters,
24 plumbers, electricians, and painters that train

1 our residents on the construction projects that
2 you've seen. A lot of them have worked on these
3 buildings, and from there they sometimes come to
4 work for The Philadelphia Housing Authority
5 itself, and many of them go to work with
6 contractors who have work in Philadelphia, in the
7 surrounding counties, in New Jersey, in Delaware.
8 If you're in construction you know you have to go
9 where the work is. And so they go to bigger and
10 better things.

11 Our pre-apprenticeship people painted
12 Jeff Lurie's office at the Linc, and we have a lot
13 of other different, uh, stories to tell you
14 about how well our people do as a result of the
15 jobs skills training and other programs that we
16 offer.

17 We're getting ready to have questions,
18 and so I would like for people to raise your hands
19 if you want to ask a question. But if you have
20 to -- oh, I'm sorry, okay. You will have to go to
21 the microphone and state your name, because
22 this -- the stenographer, she's recording the
23 questions. If you'll go to the microphone and ask
24 your question.

1 If there are too many questions that
2 will keep us too late, please write your question
3 on the three-by-five index card. The next time we
4 get together we'll be prepared to answer any
5 questions that we're not able to get to today.

6 Yes, sir. You're first. Thank you.

7 MR. WATERFORD: I got around here pretty
8 quick, huh. Okay.

9 The last time I was here --

10 MS. WILSON: I'm sorry, can you state
11 your name.

12 MR. WATERFORD: My name is John
13 Waterford just like the crystal. Once I figure
14 out my lineage I probably won't be here anymore. All
15 right, but anyhow.

16 The last time I was here I had a variety
17 of questions regarding this project. Tonight my
18 question has basically been limited or downgraded
19 or whatever word you want to choose, to a specific
20 area. And that area being demolition. Okay.

21 I live approximately 2,000 feet from
22 this property. From this -- not using the word
23 project. (Unintelligible) okay. All right. I
24 want to clear that up.

1 And in regards to that, my number one
2 issue, and the number one issue of my neighbors
3 are your demolition plans. . . Okay... If you're going
4 to implode this project, implode this building,
5 okay, then what safeguards do I have, what
6 safeguards do my neighbors have in regards to our
7 pipes being broken as -- as a result of your
8 implosion, and what safeguards do we have in regards
9 to our structures being cracked in regards to your
10 plans?

11 And before this plan goes forward, we
12 want some kind of guarantee in regards to what's
13 going to happen down the road in regards to our
14 property. And we want it in writing, and we want
15 somebody to answer our questions.

16 MS. WILSON: And we have answers for
17 you. Thank you.

18 Our construction management firm, Dale,
19 is going to answer your question, sir.

20 MR. FARRAR: Good evening. My name is
21 Jay Farrar. I'm from Dale Corporation. I'm the
22 Director of Operations with Dale.

23 To address your question to the best
24 that we can tonight, as Mr. Johns said earlier

1 today, we will be contracting with a professional
2 implosion contractor. When that takes place they're
3 required to do a survey of the entire affected
4 area. Okay.

5 That survey will result in bringing
6 further information to the community in the
7 upcoming meetings that they discussed. Part of
8 monitoring during the implosion will be -- there
9 will be security to make sure that nobody enters
10 into the area that shouldn't enter into the area
11 at that point in time to do things to the
12 neighborhood, as well as the building that's being
13 imploded. There will be seismic controls and
14 monitoring as well that, you know, bringing down a
15 building such as this will create a certain
16 impact.

17 This is recorded, and the recordings
18 will show whether or not the seismic activity was
19 great enough to cause specific damages. If there
20 is any kind of damage that's done as a result of
21 the implosion, which we don't expect that there
22 will be, this has happen -- this happens all the
23 time, then each individual circumstance will be
24 addressed as far as its -- its importance, as

1 well -- if it's an emergency or if it's something
2 minor. If it's an emergency it will be taken care
3 of right away.

4 As it stands right now, there's not much
5 more we can tell you, because we need to get the
6 survey information so that we can
7 (unintelligible).

8 MS. WILSON: Within two to three months
9 before an implosion there will be a series of
10 meetings with the community, and individual
11 households will be -- we'll go house to house,
12 property to property, and talk with people.

13 Thank you very much, Mr. Waterford.
14 Thank you.

15 MR. PAMIER: Greg Pamier.

16 MS. WILSON: Mr. Pamier, could you just
17 quickly say how close to Queen Lane you live.

18 MR. PAMIER: Yes, I live at 221 West
19 Winona Street. I've lived in this immediate
20 neighborhood for 53 years. And I grew up playing
21 on that playground.

22 My question is, and we're glad the
23 building is coming down, because many of us in
24 this room have experienced a lot of problems as a

1 result of mismanagement of that building, so I
2 think that we would all agree that the building
3 - should come down. - It has not functioned as it
4 might have functioned had it had better
5 management.

6 But the other question -- the real
7 question I have is, there are many abandoned lots
8 and abandoned houses in the community. And the
9 last time we met I gave to The Philadelphia
10 Housing Authority a list of those city owned and
11 Philadelphia Housing Authority owned abandoned
12 houses and abandoned lots. All -- not only around
13 this proposed development, but all scattered
14 throughout the neighborhood.

15 Why isn't The Philadelphia Housing
16 Authority renovating the existing Philadelphia
17 Housing Authority abandoned houses and building on
18 the existing Philadelphia Housing Authority and
19 City of Philadelphia owned abandoned lots so that
20 our new neighbors that we know need housing, and
21 we're glad to provide housing for them, live both
22 in the community, but scattered around the
23 community where these abandoned houses and
24 abandoned lots are, so that they're not living

1 across the street from someone, as they will be if
2 your proposed plan should go forward?

-3 MS. WILSON: Mike Johns is going to
4 talk about our -- how we prioritize at The Housing
5 Authority. What it is we do, and where it is that
6 we do it.

7 MR. PAMIER: He's going to answer that
8 question too?

9 MR. JOHNS: Yes. I got into next --
10 yeah, I think I mentioned this at the last
11 meeting. With regard to the scattered sites, we
12 had two auctions. One was -- we sold 400
13 properties, the other we sold about one hundred
14 properties. I believe about 12 or so were in this
15 immediate ZIP code for private folks to come in
16 and do development.

17 We talked about publicly owned property,
18 City-owned property. The City is currently
19 working on a vacant property strategy overall,
20 and so I can't speak specifically to the City of
21 Philadelphia's future plans for the scattered
22 sites that are vacant property that they own
23 in the community.

24 In terms of what we own in this

1 immediate area, we don't own a lot of property
2 that is vacant. In fact, in this ZIP code I
3 believe we own -- I believe we own three. Three
4 vacant -- one's a vacant lot, one is a vacant
5 building, and one is (unintelligible).

