

PHILADELPHIA HOUSING AUTHORITY
QUEEN LANE COMMUNITY MEETING

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Thursday, March 29, 2012

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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.

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

Michael Johns

Rylanda Wilson

Kyle Flood

Charmaine Morton

1 * * * *

2 MR. JOHNS: Good, they're on their way.
3 Good, good.

4 I say that because this is a very
5 important meeting, because it really deals with a
6 lot of the community and supportive services that
7 will be involved as part of this whole project and
8 what The Housing Authority sort of already does.

9 But before we get started I would like,
10 of course, ask Pastor to come up and give us some
11 prayer to start the meeting.

12 PASTOR HASTY: Amen. Amen. Praise the
13 Lord. It's so grateful to see so many out on this
14 beautiful spring day. Amen. It's springtime,
15 y'all.

16 AUDIENCE: Amen.

17 PASTOR HASTY: Flowers are blooming,
18 birds are chirping, people will be frolicking
19 about. That's right. Amen.

20 * * * *

21 (Whereupon, there was prayer
22 had off the record.)

23 * * * *

24 MR. JOHNS: Before we get started on the

1 social -- community and social services piece, I
2 have just two announcements.

3 The -- as you know, or as a lot of you
4 know, we're involved with what's called the 106
5 Process with HUD, which is a review of historic
6 features related to the Potter's Field.

7 We have an archeologist on board, and
8 there's certain documentation that has to be
9 provided to HUD and to the State Historic
10 Commission as part of this process. And so next
11 week the archeologist will be here in this
12 location, at this church, at six o'clock next
13 Thursday to begin to get information from the
14 community.

15 There's a lot of anecdotal sort of
16 comments -- statements that the community has said
17 over the -- over the course of our planning
18 related to the Potter's Field. People talk about
19 bones being certain places, and so the
20 archeologist needs to get all that information
21 down and in so they can use that as part of
22 their -- as part of their report. Yes.

23 UNIDENTIFIED SPEAKER: (Unintelligible.)

24 MR. JOHNS: Okay. So -- so --

1 PASTOR HASTY: We only have service on
2 Friday.

3 UNIDENTIFIED SPEAKER: (Unintelligible.)

4 MR. JOHNS: I mean, that was the date
5 that they asked for. In fact, if that's -- if
6 it's a problem, then maybe we can change the
7 date. But I know they want to sort of --

8 UNIDENTIFIED SPEAKER: (Unintelligible.)

9 MR. JOHNS: Does anybody have a problem
10 with next Thursday?

11 UNIDENTIFIED SPEAKER: (Unintelligible.)

12 MR. JOHNS: (Unintelligible) and the
13 meeting would be from six -- probably the meeting
14 will be maybe an hour, hour and a half. I don't
15 think it would be that long, because they just
16 want to get, you know, sort of information from
17 the community.

18 UNIDENTIFIED SPEAKER: What's going on
19 that night?

20 MR. JOHNS: The archeologist --

21 UNIDENTIFIED SPEAKER: No, I know that
22 part. What's wrong with you?

23 MR. JOHNS: Nothing. No, she said --
24 what Rylanda said was it's -- Holy Thursday for

1 Catholics --

2 UNIDENTIFIED SPEAKER: (Unintelligible.)

3 UNIDENTIFIED SPEAKER: (Unintelligible.)

4 UNIDENTIFIED SPEAKER: (Unintelligible.)

5 UNIDENTIFIED SPEAKER: Right. So, you
6 (unintelligible).

7 MR. JOHNS: Next Thursday at --

8 UNIDENTIFIED SPEAKER: I don't think you
9 should --

10 MR. JOHNS: Okay. Well, hold on, hold
11 on, hold on. Wait a minute. Wait a minute.

12 UNIDENTIFIED SPEAKER: (Unintelligible.)

13 MR. JOHNS: Okay. Wait a minute. Wait
14 a minute. The archeologist requested to have a
15 meeting next Thursday here at 6:00 p.m. I asked
16 the pastor if that was okay, he said fine.
17 Rylanda just mentioned that it's a holy day for --
18 for --

19 UNIDENTIFIED SPEAKER: Christians.

20 MR. JOHNS: Christians --

21 UNIDENTIFIED SPEAKER: Maundy
22 Thursday.

23 MR. JOHNS: Okay. And so that
24 may be an issue for some folks. So I'm asking for

1 a vote.

2 Is there a problem to have a meeting
3 or -- how many people say have the meeting, and
4 how many people say don't have the meeting?

5 UNIDENTIFIED SPEAKER: Don't have the
6 meeting.

7 MR. JOHNS: Don't have the meeting?

8 AUDIENCE: Don't have it.

9 MR. JOHNS: Okay. How many people say
10 have the meeting?

11 UNIDENTIFIED SPEAKER: (Unintelligible.)

12 UNIDENTIFIED SPEAKER: (Unintelligible.)

13 UNIDENTIFIED SPEAKER: Have the meeting,
14 goddamn it.

15 UNIDENTIFIED SPEAKER: Hey, hey. Whoa,
16 whoa, whoa.

17 UNIDENTIFIED SPEAKER: You're in a
18 church, sir.

19 UNIDENTIFIED SPEAKER: What did he say?

20 MR. JOHNS: Well, based on the folks
21 here it looks like we're going to have the
22 meeting. So, I guess we'll have the meeting.

23 UNIDENTIFIED SPEAKER: (Unintelligible.)

24 MR. JOHNS: (Unintelligible) we have it

1 the following Thursday. Yes, the vote said to
2 have it. So, I move to just have it.

3 UNIDENTIFIED SPEAKER: (Unintelligible.)

4 UNIDENTIFIED SPEAKER: (Unintelligible.)

5 UNIDENTIFIED SPEAKER: (Unintelligible.)

6 UNIDENTIFIED SPEAKER: (Unintelligible)

7 UNIDENTIFIED SPEAKER: Ask him can he do
8 it (unintelligible).

9 MR. JOHNS: Okay. I'll do that.

10 UNIDENTIFIED SPEAKER: How's that?

11 MR. JOHNS: Is that fair?

12 UNIDENTIFIED SPEAKER: If he can't do it
13 the following Thursday, we going to have to do
14 this Thursday.

15 MR. JOHNS: The question is, the
16 archeologist had requested the meeting for next
17 Thursday. She asked that I go back and ask the
18 archeologist is there a problem to have it the
19 following Thursday, and if -- well --

20 PASTOR HASTY: That's fine.

21 MR. JOHNS: Well, if the pastor is okay
22 with that.

23 PASTOR HASTY: That's fine.

24 MR. JOHNS: And then if the archeologist

1 is okay with that are we okay with that.

2 Are we okay with that?

3 UNIDENTIFIED SPEAKER: So long as you
4 communicate it to the --

5 MR. JOHNS: Yes. Yes.

6 UNIDENTIFIED SPEAKER: (Unintelligible.)

7 UNIDENTIFIED SPEAKER: (Unintelligible.)

8 UNIDENTIFIED SPEAKER: (Unintelligible.)

9 MR. JOHNS: Right. Well, the only
10 other -- I don't know how we're going to get that
11 information out. Maybe post it --

12 UNIDENTIFIED SPEAKER: (Unintelligible.)

13 UNIDENTIFIED SPEAKER: (Unintelligible.)

14 UNIDENTIFIED SPEAKER: (Unintelligible.)

15 MR. JOHNS: Maybe we can post it on --

16 UNIDENTIFIED SPEAKER: (Unintelligible.)

17 UNIDENTIFIED SPEAKER: (Unintelligible.)

18 UNIDENTIFIED SPEAKER: There's going to
19 be all kind of religious stuff in the next two
20 weeks.

21 MR. JOHNS: So let's just have it next
22 Thursday.

23 UNIDENTIFIED SPEAKER: Yeah.

24 UNIDENTIFIED SPEAKER: Yeah.

1 MR. JOHNS: Okay. Case closed, we'll
2 have it next Thursday.

3 Next Thursday at six o'clock the
4 archeologist will be here. If you can't be
5 here, tell your neighbors things that you know
6 about -- what you know about the Potter's Field so
7 they can relay that information to the
8 archeologist.

9 They're also going to be out in the
10 field anyway. Some of the other things that
11 they're going to be doing as part of this process,
12 they're going to be doing what's called ground
13 penetrating radar to -- we've been asked by
14 SHPO by HUD to make a determination as much as
15 possible as to what the boundaries of the Potter's
16 Field really is.

17 We have the metes and bounds from the
18 deed, but they want to just make sure that it's
19 back -- there's no sort of resources that fall
20 outside that -- those original boundaries. So,
21 they're going to be doing ground penetrating
22 radar, and they are making some other work that
23 they're going to do.