6 So, there's not a whole lot that we
7 really own. The tracts that we own in this
8 neighborhood is all occupied. And we do have a
9 home ownership program for any public housing
10 resident that's elig -- it's called the 5-H
11 Program, home ownership program. And any public
12 housing resident is eligible or --
13 (unintelligible) is eligible to buy the house that
14 they live in. Of course, if they can meet, you
15 know, certain requirements in terms of them
16 getting a mortgage and whatnot.

17 I'll ask Sandra, who is head of our
18 scattered sites program to talk about sort of what
19 we own, what's still out there in our scattered
20 sites.

21 SANDRA: Good evening, everyone. In
22 this immediate ZIP code, PHA owns eighty
23 properties total, whether that be occupied,
24 vacant, standing, lots. There's only one existing

1 lot that is scheduled to go up on a similar
2 auction style, as Mike Johns just described, in
3 this ZIP code.

4 We have 61 occupied units in the ZIP
5 code. There are two units that are vacant that
6 we're currently rehabbing to occupy. And there
7 are 12 others that we sold. The home ownership
8 program, called the 5-H program that Mr. Johns
9 also mentioned, we have three units that have
10 recently been sold via this program in this ZIP
11 code.

12 For that program all of the 61
13 occupants would be welcome to apply to see if they
14 meet the minimum criteria for that, and meeting
15 with them to, you know, reach out to all of our
16 scattered site participants to see who meets those
17 eligibility criteria to encourage home ownership.

18 I hope that answers some of your
19 questions.

20 MS. WILSON: Thank you.

21 MS. MATTHEWS: Hello, everyone. My name
22 is Kimberly Matthews, and I'm currently a Habitat
23 for Humanity homeowner on Priscilla Street.

24 (Unintelligible) all aware that Habitat

1 for Humanity houses 11 families on Priscilla
2 Street. We are proud to be able to share
3 residency with three PHA families. I'm also the
4 Habitat for Humanity Board Director.

5 (Unintelligible) there is an abandoned house at
6 5332 Priscilla Street, which Habitat has networked
7 with PHA, I'm proud to say have purchased the
8 property approximately 20 years abandoned, and
9 we're going to now make it a Habitat rehab, and to
10 restore it (unintelligible).

11 Our main goal is to
12 (unintelligible) the beautification of the
13 neighborhood. We have to all come together. I
14 commend PHA for your -- all of your efforts that
15 you've done. You weren't able to help me, but you
16 have helped many Habitat for Humanity
17 (unintelligible).

18 With that, my concerns were basically
19 the demolition and the explosion. I really have
20 concerns about that. I have a special needs
21 child. My child has spastic cerebral palsy. And
22 I'm really concerned about asbestos, whatever's
23 going airborne. I'm really concerned about
24 that.

1 So I would like to serve on any
2 committees that you have to talk about that. You
3 know, I come (unintelligible) with open arms to
4 help and assist.

5 MS. WILSON: Thank you. If you will see
6 me afterwards, I want to make sure that I know
7 where to find your name on all these sign-in
8 sheets. And we (unintelligible) to sign in.

9 Thank you so much.

10 MS. MATTHEWS: And thank you.

11 MR. HESTALL: Hello, my name is Mark
12 Hestall. I'm a lifetime resident. I live about a
13 block away from where (unintelligible) is. I just
14 have two real quick questions.

15 One is, what's the percentage of home
16 ownership over at Schuylkill Falls. And the other
17 one is, how do you guys -- how are you guys going
18 to handle -- if you find some remains over here,
19 how are you going to handle it from that moment
20 on, and how are you going to honor
21 (unintelligible) move folks, because they're in
22 their rightful burial place (unintelligible)?

23 I mean, those are the little things that
24 we're concerned about.

1 MR. JOHNS: Thank you. I'll take the
2 first question, and that was Schuylkill Falls.

3 - We have -- on the affordable side of
4 the -- (unintelligible) I believe we have 28 that
5 are home ownership, and then and there was a -- a
6 Hope 6 (unintelligible) available and a portion of
7 the site was developed by private
8 (unintelligible).

9 For the second question we actually have
10 the archeologist here, would like to answer that
11 second question.

12 So, this is Dr. Ken. Dr. Ken.

13 DR. KEN: At this point in time we're
14 really not anticipating finding burials.
15 Generally what happens is if you find a burial,
16 you get together with the project team and
17 determine if it's an area that you can shift away
18 from. If it's a utility transfer that's going to
19 go there, then you move the utility transfer
20 itself from the active burial.

21 If you find one where you cannot do
22 anything with, then there's a process you have to
23 go through with the City as to paperwork
24 (unintelligible) and get everyone to agree where

1 you're going to take the body, how
2 (unintelligible) and where you're going to
3 re-inter.

4 Generally, people like to be interred in
5 the same location that they're removed from.

6 MR. HESTALL: So, in other words,
7 they're there, then they should stay there.

8 DR. KEN: And that's the way the law
9 is actually written now, is that you try not to
10 remove bodies whenever possible.

11 MR. JOHNS: Thank you very much.

12 UNIDENTIFIED SPEAKER: My name is
13 (unintelligible), and I'm here on behalf of State
14 Representative Donna white Austin.

15 This is a concern that comes up often
16 with the whole Queen Lane thing. I do understand
17 that you guys are applying for a four percent tax
18 credit. And I believe that that allows other
19 organizations and businesses to buy these credits
20 and basically help kind of pull them up. And what
21 that means to people, it's a lot of people that's
22 interested in home ownership. So, I'm a little
23 unsure of PHA's plans on promoting home ownership
24 within Queen Lane, and why isn't the community --

1 like people individually, why can they not
2 purchase these tax credits to become home owners
3 of these properties?

4 Why isn't like a portion being kind of
5 set aside for people to become home owners, that
6 will allow them to buy that tax credit to become
7 the owner of the property?

8 MS. WILSON: It's a good question, and
9 Kyle Flood is going to answer that and explain
10 again that the tax credit money is simply not
11 eligible for home ownership, and he'll explain
12 why.

13 MR. FLOOD: Sure. So the tax credit
14 program, as I mentioned, you can only use it to
15 develop rental housing. It's only for rental
16 housing.

17 Regarding people purchasing the tax
18 credits individually for themselves, it's -- it's
19 basically just reducing your liability. It's
20 similar to if you have a child you get a child tax
21 credit. So if you owed, you know, \$2,000 in taxes
22 to the government, you have a \$1,000 tax credit,
23 now you only owe 1,000. So you're not really --
24 you're not really, um, getting anything from it,

1 you're basically spending a dollar to get a dollar
2 in tax credit savings, if that makes any sense.

3 - So, if you were to buy a thousand
4 dollars in tax credits, you would just reduce your
5 taxes by -- let's say a thousand dollars,
6 basically. So it doesn't really get you
7 anything. You don't save anything. It doesn't
8 help you in, you know, saving up a down payment to
9 purchase a home or anything like that, it's
10 just -- it's just a tax credit that large
11 companies typically will buy at like cents on the
12 dollar. So they'll buy it for 95 cents on the
13 dollar say, so they're spending 95 cents to get a
14 dollar's worth of tax credits. But multiply that
15 by millions of tax credits that these large
16 institutions buy, that adds up to quite a
17 significant savings for them.

18 Does that answer your question a little?

19 UNIDENTIFIED SPEAKER: A little. I'm
20 just a little unclear as -- you're saying like a
21 lot of businesses buy these tax credits --

22 MR. FLOOD: Right. Right.

23 UNIDENTIFIED SPEAKER: Thousands of
24 dollars and --

1 MR. FLOOD: Right, right.

2 UNIDENTIFIED SPEAKER: And they
3 basically don't get anything. But does that allow
4 them to somehow be in partnership with you guys?

5 MR. FLOOD: Yes.

6 UNIDENTIFIED SPEAKER: Then why isn't
7 that offered to the community individually --
8 individuals --

9 MR. FLOOD: Right.

10 UNIDENTIFIED SPEAKER: -- the same
11 aspect --

12 MR. FLOOD: Yeah.

13 UNIDENTIFIED SPEAKER: -- that's what
14 I'm unclear about.

15 MR. FLOOD: Yes, I just -- they have to
16 purchase tax credits from us, so they have to
17 spend money to get them. So, it's not just a free
18 tax credit that reduces your taxes.

19 So, if you're not -- you're not going to
20 get anything unless you do it in large volumes of
21 tax credits. So, that's typically why
22 institutions have been the primary purchasers for
23 the tax credits.

24 UNIDENTIFIED SPEAKER: Okay.

1 MR. JOHNS: These are large
2 institutions. These are -- these are very large
3 institutions. These are pension funds, those are
4 the types of organizations, Wachovia, you know,
5 are investors. These are huge organizations
6 that -- that do -- that do the tax credit deals.
7 So, it's not individuals, unless you're Bill
8 Gates, that will do a tax credit deal.

9 MS. ADAMS: Hi. I have a cold, so
10 excuse my voice.

11 UNIDENTIFIED SPEAKER: Excuse me, can we
12 ask you to step up to the mike.

13 MS. ADAMS: Okay. My name is Katherine
14 Adams. I'm a Philadelphia native. I've lived in
15 Germantown --

16 MS. WILSON: How -- how close do you
17 live to the --

18 MS. ADAMS: I live about three blocks.
19 I can see it from my bedroom window. I'm sure a
20 lot of us here can.

21 I've lived in Philadelphia all my life
22 I've lived in Germantown since I was 12. We
23 decided to purchase a property. We chose
24 Germantown. We chose Germantown.

1 So, there was a statistic that was used
2 in your Power Point speaking about, to this
3 neighborhood, to this ZIP code, -59 percent are
4 renters. Do you know why 59 are renters, because
5 this is affordable. Why is it affordable? That's
6 a different question. It's affordable. It's not
7 because people can't buy here. Some people can't
8 rent other places or whatever, people choose to
9 live here. So you (unintelligible) we're choosing
10 to be here. That's sort of the premise for our --

11 MS. WILSON: I live nearby. Go ahead.

12 MS. ADAMS: Okay. That's my -- that's
13 what my conversation is.

14 So, you spoke about revitalization. And
15 typically what I'd like to know is, what is the
16 percentage of people who are income eligible who
17 fall into that \$40,000 income bracket, what's that
18 typical percentage (unintelligible) PHA Housing.
19 That's my first question.

20 And the next question just -- and I
21 assure you it's not as long. My second question
22 is notification. I was not notified of this
23 meeting by PHA, I was notified by a neighbor, and
24 I thank them very much for notifying me.

1 What is the definition for the
2 surrounding community of this area? If three
3 blocks isn't it what is it? And what are you
4 going to do to make a difference, make sure me, my
5 other neighbors (unintelligible) design meeting
6 which is January 5th, demolition notification.
7 Um, air quality -- air quality test. How are we
8 going to know what we need to do, close the
9 windows don't go outside, don't go down the
10 street? If we're not notified we're not going to
11 know that.

12 Thank you.

13 MR. JOHNS: I believe your first
14 question was about incomes and folks that --

15 MS. ADAMS: Yeah. You're saying 59
16 percent of the renters being in our ZIP code.

17 MR. JOHNS: Yes. The calculation --

18 MS. ADAMS: The highest in the -- why is
19 that --

20 MR. JOHNS: (Unintelligible) highest in
21 the City.

22 MS. ADAMS: You said 59 percent.

23 MR. JOHNS: It is higher than the
24 City average --

1 MS. ADAMS: All right.

2 MR. JOHNS: The overall City's

3 - average --

4 MS. ADAMS: So (unintelligible) --

5 MR. JOHNS: It's -- no, if it was --
6 and if it came out or if you perceived it as that
7 it wasn't, it was a matter of fact. That's all
8 I've been saying is a matter of fact. As a matter
9 of fact, there's 59 percent renters that are in
10 this ZIP code. That's it.

11 And people choose -- like you said,
12 choose to live here. And, unfortunately, The
13 Housing Authority with that highrise being there,
14 I'm quite sure people did not wish they lived
15 across from the highrise, because of all of the
16 issues of the highrise. So, if they had their
17 druthers they would choose to move away from the
18 highrise. We know that as a fact too.

19 So, we made a concerted effort and
20 commitment to demolish the highrise and to return
21 the site back to a low density development for
22 affordable housing that people would again choose
23 to want to live next door to a new development
24 that The Housing Authority owned would be a part

1 of our (unintelligible). I think that's the first
2 question.

3 What was the second? --

4 MS. ADAMS: And the second part really
5 moves to that, what's your typical percentage of
6 that higher income bracket, income eligible, to
7 buy or rent into PHA development. How many people
8 are making \$40,000 a year living --

9 MS. PICKRON: What we normally do at
10 these -- at the developments, we have -- we set
11 aside 30 percent of the units at the lowest income
12 tier, 30 percent of the units at the medium income
13 tier, and another 30 -- well, 33 percent, I'm
14 sorry, at the highest tier. There'll be 33
15 percent -- it will be a mixed-income development.