24 In addition to that, they need to look

1 at above-ground resources, so they're going to
2 do -- they actually started, I think, the analysis
3 of the -- of the high-rise because that's an
4 above -- potentially above-ground resource that
5 could potentially be historic. And so they have
6 to make sure that they do their due diligence
7 related to that.

8 In addition to that, um, the contractor
9 will be putting a fence around the entire
10 perimeter of the site, probably this week or early
11 next week. And that will facilitate not only the
12 activities that the archeologist will need to do
13 on the entire site, but also asbestos abatement
14 that will be taking place inside the building and
15 the removal of the rest of the furnishings and
16 things like that.

17 And I know there was a question that had
18 come up about the Section 3, about community
19 hires, and I believe you said that there were some
20 hires that have taken place, and Ed will probably
21 talk to that once you start that process. So --

22 UNIDENTIFIED SPEAKER: (Unintelligible.)

23 MR. JOHNS: Yes. Yes.

24 UNIDENTIFIED SPEAKER: (Unintelligible)

1 UNIDENTIFIED SPEAKER: They're going to
2 fence off the playground too?

3 MR. JOHNS: Yes, they're going to fence
4 off the entire -- the contractor has been issued a
5 Notice to Proceed, and once that Notice to Proceed
6 was issued, a while ago now, technically the site
7 is turned over -- the entire site is turned over
8 to the contractor, because it's their liability.
9 And so, because the archeologists will need to
10 come on-site and they will have to do the
11 above-ground resources, they'll have to do the
12 above-ground penetrating radar, and they'll have
13 to start doing asbestos, you know, abatement of
14 the building inside, they would make sure that the
15 area is cordoned off and there is no -- that
16 there's no harm that could be done to anybody
17 potentially on-site.

18 UNIDENTIFIED SPEAKER: (Unintelligible)
19 the playground equipment?

20 MR. JOHNS: No. No. No, they're just
21 putting a fence around the perimeter to secure the
22 perimeter so that the archeologists can do what
23 they need to do on-site undisturbed, and so that
24 they can do things that they need to do on the

1 building and not cause any potential harm to
2 anybody that would walk inadvertently or, you
3 know, or advertently onto the site.

4 Yes.

5 UNIDENTIFIED SPEAKER: I have a
6 question. Will the fence -- (unintelligible).

7 MR. JOHNS: The question -- the
8 question --

9 MS. WILSON: Can you hear her?

10 MR. JOHNS: The question -- the
11 question --

12 UNIDENTIFIED SPEAKER: Will the fence
13 stay up during this entire time, and will there
14 be a sign put on the fence to allow the children
15 and the older adults that play over there that it
16 will be off-limits.

17 MR. JOHNS: There will be -- the
18 question was, will the fence be up the entire
19 time. The answer is yes. Will there be a sign
20 posted, we could probably facilitate a sign being
21 posted on the fence that this is cordoned off
22 and no one should enter.

23 UNIDENTIFIED SPEAKER: It's dangerous.

24 MR. JOHNS: Because -- right.

1 Especially when they start removing asbestos and
2 the like.

3 Yes. There's a question in the back.

4 MR. PAULMIER: We believe this is the
5 very first black chartered playground in the
6 country, and it has great historical significance
7 and (unintelligible) entire country. And I'm
8 wondering whether the Philadelphia Housing
9 Authority has looked at that in terms of --

10 MR. JOHNS: Good question.

11 MR. PAULMIER: -- what they are
12 proposing to do to the first black chartered
13 playground in the country.

14 MR. JOHNS: Good question. As far as --
15 everybody heard it, right?

16 As part of what the archeologist is
17 doing is not only the below-ground resources,
18 historic resources, which is the graveyard,
19 there are also the above-ground resources that
20 they're looking at, that includes the playground.

21 So, they have to do research and
22 complete the research on the playground. And then
23 research on the actual high-rise. And so they
24 will collect that data, provide that data to the

1 SHPO, and then there will be a determination as to
2 whether or not that is considered historic or it's
3 not considered historic.

4 So, the answer to your question is yes.
5 As part of the due diligence work that the
6 archeologist has to do, that will be reviewed
7 and -- and considered also.

8 Yes.

9 UNIDENTIFIED SPEAKER: When are they
10 going to involve the utility commission companies
11 to conduct feasibility research, and check on the
12 underground infrastructure, the gas lines and
13 sewage lines (unintelligible) withstand the
14 effects of an implosion?

15 MR. JOHNS: I believe some of that has
16 already started, some of that review has already
17 started, to make that -- you know, some of that
18 research has already started. But right now the
19 main concern, as you know, is really to get -- we
20 can't really do -- there's only so much that we
21 can do without completing the 106 Review Process.
22 And so the key really at this point is to
23 facilitate and move the 106 Process along. That
24 is the archeologist -- this is sort of a

1 timeline.

2 The archeologist has to do the ground
3 penetrating radar. They have to do the rest of
4 the above-ground resource review. Provide that
5 information to HUD and to SHPO. At the point that
6 they submit the information to the State Historic
7 Commission, they have 30 days to review it, and
8 they can review it, come back with questions, we
9 don't know. They have got 30 days within that
10 time frame to review and comment.

11 At that point HUD has said, because HUD
12 actually manages the 106 Process. They've said
13 that they are considering two meetings with the
14 consulting parties once the State Historic
15 Commission has come back with their -- with their
16 Statement of Review of the process. So that's
17 already 30, 60 -- about 90 days that this process,
18 at a minimum, will probably take.

19 So that's -- so where we are right now
20 the archeologist has to do what they have to do
21 on-site and out -- and their research to get the
22 information that they need to get to SHPO, and
23 part of that research -- part of that process is
24 to meet with the community and get all of the

1 anecdotal comments from the community and make
2 that a part of their -- a part of their research,
3 and that would be comments that people made that
4 were here when the original high-rise was built
5 that said that they saw them, you know, dump some
6 bodies or whatever or bones on some other part of
7 the site, so those types of things is what the
8 archeologist will be looking to hear from the
9 community at next week's meeting so that they can
10 put that -- use that as part as their research.

11 Yes, ma'am.

12 UNIDENTIFIED SPEAKER: I was just going
13 to say, if they (unintelligible) the playground
14 don't you think that (unintelligible)?

15 MR. JOHNS: The problem. Because --
16 because -- hopefully -- hopefully, you know, they
17 won't -- children will be children, they'll climb
18 over anything. But the fact of the matter is,
19 is that because we are in the 106 Review Process
20 we can't touch anything until this process is
21 done.

22 UNIDENTIFIED SPEAKER: (Unintelligible.)

23 MR. JOHNS: Because -- because --
24 because, let me finish, because if we remove right

1 now the play equipment, we could be potentially
2 disturbing the underground resource.

3 So, until the 106 Review Process is
4 done, the information is given to SHPO, SHPO comes
5 back with their review, we can't -- we won't touch
6 anything.

7 UNIDENTIFIED SPEAKER: I know they
8 (unintelligible).

9 UNIDENTIFIED SPEAKER: (Unintelligible.)

10 MR. JOHNS: They area will be fenced
11 off, we will put signs on there and they will be
12 locked.

13 UNIDENTIFIED SPEAKER: (Unintelligible)
14 monitoring?

15 MR. JOHNS: As part of -- as part of
16 what they plan to do, they plan to add I think we
17 have (unintelligible) right now.

18 UNIDENTIFIED SPEAKER: (Unintelligible.)

19 MR. JOHNS: But we're going to have --

20 UNIDENTIFIED SPEAKER: (Unintelligible.)

21 MR. JOHNS: (Unintelligible) but they're
22 security. Cameras that will be -- that will be --
23 that will be monitored remotely.

24 But I don't want to take all night on

1 this process, because this meeting is really about
2 the community and supportive services piece, but
3 I'll take one more question.

4 Yeah.

5 MR. PAULMIER: The goal here is the
6 safety for the community. Part of the goal here
7 is make sure the community is safe.

8 MR. JOHNS: Yes.

9 MR. PAULMIER: As I came in here and as
10 I go by the playground on a daily basis, and not
11 only my own kids use it, but the kids in the
12 community use it.

13 Their safety is key to me and to all of
14 us.

15 MR. JOHNS: Yes.

16 MR. PAULMIER: Once you fence a
17 playground off, where are our kids -- that puts
18 our kids at a great deal of risk, because you're
19 asking our kids to now play (unintelligible) not
20 to play there anymore.