16 MS. ADAMS: So that's set --

17 MS. PICKRON: Yes.

18 MS. ADAMS: -- that's it --

19 MS. PICKRON: Yes, those laws will be --

20 MS. ADAMS: That's all --

21 MS. PICKRON: -- established by the
22 State and given to us. That's how we will lease
23 up the property. And what we -- when we establish
24 a site-based waiting list for this development,

1 we will pool the families according to the
2 requirements. All of the units will have a tier
3 associated with it, and that's how we'll process
4 the applicants off of the waiting list to ensure
5 that we adhere to those guidelines.

6 MS. WILSON: How many people are on the
7 waiting list, say, for Paschall, that just opened?

8 MS. PICKRON: We currently have over
9 5,000 applicants at our Paschall development, what
10 is currently being leased up now. And there's a
11 hundred units there.

12 Throughout PAPMAC wide we have two --
13 just about 2,000 units PAPMAC wide, with over
14 30,000 applicants on those waiting lists.

15 MS. ADAMS: Then last question about
16 notification and what is your surrounding
17 community -- how is it that -- designed up to
18 today and how will that change to include me?

19 MS. WILSON: Okay. We -- we -- I went
20 on the Board of Revision of Taxes. I cut and
21 pasted every address two blocks in any direction
22 from Queen Lane, and that is how we sent our
23 mailings out.

24 MS. ADAMS: When were they sent?

1 MS. WILSON: Um, this -- for this
2 meeting they started -- we sent some out on
3 Friday, some out on Saturday, and some out on
4 Monday.

5 MS. ADAMS: For a Thursday night
6 meeting?

7 MS. WILSON: Yes. I'm sorry. I sent
8 them out, okay. I personally went to the post
9 office and put them in the post office. I put
10 stamps on the letters. I personally did that.

11 MS. ADAMS: Do you have a number? Was
12 it 300 homes, or do you have an idea --

13 MR. JOHNS: We can get that information.

14 MS. WILSON: (Unintelligible).

15 MR. JOHNS: We can make that information
16 available.

17 MS. WILSON: (Unintelligible).

18 MS. ADAMS: (Unintelligible) meeting on
19 January 5th.

20 MS. WILSON: Okay. Thank you.

21 MS. HARPER: Hi. I'm Shelly Harper, and
22 I also live within 2,000 feet of this property.
23 I am -- a couple of things.

24 Has PHA looked at the alternative to

1 match whatever this four percent tax credit is?
2 And when you referenced 5-H in terms of home
3 ownership in this meeting I'm trying to figure out
4 is there a matching possibility with going after
5 additional developers that might be private, so
6 that therefore maybe you can separate -- say,
7 well, 50 percent of it might be homes
8 (unintelligible).

9 Have you actually gone through that
10 process of trying to get matching funds?

11 MR. JOHNS: Over the past couple years
12 or so we had looked at other funds to do some work
13 here at the development, but it was determined
14 that the low-income housing tax credit four
15 percent was the best solution and not --
16 (unintelligible) for the Philadelphia Housing
17 Authority to do this development.

18 In terms of the issue of home ownership
19 that we tend to get back to. I believe that the
20 statistic that we showed in the presentation, that
21 there is an enormous need for affordable rental
22 housing. Let me be clear, we are demolishing and
23 we are going to remove about 119 families.

24 (Unintelligible) a hundred and nineteen families

1 from this development.

2 We are committed to bringing back less
3 than half of that, back to this development. And
4 Sheena just spoke, that on the development that we
5 completed just recently (unintelligible) a hundred
6 units, we have 5,000 people on the wait list for
7 that site. We need affordable rental housing. We
8 have a situation in this country where we have
9 foreclosures going rampant. Houses sitting, not
10 being sold. There is a need for affordable rental
11 housing. We have, what, 25,000 people on the
12 public housing waiting list.

13 UNIDENTIFIED SPEAKER: 33.

14 MR. JOHNS: 33,000. When we opened the
15 Section 8 waiting list we had 10,000 -- 10,000 the
16 first day. There is a critical need, people, for
17 affordable rental housing. What we don't need is
18 a highrise that is causing problems in the
19 community. What we need is affordable rental
20 housing that's safe and decent, that gives
21 something back to the community, where people feel
22 proud to be there.

23 For people that people feel proud of to
24 live. With regards to the next meeting, on

1 January 5th, we will post it onto our website.

2 You can

3 tell all of your neighbors, all of your friends,
4 whoever you come in contact with, that that
5 charette meeting will be posted on the website and
6 they're welcome to come.

7 MS. HARPER: And the second part of my
8 question, you talked about job training. How long
9 has that program been operating, and has it been
10 operating in its current structure? It appears
11 that there's not sufficient job training, because
12 there's a lot of people hanging around with
13 nowhere to go.

14 MS. WILSON: Our -- our supportive
15 service program has been operating for at least a
16 decade.

17 MS. HARPER: Okay.

18 MS. WILSON: And so we offer these
19 programs, but we don't force people to take
20 advantage of them. The benefit of the tax credit
21 program is that there will be a dedicated person
22 who will be on-site, who will be working with
23 families. Right now we have a regional approach,
24 and we will have to leave Queen Lane and go

1 someplace else. But for the tax credit properties
2 we're able to dedicate a person. There's funding
3 in the deal for a person to communicate with
4 people on-site.

5 MS. HARPER: (Unintelligible) is
6 currently a partner of a lot of drug activity, let
7 me be real clear. Some of our -- again, people
8 have to have -- make a living. Okay. And if you
9 can't force them to get any training, then what --
10 I mean, we've got zero percent income who --

11 MS. WILSON: (Unintelligible) --

12 UNIDENTIFIED SPEAKER: Again, there's a
13 mix of incomes.

14 MS. HARPER: Right. You said there are
15 33 percent each, I understand that. So, I guess
16 my concern is making sure that the people there, a
17 couple things, have job opportunities, and that
18 it's not just offered and I don't have to take
19 it. Okay. You can't force people, I mean, we
20 want a viable community, and we really -- I
21 would -- your answer to the matching funds, you
22 know, I understand that by the time you looked at
23 everything or sent (unintelligible) but is
24 matching funds still an option, yes or no?

1 MR. JOHNS: It is a question -- are we
2 back to home ownership?

3 MS. HARPER: Yeah. . . -

4 MR. JOHNS: Is that your question?

5 MS. HARPER: Yes, because we want --

6 MR. JOHNS: I believe that people want
7 home ownership. People do want, at some level,
8 want to be a homeowner. The fact of the matter
9 is, is that not everybody wants to be a
10 homeowner. In addition to that, The Philadelphia
11 Housing Authority is a rental agency. We're not a
12 home ownership agency. We've done home ownership
13 in the past because funds that were out there, you
14 (unintelligible) and those types of things, but
15 the fact of the matter is is that as I said
16 before, there is a critical need for affordable
17 rental. A critical need.

18 When you open a wait list and there are
19 10,000 people applying, that tells you there is a
20 need out there. When you look at the job
21 statistics and you see people are losing their
22 jobs every day -- I'm two paychecks away,
23 probably, from applying for affordable housing. I
24 mean, that's the reality of life today in these

1 economic times. Granted, in the '70s and the
2 '80s, that wasn't needed. You know, right now
3 there is a critical, critical, ~~critical~~ need for
4 affordable rental housing.

5 So, as an affordable housing agency that
6 really is geared to helping folks -- low-income,
7 moderate-income families attain a safe -- safe,
8 decent, and affordable place to live, that's the
9 goal, that's what we've done, that's what we do,
10 and that's our mission.

11 MS. HARPER: So matching funds could
12 be --

13 MR. JOHNS: If there was a -- if there
14 was an opportunity to do some matching funds to
15 create some affordable home ownership, that may be
16 an option. But let me -- as I explained a little
17 bit earlier, we have the Martin Luther King
18 housing development. We built 19 houses two years
19 ago. It's been almost two years ago. We have
20 only sold ten. Ten. We've got nine houses
21 sitting essentially in the heart of Center City.
22 13th and Cambridge, you know, and Fitzwater. We
23 have not been able to sell. The market -- people
24 can't get mortgages. The market is just not

1 there. But we opened the Section 8 waiting list
2 for one day and we had 10,000 people apply.

3 I don't know how to get that across..
4 There is a critical -- a critical need for
5 affordable housing. We could probably open this
6 highrise and again have people lined up at the
7 door, but we know that's the wrong thing to do.
8 The right thing to do is create a density that
9 works with the community, a design that
10 incorporates all of the idea of sustainability and
11 economically friendly, and -- and do something
12 that improves the lifestyle of these families.
13 I'm sorry (unintelligible).

14 Thank you so much for your question.

15 MR. MORGAN: Good evening.

16 MS. WILSON: Excuse me. We will take
17 questions until eight o'clock. But anyone who
18 wants to stay and ask questions, or if you have a
19 question that you would like the answer to, don't
20 forget those three-by-five cards.

21 Thank you, sir.

22 MR. MORGAN: Yes. Good evening. My
23 name is Thomas Morgan. I'm here representing
24 Northwest Neighbors of Germantown and

1 experience with -- with this idea of a center
2 green space surrounded by housing, and whether
3 that's worked in places or not. I see potential
4 good things, but some serious problems also that
5 (unintelligible).

6 The other is just -- just making sure I
7 understand the numbers are going to work in terms
8 of staffing. Because this -- the Queen Lane
9 Housing originally had staff, there was a
10 (unintelligible), there was a daycare, all of
11 which fell away over the years. And I just
12 wanted -- it's nice to hear there's going to be
13 staff on-site (unintelligible) houses -- 55 houses
14 does sound the magnitude that it might take to
15 staff a place. It's not a hundred, a
16 (unintelligible) it's 55.

17 So, I want to make sure we're not
18 hearing things to make us feel good, but in fact
19 there's a long term plan to make sure that this
20 development, which we all (unintelligible) housing
21 for folks, we don't want it to deteriorate, we
22 want to make sure (unintelligible).

23 MS. PICKRON: As far as staffing for
24 Queen Lane, it is going to be 55 units, so there

1 will be a manager assigned to this development.
2 More than likely that manager will have another
3 property. However, that site manager will be
4 stationed at the development on certain days out
5 the week. However, the supportive services
6 people, they will be there permanently on a
7 regular basis, and there will be administrative
8 and maintenance staff on-site every day.

9 MR. SPARR: What about the design
10 issue?

11 MR. JOHNS: This is, in fact, the third
12 development that we've laid out this way. One of
13 the developments, Mantua Hall, which is fully
14 occupied now, is working out well. We've done
15 just recently another one that's under,
16 construction Tom (unintelligible).

17 UNIDENTIFIED SPEAKER: March 31st.

18 MR. JOHNS: March 31st of next year.
19 And that's right across -- Temple's campus, and so
20 it's really the same concept. And it really works
21 well in terms of security. Both security cameras,
22 swipe cards in and out just like any private
23 development.

24 UNIDENTIFIED SPEAKER: It's a gate.

1 MR. JOHNS: It's really a gated
2 community. But in terms of the access to the --
3 to the green space, the access will be open during
4 the day for, you know, whatever -- whatever is
5 agreed to with the community, how long that green
6 space should be open or used. And then -- and
7 then at some point it will be closed so folks
8 won't be there all night long sort of hanging out
9 the way that they did do across the street now.

10 Thank you.

11 MS. HASKINS: Where -- my name is Yvonne
12 Haskins, we own property two blocks away. And I'm
13 also an attorney. A volunteer attorney advising
14 Northwest Neighbors.

15 We're concerned about the fact that this
16 plan is just rolling along. The train has left
17 the station. I don't know if you've applied for
18 the tax credits as yet, I know there's deadlines,
19 I think in October. But we're hearing rumors
20 that -- that you haven't applied, you have
21 applied. I'm assuming you have with that
22 schedule.

23 But we're concerned that there's --
24 there's just no consideration for the burial

1 ground. There -- at the last meeting I know you
2 showed some plans (unintelligible) but the burial
3 ground is the burial ground. And you built on
4 top of it in 1955, which was wrong. And so it
5 doesn't seem to me that you can feel good about
6 the fact that you're only building on half of it
7 now.

8 Is there any room for reconsidering
9 what you're doing with the burial ground? And the
10 second, is there any room for this neighborhood to
11 have some relationship with you, to be a community
12 planning arm with you, can we have a seat at the
13 table with you. This idea of coming out and
14 telling us what you're doing might feel good to
15 you, but it doesn't feel good to some of us,
16 because we've been there done that with PHA, where
17 you come out with a plan that sounds good, but
18 then ten years from now we're back to where we
19 started.

20 That highrise destroyed this
21 community. That highrise has been a horrible
22 thing for this community. I don't know if what
23 you're putting (unintelligible) such density,
24 and you said -- you put up on the board 48,000

1 income. And then we hear it's not 48,000 income,
2 it's really zero. And I know you get points with
3 a tax credit, the lower the income the better it
4 is. People are begging for --

5 MS. WILSON: That's not true. No,
6 that's a different --

7 MS. HASKINS: Well (unitelligible)
8 according to her -- according to the lady it's
9 going to be zero to 48,000.

10 MS. PICKRON: (Unintelligible).

11 MS. HASKINS: And so (unintelligible)
12 it's not going to be 48,000. .

13 MS. PICKRON: No --

14 MS. HASKINS: Okay. I'm saying so
15 that's --

16 MS. WILSON: Most likely a third of
17 the --

18 MS. HASKINS: I heard that. I heard
19 that. I'm saying you put up on the board 48,000
20 income. That's misleading. And it doesn't
21 matter, really, because your telling us how
22 desperate the country is for affordable housing,
23 rental housing, is not dealing with what has
24 happened to this community over the last 50

1 years. And it doesn't deal with the fact that we
2 have found out we have maybe the first black
3 potter's field in the country right here, and the
4 only thing you're telling us is you're going to
5 build on a part of it. That really is not
6 consecrating this ground.