21 MR. JOHNS: In order -- in order -- in
22 order for us to -- in order for us to complete the
23 activities that we're mandated to complete as part
24 of this 106 Review Process and to make sure that

1 no one is hurt while we do the asbestos abatement,
2 all the things that are going to take place in the
3 building that we can do at this point, we have got
4 to -- we have got to fence it off, so that's what
5 we're going to do.

6 UNIDENTIFIED SPEAKER: (Unintelligible.)

7 UNIDENTIFIED SPEAKER: Once you do the
8 asbestos -- asbestos abatement that you will open
9 it back up --

10 MR. JOHNS: No.

11 UNIDENTIFIED SPEAKER: So it's going to
12 be closed off --

13 MR. JOHNS: It will be closed off. It
14 will be closed off --

15 UNIDENTIFIED SPEAKER: (Unintelligible.)

16 UNIDENTIFIED SPEAKER: (Unintelligible.)

17 MR. PAULMIER: (Unintelligible.)

18 UNIDENTIFIED SPEAKER: (Unintelligible.)

19 UNIDENTIFIED SPEAKER: (Unintelligible.)

20 MR. JOHNS: Let me finish -- let me
21 finish. It will be fenced off until the 106
22 Review Process is complete.

23 Once the fence goes around next week it
24 will be fenced off and locked for security for the

1 children so they can't get in there, so as they're
2 doing the work and as the archeologists are doing
3 their work that -- whatever they dig up or
4 whatever they have to do is not disturbed.

5 So, yes, it will be gated off until the
6 106 Review Process is complete. And maybe,
7 depending on the outcome of the 106 Review
8 Process, it may be gated off until the completion
9 of construction, if, in fact, we do construction.

10 UNIDENTIFIED SPEAKER: (Unintelligible.)

11 UNIDENTIFIED SPEAKER: (Unintelligible.)

12 MR. JOHNS: That's a possibility. I had
13 a conversation with -- um-hmm.

14 UNIDENTIFIED SPEAKER: Northwest
15 Neighbors, along with other community
16 organizations, along with parents whose children
17 who attend the Kelly Elementary School, a block
18 away, they have -- like the School District has
19 contracted a group of architects, and also
20 partnering with CHAD School, a charter school for
21 architecture design, they are making plans to
22 build a playground. That meeting was held March
23 5th by (unintelligible) Barnaby and his group --

24 MR. JOHNS: Great.

1 UNIDENTIFIED SPEAKER: Along with the
2 Hansberry Garden Project. They're going to build
3 a playground on Kelly Elementary School. We're
4 asking that -- open to the community.

5 Also there's been a new organization
6 that has formed, the Queen Lane Developer Owner
7 Association. I don't know how legitimate they
8 are. They have -- there are people -- two people
9 that have houses on the -- across the street from
10 Queen Lane, from 312 on up to 328, who are
11 planning on giving up their property for Federal
12 funds to also build a playground with the
13 Community Service Program.

14 MR. JOHNS: Great.

15 UNIDENTIFIED SPEAKER: So the
16 playground is going to happen, it's just not going
17 to happen (unintelligible).

18 UNIDENTIFIED SPEAKER: (Unintelligible.)

19 UNIDENTIFIED SPEAKER: (Unintelligible.)

20 UNIDENTIFIED SPEAKER: People on Pulaski
21 Avenue do not want that noise behind their house.
22 They had a problem when that mattress factory was
23 there. They do not want that. It's not going to
24 happen.

1 UNIDENTIFIED SPEAKER: (Unintelligible.)

2 UNIDENTIFIED SPEAKER: (Unintelligible.)

3 UNIDENTIFIED SPEAKER: (Unintelligible.)

4 UNIDENTIFIED SPEAKER: We don't --

5 MR. JOHNS: Well, well, well --

6 UNIDENTIFIED SPEAKER: (Unintelligible.)

7 UNIDENTIFIED SPEAKER: (Unintelligible.)

8 MR. JOHNS: Whether that -- whether that

9 -- whether that playground happens there or

10 whether that playground doesn't, what I'm glad to

11 hear is that there is the opportunity for

12 replacement of a playground within this community,

13 which I think is fantastic. I think just to hear

14 that is fantastic.

15 UNIDENTIFIED SPEAKER: But you don't

16 think that that's your responsibility?

17 MR. JOHNS: No. No.

18 UNIDENTIFIED SPEAKER: (Unintelligible.)

19 UNIDENTIFIED SPEAKER: (Unintelligible.)

20 MR. JOHNS: I think -- I think --

21 UNIDENTIFIED SPEAKER: (Unintelligible.)

22 UNIDENTIFIED SPEAKER: (Unintelligible.)

23 MR. JOHNS: I'm going to move -- I'm

24 going to move --

1 UNIDENTIFIED SPEAKER: (Unintelligible.)

2 UNIDENTIFIED SPEAKER: (Unintelligible.)

3 MR. JOHNS: I'm going to move this
4 meeting into the community and social services --

5 UNIDENTIFIED SPEAKER: We don't want it
6 in our block either, because that's, what, a half
7 a block from my house.

8 MR. JOHNS: This is --

9 UNIDENTIFIED SPEAKER: (Unintelligible.)

10 UNIDENTIFIED SPEAKER: (Unintelligible.)

11 MR. JOHNS: Okay. Okay. Okay.

12 UNIDENTIFIED SPEAKER: (Unintelligible.)

13 UNIDENTIFIED SPEAKER: (Unintelligible.)

14 UNIDENTIFIED SPEAKER: (Unintelligible.)

15 MR. JOHNS: Okay. She talked about
16 other opportunities to have playgrounds, that's a
17 fantastic thing. PHA is not building a playground
18 as a part of this. Unless it comes out of the 106
19 Review Process, it's not going to happen.

20 Now I'm going to turn this meeting over
21 to the community and supportive services
22 activities, and I think that's an opportunity for
23 folks to really talk about all services that need
24 to happen for the current residents and the future

1 residents.

2 Thank you.

3 UNIDENTIFIED SPEAKER: (Unintelligible)
4 near their house.

5 UNIDENTIFIED SPEAKER: I live right
6 (unintelligible).

7 UNIDENTIFIED SPEAKER: (Unintelligible.)

8 UNIDENTIFIED SPEAKER: (Unintelligible.)

9 MS. WILSON: Good evening, everyone.
10 We're going to show you the program and services
11 that the Philadelphia Housing Authority proudly
12 offers to all public housing residents, and these
13 programs and services will be available to the
14 residents that move into the new units that are
15 going to be built.

16 After we do that, we have a series of
17 speakers, and they will explain to you in more
18 detail, because the PowerPoint is going to be
19 fairly quick. They'll explain to you in more
20 detail how they run these -- the programs and
21 services that we offer.

22 And after that we are going to break out
23 into groups. People who are interested in talking
24 about elder care programs, people who were

1 interested in talking about educational programs.
2 People who are interested in talking about other
3 issue areas where programs and services are given,
4 we want peop -- we want to get input on the kinds
5 of programs and services that operate in this
6 community.

7 And then at the end of the evening we'll
8 come back and we'll report out on our programs
9 and
10 services.

11 * * * *

12 (Whereupon, there was a
13 PowerPoint presentation.)

14 * * * *

15 MS. WILSON: PHA is the fourth largest
16 public housing authority in the country, and we
17 serve approximately 80,000 Philadelphia
18 residents. In our conventional sites, Queen Lane
19 would be a conventional site, in our scattered
20 sites that are all over various (unintelligible)
21 centered throughout the city, concentrated in
22 North Philly, West Philly, but we also have them
23 in Northeast, Northwest, South Philly also.

24 We collaborate with a lot of community

1 groups, developers, government agencies to
2 accelerate and support neighborhood
3 revitalization, as we've been meeting you've seen
4 the kinds of development that the PHA does.

5 Our resident and community services
6 department has been around for 30 plus years,
7 delivering services, sometimes delivering a lot of
8 services, we were staffed up years ago, then not
9 so much. But, again, we are -- we are delivering
10 more and more services to residents. And our
11 mission in delivering services is to empower
12 people. To strengthen the families and to improve
13 the community by providing a menu of evidence
14 based programs and services. Not just any program
15 and service, we get offered often -- we've got a
16 program, we want to bring a program, we want to
17 see homes for our residents, and this is what we
18 contract for so that (unintelligible) our
19 residents that have a proven capacity to help
20 people change their lives or to improve their
21 quality of life.

22 We have family and youth programs,
23 senior care programs, self-sufficiency programs
24 that are Workforce Development related. Home

1 ownership. Partnership and resource development,
2 which is writing grants to get money to have
3 services available. And resident empowerment for
4 our resident leaders and our residents.