7 UNIDENTIFIED SPEAKER: Amen.

8 MR. JOHNS: I hear what you're saying,
9 um, but --

10 MS. HASKINS: I have a question.

11 MR. JOHNS: Yes.

12 MS. HASKINS: Is there any room at your
13 table for representatives of this community? They
14 formed a neighborhood organization. It's
15 wonderful that there's vitalization coming from
16 the community, empowering (unintelligible) the
17 community, but having a charette does not
18 recognize that empowerment. Having a charette
19 does not engage the community.

20 MR. JOHNS: Sure. And we also have to
21 recognize that that's not the only organization
22 that's in this community. I believe that there's
23 another organization that (unintelligible)
24 actually here tonight that, you know, has input

1 and has some say --

2 MS. HASKINS: We're united -- we're
3 united around our concern on the hallowed ground,
4 and I don't think there's anybody in this room --
5 and we don't like divide and conquer, sir. So, I
6 don't think there's anybody in this room, unless
7 they're invented, who's going to say that we
8 shouldn't be respectful of that hallowed ground.

9 MR. JOHNS: And I think that you're
10 absolutely right. And as an African-American
11 architect I believe that you are absolutely right,
12 and I respect our ancestors that were buried
13 there, probably illegally, some of them, I respect
14 that fact that it is hallowed ground.

15 Our intention is to have a ceremony.
16 Our intention is to do a monument. Our intention
17 is to respect everybody that has been buried at
18 that site.

19 So, to say that The Housing Authority
20 does not respect the hallowed ground that's there,
21 respect the history of this country,
22 (unintelligible) African-Americans and mulattos
23 and strangers of Germantown that were placed there
24 is simply not true.

1 Now, the -- the building that is there
2 on site was built over a portion of the graveyard,
3 that's true. As part of this plan we're committed
4 to leave open space where the original graveyard
5 existed. So, in fact, the plan that we are
6 proposing is a better plan than was done in 1951
7 to 1955. Again, whatever --

8 MS. HASKINS: (Unintelligible).

9 MR. JOHNS: -- we can do. Whatever we
10 can do.

11 Granted there's some things that we will
12 never be liked for. There are some things -- and
13 some things that we say, no matter what we do,
14 someone will disagree. But to say that The
15 Housing Authority or me personally do not
16 respect our ancestors or respect the hallowness of
17 this ground, or respect the way that we should
18 relate to the community, or even respect of the
19 way that we should have a ceremony or any
20 acknowledgment of what has come there, that's
21 simply not true.

22 So, we will do whatever we can to, one,
23 make sure that we have a development that is
24 appropriate in terms of density. Appropriate in

1 terms of its design. Appropriate in terms of its
2 respect to the burial ground, and appropriate in
3 terms of this operation going forward.

4 MS. HASKINS: Now --

5 MR. JOHNS: And that is a --

6 MS. HASKINS: That's your --

7 MR. JOHNS: And that is the Housing
8 Authority's --

9 MS. HASKINS: That's your -- no -- no
10 input from this community.

11 MR. JOHNS: We're having a charette next
12 week. And I believe -- I believe that the -- not
13 next week, I'm sorry, January 5th. And I believe
14 that we will continue to have a dialogue with the
15 community. I believe that we will do whatever we
16 can do to engage the community as part of this
17 process in terms of every aspect of -- going forward.

18 MS. HASKINS: Accept what you've done --

19 MR. JOHNS: No, not necessarily to
20 accept what we've done, but to be a part of this
21 process in any way that we can moving forward.

22 Now, I know that as I said at the
23 beginning of this meeting not everybody is going
24 to agree with me. Not everybody is going to agree

1 with The Housing Authority. And that's just never
2 going to happen no matter what we do or where we
3 go. But the fact of the matter is, if I leave you
4 with something, one is that we do respect you. We
5 do respect what you -- what you want from us, and
6 we do listen.

7 And as you can see, our folks from the
8 presentation that we've done and the folks that we
9 have here to address some of your concerns, that,
10 in fact, we did not ignore your concerns. In
11 fact, we look forward to making sure at the end of
12 the day that this is a development that the
13 community is benefiting from, and that The Housing
14 Authority or the long-term residents that move
15 in -- that move in have a decent, affordable place
16 to live. And that's our goal.

17 MS. WILSON: I'd like to point
18 something out too.

19 We showed you some of the developments
20 that we've done over the years. They look new,
21 but some of them are ten years old. Fifteen,
22 okay. Some of them are older. They are -- they
23 look the way they look because the way The Housing
24 Authority manages its portfolio has changed, and

1 the way that we approach the people that live in
2 our portfolio has changed.

3 -- -- We are -- we are committed to -- we're
4 not just up here talking. This is what we do.
5 This is our -- this is -- it's important to us
6 that something really, really, really good happens
7 for Queen Lane and for the Germantown community.

8 Thank you.

9 MS. HOPKINS: Good evening, I'm
10 (unintelligible) Hopkins with the Northwest
11 Neighbors of Germantown. I'm also a
12 representative of (unintelligible) the ancestors
13 coalition.

14 MS. WILSON: I'm sorry. Could we get
15 where you live relative to this development.

16 MS. HOPKINS: Two and a half blocks
17 away on Queen Lane. And I thank you for my
18 notification.

19 Our concern is that -- or really let me
20 make a statement. Yes, I agree to knock down
21 problematic highrise. And we agree we want the
22 building down. Yes, you have provided affordable
23 lowrise housing. Yes, it will be
24 (unintelligible).

1 How can you say that you have the
2 utmost respect for the dead by imploding the
3 building? If you implode the building, whatever
4 remains are there are going to disintegrate.

5 We have joined forces with the
6 Germantown Historical Society, the N, double A, CP
7 and the two organizations that I've mentioned, and
8 to me that's not respecting the dead, and ditto
9 what Attorney Haskins, to build on top of burial
10 ground is not respecting the dead.

11 Before there was a burial ground in '75,
12 you have to realize our ancestors were burnt,
13 chopped up fed to cows, thrown in the river. So,
14 to implode that building, to disintegrate any
15 remains left, is not respecting the dead.

16 MR. JOHNS: We don't have the implosion
17 contractor here, but an implosion does not
18 disintegrate anything that's underground, ma'am.

19 MS. HOPKINS: Well, we'll see. You have
20 to do the excavation and we'll see.

21 MR. JOHNS: Well, we believe -- when we
22 get -- when we get the implosion contractor on
23 board we will make sure that he addresses that
24 point in the community meeting. And also the

1 archeologist (unintelligible) and talk about
2 what we need to do if, in fact, remains are
3 found. You can take a minute.

4 UNIDENTIFIED SPEAKER: We need to have a
5 seat at the table with the archeologist and
6 (unintelligible) Historic Society. We have
7 (unintelligible), so they want to
8 (unintelligible) along with the NAACP, Jerry
9 Mondesire.

10 UNIDENTIFIED SPEAKER: First address
11 that. Generally that's -- we're not at that part
12 of the process, but that's where -- the process,
13 if you can use that word, so I have your
14 information, will be getting a letter inviting
15 you to be a consulting party. So you will be
16 aware of what's going on, you can have input
17 (unintelligible) and as the project moves along
18 that's when you can come back here and say
19 (unintelligible).

20 MS. HOPKINS: (Unintelligible).

21 UNIDENTIFIED SPEAKER: (Unintelligible)
22 but what types of things?

23 UNIDENTIFIED SPEAKER: Well the various
24 things you (unintelligible) you have the

1 opportunity to up --

2 UNIDENTIFIED SPEAKER:

3 (Unintelligible). (Unintelligible). As the
4 consulting party we're addressing what the
5 (unintelligible). You can talk about the bodies
6 that might be there. It also raises concerns
7 about the other aspects of the historic feature of
8 the site.

9 At this point we're just at the
10 (unintelligible) where we're making up a list of
11 who those consulting parties should be.

12 UNIDENTIFIED SPEAKER: Who is making up
13 the list?

14 UNIDENTIFIED SPEAKER: Well, the list is
15 being made up by us as the consultant for PHA, and
16 so we haven't gotten to the point where
17 (unintelligible) Philadelphia Archeological
18 (unintelligible) and as we go through we will be
19 here at community meetings such as this we add
20 people to the list.

21 MR. JOHNS: So, thank you. As you can
22 see we've kind of thought this process out. And
23 quite frankly there are Federal regulations
24 that -- that govern how we move forward on this

1 historically significant site. There are Federal
2 regulations that we have to follow.

3 MS. WILSON: Say your name.

4 YAHNE: My name is Yahne, Y-a-h-n-e,
5 Ndgo, N-d-g-o, (unintelligible) and I live in
6 Germantown. I live on (unintelligible) Street.
7 And I have two questions. One is related to the
8 construction jobs, and the other is related to the
9 Potter's Field.

10 As it relates to the construction jobs,
11 I learned at the last meeting I was here that
12 you -- that PHA has a program where residents
13 in -- of PHA can go through the union development
14 program in order to be able to get jobs in the
15 unions so that they will be able to take advantage
16 of this -- of these jobs that come in. And so I'm
17 curious as to if it has to be limited to the
18 (unintelligible) residents of PH -- that are --
19 people who are in the PHA program, residents of
20 PHA, or can it be extended to the community in
21 which this building is going to be happening.

22 I'm curious as to how to promote that
23 program so that people are aware that they can
24 take advantage of this training and therefore be

1 able to get jobs as a result of the development
2 that's happening here.

3 And also I'm curious about that 30
4 percent that you listed. Where does that 30
5 percent come from, because (unintelligible) you
6 said 30 percent comes from the ZIP code and the
7 surrounding area and the City, but I'm curious as
8 to how many actually come from the actual ZIP code
9 itself.

10 MS. WILSON: The -- PHA does have a
11 pre-apprenticeship training program where we have
12 union carpenters, plumbers, painters to train our
13 residents. And some of them get employed in
14 developments like this.

15 PHA with a Section 3 program
16 (unintelligible) to existing Queen Lane
17 residents. There are residents in the lowrises
18 that we prioritize how we approach Section 3. So,
19 the people of the affected development are the
20 first people that we approach.

21 YAHNE: Is that for the training, are
22 you saying, or for the --

23 MS. WILSON: For the jobs. The training
24 is available to all public housing residents all

1 the time.

2 YAHNE: And it's also available --
3 because what I'm saying is is that the possibility
4 that if you have 30 percent that is -- is it
5 the -- the Section 3 that requires 30 percent --

6 MS. WILSON: Yeah, the goal is 30
7 percent.

8 YAHNE: Okay. So if the majority of
9 them come from Germantown, it may not be --

10 MS. WILSON: The zip code 19144 will be
11 the next -- after we look at who in the affected
12 development is interested and has the skills to do
13 the work, we would then look to ZIP code 19144.

14 MR. JOHNS: (Unintelligible) the
15 contractor will set up a trailer and he will take
16 applications.

17 MS. WILSON: Okay. I'm talking about --

18 YAHNE: (Unintelligible) many people
19 in the community actually being able to take
20 advantage of that program like those people that
21 go to the training, and that's not asking about --

22 MS. WILSON: Anyone who's interested
23 in -- who is a public housing resident who is
24 interested in the pre-apprenticeship program, they

1 can call me and I will put them in touch with -- I
2 will set them up with -- admission for the
3 pre-apprenticeship training program.

4 I'm going to give you a phone number.
5 (215) -- PHA residents. (215) 684-5300.

6 YAHNE: So as it relates to the
7 possibility of people in Germantown who are not
8 PHA residents --

9 MS. WILSON: Not the --

10 YAHNE: -- they cannot -- there's no
11 opportunity for those people to be able to be
12 included --

13 MS. WILSON: Not in this program. Not
14 in the PHA program. You must be a public housing
15 resident to take advantage of that particular job
16 training program. But we're not the only people
17 in Philadelphia that teach engineering and
18 plumbing and carpentry --

19 YAHNE: I understand that. I
20 understand that. That program -- (unintelligible)
21 program is another one. But there are more things
22 that PHA (unintelligible) guarantee, for instance
23 that they can (unintelligible), for example, that
24 other programs can't.

1 I just ask, because it would be better
2 if this -- it would help the community better if
3 residents of the community are able to get jobs
4 (unintelligible) place and then the more residents
5 in the community that would be able to take
6 advantage of that, where it would, that
7 (unintelligible).

8 MR. JOHNS: It really has to do with the
9 funding for that program. Our -- the funding that
10 we have for that program is only for public
11 housing residents. There -- a couple years ago we
12 had gotten some funding through the city that
13 allowed us to reach out to other -- other folks
14 other than public housing residents to be a part
15 of our pre-apprenticeship program, but it really
16 is tied to the funding. The funding that we get
17 is -- currently, is only for -- is being used for
18 public housing residents for the
19 pre-apprenticeship program.