5 Our goal is to implement and expand all
6 of our self sufficiency efforts so that we can
7 improve opportunities for residents. In this
8 climate where there are cutbacks in education,
9 cutbacks in social service programs, just holding
10 steady. We -- we're not always looking to expand,
11 we're trying to hold steady right now so that we
12 don't lose resources. And so we're going after
13 large grants and small grants alike so that we can
14 continue to provide the services that our
15 residents have asked for and the demographic
16 there suggest that they need.

17 We want to -- we want to, uh, let's see.
18 We also are improving our resident empowerment
19 efforts through capacity building of all of our
20 residents and community-based initiatives.

21 The first goal is self-sufficiency, is
22 when we work with our Community Partners Program.
23 And there's a little handout that describes the
24 different Community Partner Programs, and the way

1 these programs are arrived at, we -- we look at
2 trends. We work with the Commerce Department, we
3 work with the -- the Chamber of Commerce, and we
4 look at the Department of Labor, and we look at
5 where are there jobs in Philadelphia and in the
6 surrounding community. And where are those jobs
7 trending in this community.

8 And those are the partners in the
9 contracts that we entered into with our community
10 partners. The health care industry is a big
11 industry in and around Philadelphia. The
12 construction industry, it's -- it's not as great
13 as it was a year ago before the bottom fell out,
14 but the construction industry is alive and well in
15 Philadelphia.

16 So, it's those kinds of overarching
17 industries that we look for, and then we put on
18 our website, and we send out notices, to anyone
19 who's on our vendor list who indicates that they
20 do that kind of work, we send out notices for them
21 to submit proposals to the Philadelphia Housing
22 Authority with evidence that they have worked
23 with people who are low to moderate incomes, and
24 that they have been successful not just in

1 training people, because a lot of people can train
2 people, but they've been successful to place
3 people in jobs after they've been trained.

4 And not just any job, we're interested
5 in living wage jobs. And a living wage is a wage
6 that you can support a family if you're making
7 that money. We -- our average wage associated
8 with these programs is between 15 and \$16 an
9 hour. Sometimes those wages are less, sometimes
10 those wages are much more.

11 Let me give you for instance. In our
12 pre-apprenticeship program we provide minimum wage
13 to everyone who's in our pre-apprenticeship while
14 they are in their 21 week training program,
15 because although there's a great job at the end of
16 that, it's hard for people to spend 21 weeks and
17 they have no income. And so we provide them with
18 a minimum wage.

19 We develop our programs so that we can
20 really help people. Not invite people to a
21 program knowing they can't afford to come.
22 Knowing they don't have the money to pay for
23 transportation and then expect them to come and
24 wonder why didn't anybody show up. We look at --

1 we've done this for years. We have more than a
2 clue about what is needed to really help people be
3 successful. And so these are the kinds of
4 training programs that there's a demand for in and
5 around the Philadelphia economy.

6 And as additional opportunities come to
7 our attention we add them. We'll put out another
8 RFP for a provider who can provide a training
9 program that results in work with a living wage
10 job.

11 Home ownership is another one of our
12 opportunities. We have programs that, you know,
13 once you are, uh, working, running a business as a
14 result of having worked with one of our community
15 partners, a lot of people want to buy a house.
16 But not everybody wants to be a homeowner. But
17 there are people who dream of being able to own
18 their own home. And so PHA has programs for
19 public housing residents to help them own their
20 own home. Not just public housing residents, we
21 also have programs where we have a home ownership
22 club. Anyone who is interested in buying one of
23 the PHA's houses or buying one -- by PHA houses,
24 I'm going to have (unintelligible) really explain

1 it, but we have people who are not public housing
2 residents that come to our home ownership club
3 meetings, they're every other Saturday, and they
4 learn everything they need to know about
5 pre-purchase counseling and how to become a
6 successful homeowner.

7 We also want to improve the quality of
8 life. We also have programs that include a
9 person's quality of life. We have service
10 coordinators that are funded by HUD, and they
11 serve a target area. We draw lines around parts
12 of the city, and they serve everyone in those
13 target areas. And link them to programs and
14 services so that someone can make a call to their
15 service coordinator, or they can drop in the
16 office of a service coordinator, and then they can
17 be linked to whatever it is they need. If they
18 want to go back to school, if they have -- they
19 got a job they don't have transportation money,
20 whatever it is that they need, then they'll link
21 them to those services.

22 Health care, we have a health care
23 initiative that when you take all of the things
24 that we do together, it is -- it's very

1 comprehensive. We have relationship and on-site
2 health care services for a couple of our housing
3 developments. We have other relationships so that
4 people who do not have a medical problem and
5 need primary care, which is everybody, can link
6 to a primary care resource.

7 We have feeding programs for people who
8 don't have access to good food. And we have
9 relationships with organizations that are
10 concerned about persons with disabilities, persons
11 who are elderly and need support services.

12 So, we have a whole smorgasbord of
13 health care related programs. Nutrition, we are
14 working very closely with the City of
15 Philadelphia's foodie group. They have got a
16 zillion different organizations here that are
17 concerned about food security, fresh fruit --
18 food, nutritious food. Affordable food. And so
19 we make opportunities related to food security
20 available to our residents. We run a summer food
21 program and a few other programs, The Archdiocese
22 and PHA are the two biggies as far as summer
23 feeding programs are concerned.

24 We have 12 neighborhood network computer

1 labs that we fund and that offer technology
2 training to our residents. Philadelphia Housing
3 Authority is a beneficiary of the City's BTOP,
4 Broadband Technology Opportunity Program grant.

5 And as a result of that, 5,000 netbooks
6 are being distributed to public housing families
7 as their own after they have completed a basic
8 computer literacy course. And once they do that,
9 then they can go to the different computer labs
10 that -- it's one thing to take a course, it's
11 another thing to become really proficient, so we
12 know that. With a netbook it's a big step in a
13 family that doesn't have a computer, but it's not
14 the end of your computer learning. So we make
15 those opportunities available.

16 PHA is also developing hot spots around
17 the city in its development so that people can
18 have access to affordable internet service.

19 Education, we have after school programs
20 for youth. And we are looking to increase the
21 number of partners that provide the resources that
22 our youth need. We have Boys and Girls Clubs,
23 we're working with Education Works, we're working
24 with People for People. We're working for

1 Foundation, Inc., and they are providing programs
2 and services to our children and youth in our
3 development.

4 We are always looking for resources and
5 money. If there are resources in this community
6 that our residents can take advantage of, then
7 we're glad to partner with people that can provide
8 those resources. Those -- especially if they're
9 funded. If there are resources that you are aware
10 of that we can write grant opportunities for those
11 resources, we're glad to do that, because that's
12 the job of the Partnership and Resource
13 Department.

14 We have a foundation initiative, a
15 foundation strategy, where we are looking to
16 increase the number of foundations. Not just the
17 number, but the dollar value of -- the giving that
18 foundations have to make those resources available
19 to public housing residents. And we're always
20 looking for partners that are able to deliver.
21 Thank you.

22 Resident empowerment, we have --
23 Dr. Little will be here, the board meeting is
24 ending, and he will be here shortly. I know he's

1 on his way.

2 Resident engagement and participation,
3 we have initiated uh, uh, ongoing monthly meetings
4 with our resident leaders, and that is a process
5 that is designed to ensure that our resident
6 elections happen as they're supposed to. That we
7 expand communication with all of the Housing
8 residents and where we ensure that residents are
9 mentored in developing goals and aspirations and
10 meeting their needs.

11 Communication and awareness, we want all
12 residents to know what services are available to
13 them, and right now we have two means to do that.
14 Every quarter we mail out the PHA Experience
15 newsletter, and that details all the different
16 programs and services, and there are contact
17 numbers and names in that newsletter.

18 The other way is we post things on the
19 PHA web so that anyone who -- Googles Philadelphia
20 Housing Authority or goes right to our web,
21 www.pha.phila.gov, can access information on all
22 of the resident services so they can think about
23 what they want to ask for.

24 As residents struggle with issues that

1 have to do with public housing, we think that it's
2 a great idea for residents to take charge of your
3 environment. And so resident empowerment is an
4 important part of what the Housing Authority
5 does. We expand where we are and have for years
6 expanded and continued to expand the ability for
7 resident councils and residents to participate in
8 the process that is the public housing authority.

9 We have an annual plan where we say to
10 HUD this is what we're doing for the upcoming year
11 and there is -- there are public meetings with
12 residents that -- where we go over everything
13 that's in the plan, from lease commitments to
14 changes in occupancy to the funding. Everything
15 that's in that plan is gone over to make sure that
16 residents collectively really understand how PHA
17 operates.