20 With respect to the opportunity for
21 jobs during the construction, the contractor will
22 have a trailer on site at some point during the --
23 when they first start to start taking applications
24 for opportunities for folks in the community,

1 because that's our Section 3 requirement, local
2 community, (unintelligible) community to try to
3 help folks get opportunities to have jobs on that
4 construction site.

5 So they're really kind of two different
6 things. If there are funds that are out there
7 that, um -- that we can use separately for the
8 pre-apprenticeship program that allows us to give
9 jobs to these non-PHA residents, we would
10 welcome --

11 YAHNE: (Unintelligible).

12 MR. JOHNS: That's right
13 (unintelligible) because with the The Housing
14 Authority we've got commitments from -- from the
15 unions in terms of dates (unintelligible). We've
16 got commitments in terms of employment and those
17 types of things, but that's a separate -- a
18 separate sort of program. It really does have to
19 do with the funding stream.

20 If there's a funding stream available
21 from the city or some other organization that will
22 allow us to use those funds for the apprenticeship
23 program -- pre-apprenticeship program for non-PHA
24 residents, we welcome that. But currently the

1 prog -- the funds that we have can only be used
2 for public housing residents for that purpose.

3 YAHNE: My other comment is that
4 (unintelligible) potter's field is, I just want
5 to -- you know, I do agree with Ms. Haskins --
6 Attorney Haskins as it relates to the -- and I
7 understand it's difficult, but I just want you to
8 hear this (unintelligible).

9 The people who were buried in that
10 land that were moved during whatever process was
11 in place when that initial building went up, that
12 was a disservice, obviously. I know we can all
13 agree on that. And I understand that you feel
14 that they're gone now, and so putting something
15 where they no longer are is -- is not so bad.
16 It's taking up that space that was already there.
17 But the truth is that it should never have been
18 there. And it's not just about the bodies, it's
19 also about their lives and honoring the lives that
20 they had and the struggles that they had. And the
21 fact that they had to be buried there is only
22 (unintelligible) to be done if the land is
23 returned to what it should have been in the first
24 place. And so that --

1 AUDIENCE MEMBER: (Audience applause)

2 YAHNE: (Unintelligible). I

3 understand that there's a lot of financial things
4 that come with this and you need to have money
5 coming in through this depression to help you
6 to be able to take the building down, but I just
7 think there are other ways to be creative about
8 that. And now that we know this land is here it's
9 important -- I don't (unintelligible) to get the
10 resources through other -- other means in order to
11 bring that building down. At least it's worth
12 exploring, because you didn't have that in your
13 plan when you began to think about how to take
14 this down and (unintelligible) we didn't know
15 about this field. We understand that, we know
16 about it now. So I think it's time to table some
17 things and figure out now that there are other
18 ways of granting resources needed
19 (unintelligible) bring the building down in a way
20 that still honors the entire Potter's Field.

21 MR. BLUNT: Hello, my name is Neil
22 Blunt. (Unintelligible) Queen Lane. I'm a 55 year
23 resident of Germantown, and one of the first
24 tenants in Queen Lane. First person to -- was

1 the Queen Lane Tenant Council, first president of
2 Queen Lane.

3 Now, we thank everybody for coming out.
4 Your concerns were very good. I mean, there were
5 some questions -- everybody -- we understand about
6 potter's field as a part of black (unintelligible)
7 history, and we want to preserve that history
8 which is true. That's something that holds dear
9 to us who grew up in the neighborhood. When the
10 project first went up there was a protest of it
11 going up. Now that it's coming down it's a
12 protest for it coming down.

13 The people in the community want to see
14 it come down. I understand the concerns about
15 potter's field, but that's good. But I believe
16 what Senator Kitchen said was real good also, that
17 there's common ground for the -- to get together
18 between The Housing Authority and the community.

19 And I also represent 7-Gs. That's the
20 seven neighborhood groups that's in Germantown,
21 and they were all here tonight because they want
22 to see this -- most of them been down here for the
23 last 50 years also. We played basketball on the
24 playground, we have programs and dances and

1 community barbecues and everything else. You
2 know, we hold that dear to us. But like
3 (unintelligible) we're going to get a new
4 playground there. You're going to have new
5 affordable housing, because a lot of folks now
6 cannot afford housing. If you look around the
7 whole country and see how many people are losing
8 their houses. They can't afford a mortgage.
9 Everybody is not able to have a 45, 55, \$60,000
10 job, so they have to have a place where they can
11 stay and it's affordable and nice. And that's
12 what they're offering now.

13 We don't see any reason why anybody
14 would oppose that part. I understand the potter's
15 field, and the playground was the main issue. The
16 main issue. And when they address that at the
17 January meeting or with the archeologist and
18 everybody else to find a common ground so that
19 (unintelligible) that will be good. But the
20 majority of us want to see the program go
21 forward.

22 MS. WILSON: I'm sorry. That was the
23 last question. And I --

24 UNIDENTIFIED SPEAKER: (Unintelligible)

1 these are sacred spaces. When we talk about the
2 implosion, I live nearby. I worship two blocks
3 away (unintelligible).

4 We need to talk about what's going to
5 happen, in addition to houses, what will happen to
6 (unintelligible) worship spaces that have been
7 here well over 100 years.

8 MR. JOHNS: Yes, ma'am. You're
9 absolutely right. And I can give you that -- a
10 clear example.

11 We imploded Cambridge -- there were two
12 highrises at Cambridge Plaza right at 10th
13 (unintelligible) and Girard. Literally where this
14 church is, a highrise is right across the street.
15 We imploded two buildings. There was no damage
16 done to the church. (Unintelligible). They had
17 done a (unintelligible) physical condition of the
18 church. They actually tarped the entire -- I
19 believe the entire church before the implosion
20 took place. And then after the implosion was done
21 they found that there was no damage done to the
22 church. (Unintelligible) to where the highrises
23 were.

24 So, it's not uncommon. We do have a

1 good history of implosions. We do have a good
2 history of working with communities also.

3 I just want to -- I just want to ask
4 that the Pastor -- is he still -- Pastor Hasting,
5 if you could just come up and give us some words
6 of encouragement as we go through this holiday
7 season and meet with everybody again on January
8 5th.

9 * * * *

10 (Whereupon, there was a closing
11 prayer.)

12 * * * *

13 (Whereupon, the meeting concluded at
14 8:30 p.m.)

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C E R T I F I C A T E

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I hereby certify that the testimony and the proceedings in the foregoing matter are contained fully and accurately in the stenographic notes taken by me, and that the copy is a true and accurate transcript of the same.



Ronald DeShields, Notary Public

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