18 And we also develop community
19 improvement programs. We have Community Days,
20 where we have (unintelligible) events, and
21 everyone in one or more developments -- we've had
22 as many as ten developments on a day, where we
23 came out, we provided -- we had providers in the
24 community that serve the community set up tables

1 and bring information about how to access their
2 programs and services. We have community cleanup
3 days, we work with the City of Philadelphia on
4 cleaning up the neighborhoods, that initiative.

5 So those are the kinds of programs and
6 services that are currently available to all
7 public housing residents. And the reason I'm
8 saying public housing residents is, our funding
9 demands that we only serve public housing
10 residents. These services will be available to
11 the resi -- to the people that move into the Queen
12 Lane, the residents who are still in the low-rise
13 units around Queen Lane, those -- these services
14 and programs are right now available to them.

15 At this point I would like to bring up,
16 um, Charmaine Morton. Charmaine is our elder care
17 coordinator, and I would like for her to tell you
18 a little bit about the various elder care
19 initiatives that people age 55 and older are
20 eligible for at The Housing Authority.

21 MS. MORTON: Okay. I really don't need
22 a microphone. Can everyone hear me?

23 UNIDENTIFIED SPEAKER: Charmaine.

24 UNIDENTIFIED SPEAKER: (Unintelligible.)

1 MS. MORTON: Yes, ma'am.

2 UNIDENTIFIED SPEAKER: I just want to
3 ask a question. Greg, would you stand up. Is he
4 still here?

5 UNIDENTIFIED SPEAKER: No, he left.

6 UNIDENTIFIED SPEAKER: Well, he left.

7 Well, he goes in the playground every
8 day and picks up the dirt, does an excellent job,
9 gets on my nerves sometimes, but he does do a good
10 job.

11 If you fence it in, is PHA going to keep
12 it clean?

13 MS. WILSON: We'll get to that
14 question. We're going to do the social services,
15 okay. Thank you.

16 MS. MORTON: I really don't need this.
17 Rylanda, I'm sure everyone can hear me. Right.

18 My name is Charmaine Morton, and I am
19 the Senior Programs Manager for the Housing
20 Authority. We have approximately 18 senior
21 properties that I have put programs in, as well as
22 our disabled population that I also, um, am
23 responsible for the programs -- have programs for
24 those people as well.

1 The senior programs provides a support
2 component, health and fitness, volunteerism,
3 advocacy, (unintelligible) generational. Our
4 health and fitness program, we have some exciting
5 things happening. We provide Healthy Cafe. The
6 Healthy Cafe was a program that I started up in
7 PHA because I began to see elders that were just
8 not taking their medicine in the morning, and they
9 weren't taking it because they didn't feel, A:
10 Didn't feel like cooking. B: Did not have
11 anything to cook. Or C: Just didn't want to do
12 it.

13 So I just started out with some toast.
14 Right with some toast -- toast and coffee. Okay.
15 Or tea. And it has mushroomed into a beautiful
16 cafe service, where now we have breakfast
17 sandwiches, we have different juices, yogurts,
18 everything that's very healthy.

19 Our -- our motto for 2012 is Healthy
20 Living 2012 -- and what's the -- HUD's other part
21 to that?

22 UNIDENTIFIED SPEAKER: (Unintelligible.)

23 MS. WILSON: Go on.

24 MS. MORTON: Oh, Every Heart -- Where

1 Every Heart Beats It's Life. So, you'll see a
2 lot of signs going up saying healthy living 2012,
3 and With Every Heart Beats It's Life. So we're
4 doing a big initiative of that.

5 We're also partnering with a church
6 that's in this community, and anyone -- now, this
7 is where anyone in the community can join. Um, we
8 have a Biggest Loser contest going on, and I have
9 two other partners that I am working with and that
10 is (unintelligible) and Health Source. And we're
11 working with the Faith Canaan Baptist Church at
12 9th and -- Church Lane. 901 Church Lane exactly,
13 and we have exercises every Tuesday for anybody
14 that wants to go, and they're free. So, actually,
15 there's a physical therapist there, there's also a
16 doctor there, and there's also a person that can
17 take your weight and it's all -- it's sort of like
18 a Weight Watchers program.

19 So anyone -- also transportation is
20 free. So, they'll come and pick you up at one
21 location, so if there's anybody interested in the
22 community here to be involved in that -- into
23 that, I will certainly give the information to
24 whomever is in charge of this group and make sure

1 that you get it. All you have to do is give me a
2 call, and I'll make sure that -- maybe right here
3 in the church. Reverend Hasty, maybe right here
4 in the church we can have a bus come and pick --
5 pick up people from the -- in front of here that
6 would like to go, and that is something that we
7 would offer to the entire community.

8 UNIDENTIFIED SPEAKER: What time?

9 MS. MORTON: It's at 10:00 a.m. Also,
10 they give you breakfast, too. A light breakfast.
11 And that is -- that is First Canaan Baptist
12 Church, okay, at 9th and -- 901. I think it's 901
13 Church Lane. Okay.

14 In our Advocacy Program, this is where
15 we have services coordination. If you remember,
16 Rylanda talked about service coordination and for
17 resources that are needed maybe in the home. We
18 offer those services as well. And we have a
19 wonderful group of service coordinators that
20 specialize in information and referral.

21 What they do is they come into the home,
22 they take an assessment, they find out what is
23 needed, and they make referrals. And that's part
24 of our advocacy program.

1 We have an Intergenerational Program,
2 and in that program that's where we have a
3 Grandparent Program, and we also have a Caregivers
4 Program. In this new generation that's coming up,
5 these baby boomers they have it on both sides.
6 Some -- most of them are caring for grandchildren
7 and parents. And they are called the sandwich
8 generation. So here we have also programs for
9 that -- for those people, because they can --
10 they're taking care of their children --
11 grandchildren, and they're taking care of their
12 parents.

13 And our volunteer program, we have a --
14 we have a list of wonderful volunteers that run
15 our Healthy Cafe that help us with our nutrition
16 program. And I'm going to tell you a little bit
17 about the nutrition program that we have.

18 That, if I had said -- if I knew that we
19 were having -- we needed like volunteers for this
20 meeting, I could ask one of the seniors at Queen
21 Lane to volunteer --

22 UNIDENTIFIED SPEAKER: (unintelligible.)

23 MS. MORTON: To volunteer to come and
24 make sure that the papers were given out and that

1 the people signed in. And that's something for
2 our seniors to do. They sort of keep us on
3 track. Of our volunteers. So I did -- so
4 initiative, I went over the volunteer initiative.
5 I went over the advocacy, and I went over the
6 intergenerational. We just do a whole lot of
7 different things.

8 When we see a need in our community for
9 different services or initiatives, it's my -- it's
10 my responsibility to fill that need. One of my --
11 one of my tasks that I have given myself, because
12 it's a great need, is with this new generation of
13 seniors coming on board from 55 to whatever. Um,
14 we have veterans that are coming. And I have -- I
15 have taken on this initiative with the most
16 passion that I can. This is one of my passion
17 projects. And that is to make certain that we
18 have services for veterans coming out of this war.
19 Because they are really, really, really, really
20 under a lot of stress.

21 Some of you -- some of you are shaking
22 your head yes, yes, yes, because we have groups.
23 We have the Korean War, we have that group of
24 veterans. We also have the Vietnam War. We have

1 Desert Storm, we have Gulf, we have Iran, we have
2 Iraq. So we can go on and on with the different
3 wars. So we have those veterans that are coming
4 on board, and some of them are in (unintelligible)
5 and older.

6 So, this program that we need -- and
7 also there are people 55 and older that are
8 dealing with their children that were
9 (unintelligible). So that's one of my passion
10 projects that I am working on now.

11 But during the charette you're able to
12 ask me any questions, and I hope I can answer the
13 question. You may need (unintelligible)
14 somebody --

15 MS. WILSON: Adult day. Talk about
16 adult day and talk about the (unintelligible).

17 MS. MORTON: Okay. We have, um,
18 partnered with (unintelligible). They have seen
19 the life program -- coming around. And we have
20 new (unintelligible) in this area. And up the
21 street you notice we renovated Germantown House.
22 And we have a Life Center there. And we have a
23 partnership with New Courtland Life, and they have
24 a LIFE Program there. And the LIFE Program is

1 L-i-v-e (sic), Living Independently For Elders.
2 That program is to help people stay in their homes
3 longer independently. And it helps with
4 medication, it helps with food, nutrition,
5 therapy, physical therapy. All types of different
6 things.

7 And it's part of the PCA. Let's talk
8 about PCA for one moment, and then I'll talk --
9 because that goes right into Adult Day Program.

10 Everything that I (unintelligible)
11 everything goes through the Triple A. The Triple
12 A is the Area Agency on Aging. And that is the
13 Philadelphia Corporation for the Aging. And every
14 funding -- every bit of money, everything that
15 deals with seniors goes through the Philadelphia
16 Corporation for Aging.

17 So they're a big partner of mine. And
18 the LIFE Program falls under the Philadelphia
19 Corporation for Aging. Also, we have a
20 wonderful -- took on this passion project in 2008,
21 2009. And we opened up our own Adult Day Center.
22 You might know it as Adult Day Care Center. And
23 that's where we actually cater to the dementia
24 patients, where they can still remain in their

1 homes longer, also giving their caregivers a
2 little bit of more time so that they can have,
3 huh, a rest, and know that mom, dad is being taken
4 care of. Knowing that their medications are given
5 to them properly. We have a nurse -- nursing
6 staff. We have a nutrition staff that deals with
7 just that program. And that program is on Lincoln
8 Avenue, 26th and Glenwood. They're a Johnson
9 Homes property.

10 UNIDENTIFIED SPEAKER: Nellie Reynolds.

11 MS. MORTON: It's in the Nellie Reynolds
12 Garden Apartments.

13 UNIDENTIFIED SPEAKER: And it's funded
14 by (unintelligible) right?

15 MS. MORTON: Well, it's funded by --
16 it's funded by PHA and PCA and the State -- agency
17 -- State.

18 UNIDENTIFIED SPEAKER: (Unintelligible.)

19 MS. MORTON: PCA gets their money from
20 the Department of Aging and -- this is from the
21 State.

22 UNIDENTIFIED SPEAKER: And they get it
23 from the lottery.

24 MS. MORTON: And they get funding from

1 the lottery. And I know that's just
2 (unintelligible) for the charette. That's another
3 passion project of mine. All right.

4 Is there anything else?

5 MR. JOHNS: You did mention that both of
6 those programs are not just for PHA residents.

7 MS. MORTON: Right. Both of them are
8 not for PHA residents, you can come right in.
9 That's right, you can come right in.

10 MS. WILSON: The LIFE Center and the
11 Adult Day.

12 MS. MORTON: Adult Day. And also --

13 UNIDENTIFIED SPEAKER: (Unintelligible.)

14 MS. MORTON: Yes, and they can be picked
15 up. And also we do have another program that's
16 just not for PHA residents, and that is our Senior
17 Centers. We have three Senior Centers, and you're
18 more than welcome to come to the Senior Centers.
19 And we provide lunch. And that's a program that's
20 also not just for PHA residents. Um, one is at
21 Emlen Arms, at 6733 Emlen Street. The
22 other two is in South Philadelphia. Cassie
23 Holly, which is at 21st and Dickerson (sic), and
24 Wilson Park, which is at 25th and Jackson Street.

1 Okay. Is there any questions for me?

2 And, you know, if you do --

3 MS. WILSON: We'll do it -- Melvin.

4 I'm going to introduce -- thank you so much,

5 Charmaine. Thank you so much.

6 Melvin is the Director of PHA's Home
7 Ownership Program. And I know he can talk for
8 about three hours. We are one of the most
9 prolific housing authorities helping families
10 become home owners. Since Melvin has been at
11 PHA -- has come to PHA, more than a thousand low
12 and moderate income families have become home
13 owners. And only one has had a default on their
14 mortgage before the bottom fell out. I don't know
15 how that person got an adjustable rate mortgage,
16 but they did.

17 So, we have a great track record and
18 thank you, Melvin.

19 MR. MELVIN: Okay. Thank you. Hello,
20 everyone. How you doing?

21 First thing, home ownership, you know,
22 you have to start today. Just want to let
23 everyone know. I (unintelligible) that it starts
24 very young. I think that we have to, you know,

1 start thinking about, you know, what we spend --
2 spending. Our spending habits. And I think that
3 we really got to concentrate on some of our
4 saving habits.

5 One of the things that I say is that,
6 you know, the water -- the water jar, I think that
7 we should have one there and everybody come over
8 and say put a little change in there so then that
9 way, you know, I'm saving. So, they usually put a
10 dollar -- a couple dollars in there, but that
11 little jar will generate \$1500, just to let you
12 know. The key is not to take it out. See, you
13 put it in, don't take it out.

14 So, let me talk about our program. The
15 first thing is, we had over 1200 of our residents
16 and non-residents that purchased homes through our
17 programs. The great thing about what's going on
18 today is that a lot of residents that are -- that
19 are leaving -- that are actually in Queen Lane,
20 they were given an opportunity to either get a
21 Housing Choice Voucher, which is formerly known as
22 a Section 8 voucher. They were also given, you
23 know, an opportunity so that they can go into our
24 scattered sites. They can go into our new

1 development.

2 I'm going to talk about the two
3 programs that we have, one if they got a voucher.
4 So, let's say the people that actually got a
5 voucher, they can actually use that voucher to
6 purchase a home. And let me just explain the way
7 it works. Under the rental side, as you know, the
8 people have a Section 8 Voucher. That voucher,
9 they gave a voucher, they have to find a
10 landlord. They find a landlord, and they actually
11 go rent a house. The way it works is, let's say
12 that you're on the rent. The landlord actually
13 tells PHA, well, I'm going to charge this amount
14 of rent. Let's say -- let's use a thousand
15 dollars. They say that the rent is a thousand
16 dollars. Then PHA says, okay. The client portion
17 is \$50, right. So you got to pay \$50 towards your
18 rent. Then PHA takes that \$950, and they pay the
19 landlord, because the rent is a thousand.

20 Now, through the home ownership, the
21 great thing about it is it works the same way.
22 But you become the landlord. Let me tell you how
23 it works. If you got a voucher and you're
24 working, we will subsidize you up to 15 years.

1 If you have -- if you're disabled or
2 you're elderly, elderly being over 62, but if
3 you're disabled we will subsidize your mortgage
4 for the term of the mortgage.

5 Let me tell you what the requirements
6 are. So, now you're a homeowner. So, what
7 happens is is that your portion -- let's say that
8 you get a mortgage for a thousand dollars, right,
9 because the landlord -- the landlord charges PHA a
10 thousand, now you're the homeowner, and you're in
11 home ownership. What happens is is that your
12 portion will be \$50, right, of a mortgage that's a
13 thousand dollars. The \$950 goes directly into
14 your account. You take the nine -- you take your
15 \$50, together with the 950, and you pay your
16 mortgage of a thousand dollars. Everybody with
17 me?

18 So, you can actually use a voucher to
19 become a home owner. And the great thing about
20 that program is that if you're disabled or
21 elderly we will subsidize you for the term of the
22 mortgage. So, if you get a 30-year mortgage, we
23 will subsidize you for 30 years. And let's say
24 that you get a house for \$800, and your portion is

1 \$300, right. And you get a mortgage of \$800.
2 Your portion is three, then we will -- we will
3 take that \$500, put it directly into your account.
4 You take that -- you take the 300 and the 500 and
5 pay the mortgage of \$800. It's a great program.

6 Yes.

7 UNIDENTIFIED SPEAKER: Suppose my
8 payment is \$300, right.

9 MR. MEL: Your portion.

10 UNIDENTIFIED SPEAKER: (Unintelligible.)

11 MR. MELVIN: Right.

12 UNIDENTIFIED SPEAKER: How about if
13 something happens.

14 MR. MELVIN: Like what?

15 UNIDENTIFIED SPEAKER: I can't pay \$300
16 and (unintelligible), and I'm down to 50.

17 MR. MELVIN: Oh, okay. Good question --

18 UNIDENTIFIED SPEAKER: Can I change.

19 MR. MELVIN: Yes, it will. Great --
20 that's a great question. She said if your income
21 changes then your subsidy changes. It works just
22 like a renter.

23 So, let's say that your income goes
24 down, your subsidy goes up. But it works the same

1 way, if your income goes up, your subsidy goes
2 down. And that's the great part for that
3 program.

4 That program you have to complete
5 counseling, so that's the first thing that you
6 need to do. Everybody today, if you're interested
7 in home ownership, or if you just want to work
8 with your -- with your official money management,
9 I have the counseling that you can actually
10 come -- contact a counselor, it's right here.
11 This is the counseling list, you can call any
12 counselor to start the process (indicating).

13 UNIDENTIFIED SPEAKER: I have -- I have
14 a question.

15 MR. MEL: Sure.

16 UNIDENTIFIED SPEAKER: (Unintelligible.)
17 You talk about home ownership, am I
18 correct?

19 MR. MEL: That's correct.

20 UNIDENTIFIED SPEAKER: So if you're
21 talking about home ownership, okay, and you're
22 talking about a process, for lack of a better
23 word, in regards to this project over here
24 (unintelligible) and you're talking about the

1 (unintelligible) level have been replaced with
2 rental units.

3 Why are you here?

4 MR. MEL: Well, this is why I'm
5 here. The reason why I'm here is that the people
6 that get relocated, they actually get voucher,
7 right. People that get relocated --

8 UNIDENTIFIED SPEAKER: (Unintelligible.)

9 MR. MEL: And the people that come here
10 can have an opportunity for home ownership if
11 they're building homes. So the reason why I'm
12 telling you, and I'm telling you that the people
13 that got vouchers, that you can actually take that
14 to go rent or you can take that to use it for home
15 ownership. I'm the home ownership person.

16 So even though you take it for rent, and
17 let's say that you get your credit together and
18 you get a mortgage, then you can call me, right,
19 when you got your voucher, if you want to go into
20 home ownership, and we'll get you into that
21 process.

22 UNIDENTIFIED SPEAKER: Isn't that for
23 PHA residents?

24 MR. MEL: That's for PHA residents. For

1 non-residents, for non-residents --

2 UNIDENTIFIED SPEAKER: But -- but the
3 problem's this, okay. And I have no qualms
4 against you --

5 MR. MEL: No, no, I understand.

6 UNIDENTIFIED SPEAKER: No qualms with
7 you. Okay. I do have a problem sitting up
8 here preaching home ownership, okay, and you're
9 going to build a project or process, whatever word
10 you want to use, over here, and you're going to
11 make them all rental units.

12 So as far as I'm concerned, you're --
13 you're a wasted speaker.

14 MS. WILSON: Excuse me. We came here
15 tonight to talk about programs and services,
16 because we all take programs and services for
17 granted. And PHA doesn't. We're real serious
18 about programs and services and opportunities for
19 people to take advantage of programs and services,
20 including home ownership opportunities for their
21 future.

22 UNIDENTIFIED SPEAKER: (Unintelligible)
23 Rylanda. I think what John's saying, and let me
24 know if I'm wrong, John, because the tax credits

1 are for 55 rental units, that was the application
2 that PHA has made, (unintelligible) we have
3 concern about home ownership, are you going to
4 also include --

5 MS. WILSON: No.

6 UNIDENTIFIED SPEAKER: -- this type of
7 program --

8 MS. WILSON: We are not -- we -- the
9 persons who move into the tax credit units will be
10 able to take advantage of PHA's home ownership
11 program. They won't be able to buy the tax credit
12 units, but they'll --

13 UNIDENTIFIED SPEAKER: (Unintelligible.)

14 MS. WILSON: They won't have to. You
15 can buy a house in New Jersey, you can buy a house
16 in South Philly, you can buy a house in Manayunk.
17 Once you want to be a homeowner and you go through
18 the steps that you need to take in order to be a
19 home owner.

20 This is an opportunity.

21 MR. MELVIN: Can I just say one thing.

22 Um, the --

23 UNIDENTIFIED SPEAKER: (Unintelligible.)

24 MR. MELVIN: Let me just say one thing.

1 The counseling list that I gave you -- the
2 counseling list that I gave you, all I'm saying is
3 this, you can take an opportunity to start
4 preparing home ownership. Just contact -- anybody
5 that's 18 or older in your family, tell them to
6 contact the Housing Counseling Agency. They're
7 located throughout the City. Just to start the
8 process.

9 And the reason why I'm saying that, you
10 may not be ready today, but you can be ready five
11 years from now. And that's --

12 UNIDENTIFIED SPEAKER: Our -- our
13 concern is this --

14 UNIDENTIFIED SPEAKER: (Unintelligible.)

15 UNIDENTIFIED SPEAKER: Our concern is
16 this --

17 UNIDENTIFIED SPEAKER: (Unintelligible.)

18 UNIDENTIFIED SPEAKER: (Unintelligible.)

19 UNIDENTIFIED SPEAKER: (Unintelligible.)

20 MR. MELVIN: What I can do -- I'll be
21 here, I'll give the mic to Rylanda. I'll be in
22 the corner, so if anybody has any questions
23 regarding home ownership, please come see me on
24 the side.

1 Thank you very much.

2 UNIDENTIFIED SPEAKER: Thank you.

3 MS. WILSON: We're going to break down
4 into groups. I have one other person that's going
5 to come and talk. Ed Price, he's our Section 3
6 coordinator, and he's going to talk about Section
7 3 opportunities. When he's, finished the home
8 ownership -- excuse me. Excuse me. I'm
9 talking as loud as I can.

10 The home ownership people that are
11 interested in home ownership will talk with
12 Melvin. The people who are interested in elder
13 care services can talk to Charmaine. Anyone
14 interested in learning more about Section 3 can
15 talk with Ed Price, and we have David Warren here
16 who is our foundation person.

17 And anyone interested in grants writing
18 and managementship can talk with David Warren.
19 Ed.

20 MR. PRICE: Good evening. My name is Ed
21 Price, and I'm the Section 3 coordinator, and I'm
22 currently assigned to Queen Lane.

23 Section 3 is just a hiring process
24 (unintelligible) and what it does is --

1 UNIDENTIFIED SPEAKER: (Unintelligible.)

2 UNIDENTIFIED SPEAKER: (Unintelligible.)

3 MR. JOHNS: Hold up, hold up, hold up.

4 We -- we cannot -- we cannot have this meeting --
5 we cannot have this meeting or continue this
6 meeting if you can't -- if you're not going to
7 listen to us. We have to listen to you too. When
8 everybody talks at one time we can't do this.

9 So, if that's going to happen we can end
10 this.

11 UNIDENTIFIED SPEAKER: (Unintelligible.)

12 MR. JOHNS: Because it doesn't --

13 UNIDENTIFIED SPEAKER: (Unintelligible.)

14 MR. JOHNS: It's not going to --

15 UNIDENTIFIED SPEAKER: We didn't come
16 about what you're telling us, we came about the
17 project.

18 MR. JOHNS: This is the part --

19 UNIDENTIFIED SPEAKER: (Unintelligible.)

20 MR. JOHNS: This is part -- excuse me.
21 I don't know about the --

22 UNIDENTIFIED SPEAKER: No, no.

23 UNIDENTIFIED SPEAKER: (Unintelligible.)

24 MR. JOHNS: I don't know --

1 UNIDENTIFIED SPEAKER: (Unintelligible.)

2 UNIDENTIFIED SPEAKER: (Unintelligible.)

3 MR. JOHNS: I don't know --

4 UNIDENTIFIED SPEAKER: (Unintelligible.)

5 UNIDENTIFIED SPEAKER: (Unintelligible.)

6 MR. JOHNS: (Unintelligible.)

7 UNIDENTIFIED SPEAKER: (Unintelligible.)

8 MR. JOHNS: The meeting before, this
9 meeting (unintelligible) --

10 UNIDENTIFIED SPEAKER: (Unintelligible.)

11 UNIDENTIFIED SPEAKER: (Unintelligible.)

12 MR. JOHNS: Wait a second. Hold on for
13 a second --

14 UNIDENTIFIED SPEAKER: (Unintelligible.)

15 UNIDENTIFIED SPEAKER: (Unintelligible.)

16 MR. JOHNS: This meeting was
17 specifically set aside --

18 UNIDENTIFIED SPEAKER: (Unintelligible)

19 UNIDENTIFIED SPEAKER: (Unintelligible.)

20 MR. JOHNS: -- set aside to talk about
21 the community and supportive services.

22 UNIDENTIFIED SPEAKER: We don't need
23 that.

24 UNIDENTIFIED SPEAKER: (Unintelligible.)

1 UNIDENTIFIED SPEAKER: (Unintelligible.)

2 UNIDENTIFIED SPEAKER: We don't need

3 that --

4 UNIDENTIFIED SPEAKER: (Unintelligible.)

5 UNIDENTIFIED SPEAKER: (Unintelligible.)

6 MR. JOHNS: Community and supportive

7 services related to --

8 UNIDENTIFIED SPEAKER: (Unintelligible.)

9 UNIDENTIFIED SPEAKER: (Unintelligible.)

10 UNIDENTIFIED SPEAKER: (Unintelligible.)

11 MR. JOHNS: Related to the development

12 that we're about to do. And the development that

13 we're about to do is going to have HUD funds

14 associated with it, so all the programs that we're

15 talking about are going to be available to the

16 residents that move into that development.

17 UNIDENTIFIED SPEAKER: (Unintelligible.)

18 I understand (unintelligible) to the community

19 about what our concerns were.

20 MR. JOHNS: That's the next --

21 UNIDENTIFIED SPEAKER: That's what we're

22 here for.

23 MR. JOHNS: Right. Exactly

24 (unintelligible).

1 UNIDENTIFIED SPEAKER: (Unintelligible.)

2 MR. JOHNS: Right. And that's the

3 next --

4 UNIDENTIFIED SPEAKER: (Unintelligible.)

5 MR. JOHNS: Right -- and that's where --

6 UNIDENTIFIED SPEAKER: (Unintelligible.)

7 UNIDENTIFIED SPEAKER: (Unintelligible.)

8 UNIDENTIFIED SPEAKER: (Unintelligible.)

9 MR. JOHNS: Before you leave --

10 UNIDENTIFIED SPEAKER: (Unintelligible.)

11 UNIDENTIFIED SPEAKER: (Unintelligible.)

12 MR. JOHNS: Before you leave -- the next

13 part of this meeting that Rylanda was trying to

14 get to is she calls a charette, so that people

15 will be able to address their concerns

16 independently right in this room. So I don't even

17 know (unintelligible).

18 UNIDENTIFIED SPEAKER: (Unintelligible.)

19 UNIDENTIFIED SPEAKER: (Unintelligible.)

20 UNIDENTIFIED SPEAKER: (Unintelligible.)

21 MR. JOHNS: I think maybe it's the point

22 now -- I think maybe it's the point now to break

23 up into those meetings and then discuss some of

24 the issues that are of your concern.

1 UNIDENTIFIED SPEAKER: (Unintelligible.)

2 UNIDENTIFIED SPEAKER: (Unintelligible.)

3 UNIDENTIFIED SPEAKER: (Unintelligible.)

4 MR. JOHNS: So, Rylanda, what are the
5 categories of (unintelligible)?

6 MS. WILSON: Melvin, would you come and
7 stand in front of one of the tables, because
8 Melvin is going to be talking to the residents
9 about home ownership.

10 David, would you come and stand in front
11 of one of the tables. David is going to be
12 talking to anyone who's interested in funding;
13 foundation funding, grant funding. I'm going
14 to -- I'm standing in front of this table, because
15 I'm going to be talking with anyone interested in
16 educational programs for children. Oh, and
17 seniors.

18 Charmaine. Charmaine, would you please come
19 and stand in front of this table. Charmaine.
20 Okay.

21 Charmaine is going to be talking to
22 people about (unintelligible). Okay. There was a
23 person that -- I don't know if Ms. Presley is in
24 the room. She wanted an educational program for

1 the children in the community. Okay.

2 MR. MELVIN: You know what, I'm going to
3 be right here, because I got everyone here --

4 MS. WILSON: Okay. Okay.

5 MR. MELVIN: So if anybody wants to
6 hear about home ownership.

7 MS. WILSON: Home ownership here.

8 MR. JOHNS: We got -- we got home
9 ownership -- home ownership in this corner over
10 here. Anybody that's interested in discussing
11 about home ownership and home ownership
12 opportunities, they're on this side.

13 MS. WILSON: Section 3.

14 MR. JOHNS: Section 3, which is job
15 hires. Section 3 (unintelligible) that's Ed
16 Flight. So that's right there. So if anybody's
17 interested in job hires and that type of issues,
18 that's Ed Flight.

19 What else?

20 MS. WILSON: (Unintelligible.)

21 MR. JOHNS: Anybody that's interested in
22 grant writing, see this gentleman right here.

23 He's going to be -- where are you going to be?

24 Where are you going to be?

1 He's going to be over here. So anybody
2 interested in grant writing and those related
3 activities can come over here where he is.

4 And Ms. Charmaine is over on the side.
5 She has the green on, and she's -- seniors,
6 anything related to seniors.

7 And Rylanda is going to do educational
8 problems. So anybody interested in education
9 programs.

10 * * * *

11 (Whereupon, there was a break
12 in the group meeting for the purpose
13 of individual meetings.)

14 * * * *

15 MS. WILSON: Let's wrap it up, guys.
16 Thank you so much. Thank you so much. If I can
17 get a little bit of quiet. And we can have
18 conversations afterwards. If we can take the next
19 five minutes to report out on our (unintelligible)
20 okay.

21 I thought this was -- I talked to
22 (unintelligible) about educational programs,
23 because we had someone write to us about involving
24 the children in the community. Can I get a little

1 quiet, please. First, can I have a little quiet,
2 because we want to report out about an educational
3 program for the children in the community so that
4 we can institute the concept of architecture,
5 engineering (unintelligible) as a career.

6 And so Ms. Foster Jones is going to talk
7 with the principal of the local school, the Kelly
8 School, about PHA coming to an assembly and
9 presenting information doing -- doing one of
10 our PowerPoint presentations on construction,
11 planning, and engineering. And what
12 (unintelligible) study in the school if they are
13 interested in this type of a career. And the ones
14 that have not even considered that, or maybe don't
15 know anyone who is a city planner, maybe don't
16 know who is an engineer, then we can plant the
17 seed about these opportunities. If they're
18 studying -- you like math, it's okay to really
19 like math (unintelligible.) It's okay to really
20 like science and to learn how to -- you like to
21 pull people together and get people to agree, it's
22 okay to want to talk with people and get them to
23 agree on something.

24 So we'll be -- I'll be communicating

1 with her, and we'll see where we can go with that
2 concept, because it's in the interest on the part
3 of the principals in the local schools to have
4 PHA do a presentation.

5 Who wants to go next? Okay. Where's
6 (unintelligible)?

7 UNIDENTIFIED SPEAKER: Our question
8 (unintelligible). Housing that's great, Ms. Grace
9 and I talked about doing something
10 (unintelligible).

11 MS. WILSON: Melvin.

12 MR. MELVIN: Yeah. With our people I
13 know -- what they talked about is that they got to
14 go correct their credit, work with their credit
15 and do some savings. And I gave them some ideas
16 where to go. And I told them just to come -- your
17 focus -- stay dedicated, stay committed, you can
18 do it (unintelligible).

19 UNIDENTIFIED SPEAKER: (Unintelligible.)

20 MS. WILSON: Thank you, Melvin. Ed
21 Flight.

22 MR. FLIGHT: (Unintelligible). Great
23 community organization and we'll be going
24 (Unintelligible.)

1 MS. WILSON: Thank you so much.
2 Charmaine.

3 MS. CHARMAINE: (Unintelligible). Need
4 information on senior programming in the
5 community, caregiving, that type of -- veteran's
6 services and that type of thing, and hopefully we
7 can do a partnership with the church here.

8 MS. WILSON: And the other part of the
9 conversation not related to education that I had
10 was, the people in this community who are not
11 public housing residents and don't know about
12 services, don't have a ready resource for
13 identifying services that they need.

14 The Philadelphia Housing Authority this
15 summer has a summer youth program where it's a
16 service learning program and the people -- the
17 youth from the Queen Lane development, as well as
18 from other developments across the city are going
19 to develop a resource directory for services and
20 programs within, say, a one-mile radius, and they
21 will talk about -- they will list those services
22 that are available for two-year olds and
23 three-year-olds and seven-year-olds, and
24 ten-year-olds and 14-year-olds and 18-year-olds

1 and have something in a resource directory for
2 every -- for every age cohort.

3 And it'll help us identify what their
4 (unintelligible) but that resource directory will
5 be made available to everyone who -- anyone who's
6 in public housing in the development and people in
7 the community, it will be a great resource guide.

8 UNIDENTIFIED SPEAKER: Rylanda
9 (unintelligible).

10 MS. WILSON: Sure, it's eight blocks, a
11 mile, seven point six blocks is a mile. Yes.

12 I just want to thank everyone for
13 participating. People do want to talk about
14 things not related to social services. People do
15 want to know, well, why are you talking about
16 services for somebody else but not me. Well,
17 we're talking about services for everybody.
18 Everybody needs services.

19 If people want to ask specific questions
20 or want to do -- have conversations afterwards,
21 we're here.

22 Thank you so much. But we want to be
23 out of here by 10:00.

24 MR. JOHNS: No, we're going to get out

1 of here now. But before -- but before -- before
2 we go I'd like to ask -- as we always do -- as we
3 always do, I'd like Pastor Hasty to come up and
4 give us some words to take folks -- to take us
5 home.

6 PASTOR HASTY: Amen. Praise the Lord,
7 everybody. We appreciate your time, your time is
8 valuable, and I think we all ought to be
9 respectful of that and just come and work
10 together. Pull together, work together. As a
11 group, we can become strong and powerful in this
12 endeavor. Amen.

13 * * * *

14 (Whereupon, prayer was had
15 off the record.)

16 * * * *

17 (Whereupon, the meeting
18 concluded at 7:30 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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