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PHILADELPHIA HOUSING AUTHORITY

CITY OF PHILADELPHIA  
- - -

SHARSWOOD/BLUMBERG TRANSFORMATION MEETING  
- - -

March 29, 2018  
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VAUX HIGH SCHOOL  
2300 West Master Street  
Philadelphia, PA 19121

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1 MS. TILLMAN: Hello everyone.  
2 I'm Nichole Tillman. Today we are here to give  
3 you an update on what's going on in your  
4 neighborhood. As you know, we've got these  
5 high-rises, we've built 57 units and we're  
6 moving right along.

7 I'm sure you've been on Ridge  
8 Avenue to see our new headquarters, which will  
9 be done by the end of the year. We're in Vaux  
10 now; it's open, there's school classes going on  
11 and it is an exciting time right now for PHA and  
12 an exciting time for this neighborhood.

13 I think it's important to take a  
14 pause on this beautiful, beautiful day to talk  
15 about the transformation that we used to talk  
16 about was going to happen, but now that we are  
17 in the transformation let's talk about what's  
18 happening and what's to come.

19 So I know that my friends at the  
20 department mailed fliers to everyone. I know we  
21 mailed fliers to churches and papers, but it's a  
22 beautiful day so maybe people are enjoying this  
23 day, but we still think it's important for those  
24 who are here to know what's going on, share the

1 information. And we will have another meeting  
2 and we will let you know in plenty of time so  
3 maybe they will come the next but we're here now  
4 and we're going to go through all the  
5 information like it's a full house.

6 So with that we're going to start  
7 and go right into it. I will have Darnetta Arce  
8 from NAC come up to give us an update.

9 MS. ARCE: Thank you. Good  
10 afternoon, everyone, and we really do thank you  
11 for coming out. My name is Darnetta Arce and  
12 I'm with the Brewerytown Sharswood NAC. I am  
13 the executive director.

14 NAC has been in existence for  
15 three years now, since 2015, and the NAC is a  
16 resource hub for the community. We provide  
17 information about housing, employment, utility  
18 bills, education.

19 Whatever is going on in the city  
20 and whatever is happening locally in our  
21 community we do provide that information to the  
22 community. And there is an old saying, if they  
23 don't come out, you know, we have nothing to do  
24 with that, but we do provide the information.

1                   So tonight we want to make sure  
2 we were a part of the PHA community update, as  
3 well as we want to introduce our partners,  
4 Habitat for Humanity, Indego and also Smith  
5 Playground and also Vaux, who are all involved  
6 in trying to improve the conditions in this  
7 community, make sure we have a place where our  
8 children can get a good education, and that is  
9 what the Big Picture is doing for this  
10 community.

11                   So with that, I want to bring up  
12 Katie with the Smith playground right now. And  
13 she can tell you some fun things we are going to  
14 be doing this weekend with the playground.

15                   And then also, Ms. Stephanie  
16 Ridgeway will also come and just give a brief  
17 introduction about who she is and what she does  
18 in the community.

19                   MS. ZMICH: Thank you. I promise  
20 I won't take up too much of your time. So my  
21 name is Kate Zmich and I represent Smith  
22 Memorial Playground.

23                   I'm sure most of you guys are  
24 familiar with it. It's just down the way on

1 Oxford Street. This has been around serving the  
2 families of Philadelphia since 1899. We are a  
3 free place for you to come and bring your  
4 children.

5 I am here today to talk about two  
6 things. One is that our seasonal hours are  
7 shifting, so we are going to be open a lot more  
8 throughout the spring and summer.

9 So starting on April 1st we are  
10 going to be open all -- well, technically  
11 because Easter is on April 1st we are closing at  
12 four o'clock, but as the season rolls on we will  
13 be open ten to six, Tuesday through Friday, and  
14 ten to seven Saturday and Sunday. So it will be  
15 open for free family visits for that.

16 And we are closed every Monday,  
17 though, so keep that in mind. Mondays we are  
18 closed. We hate to turn families away on those  
19 days.

20 I am also here to talk about  
21 Play-A-Palooza. It's our annual playground  
22 opening when our hours ramp up again. It is a  
23 celebration that we have.

24 We've got a lot of partners that

1 have been invited to the event. We've got about  
2 ten different programatic partners, including  
3 folks like our neighbors across street, they  
4 Audubon Society. They are going to be doing  
5 afternoons with the kids, so a little Outward  
6 Bound.

7 Read By 4th will be there, Kip  
8 and Kim, an organization that has gotten started  
9 in Brewerytown, they are going to be there doing  
10 programming. We also have some performances  
11 from some choirs that are local to Philadelphia  
12 for children.

13 And then I think there is like a  
14 Capoeira performance and a circus group is going  
15 to be doing a performance on the front lawn.  
16 WHYY will also have a big tent out front. And  
17 there will be a performance from Nature Cat from  
18 PBS Kids, which I think is pretty neat.

19 But I am coming today also with  
20 tickets in my hand. We try to give out as many  
21 free tickets to the community as possible. And  
22 the way that they operate is that the ticket is  
23 good for free family entry. And the only  
24 question that a family will get asked when they

1 walk in with this ticket is how many children  
2 and how many adults are with them.

3 We don't really need a family  
4 tree to prove people as family, and we are happy  
5 to give out as many as folks will take.

6 I've got about 80 now in the pack  
7 with me, and then some postcards with  
8 information about the event. It is this  
9 Saturday, twelve to four at Smith Playground.

10 Does anybody have any questions?

11 Thank you.

12 MS. RIDGEWAY: My name is  
13 Stephanie Ridgeway and I'm here with two  
14 different hats on. I am the block captain along  
15 Ridge Avenue. My barber shop is there. It's  
16 called Process Junior's, and it is one of the  
17 oldest black barber shops in Philadelphia. It's  
18 been in existence since 1947, and we moved from  
19 South Street to Ridge Avenue five years ago.

20 The other hat I wear is the hat  
21 of Indego. And with Indego we are coming out to  
22 the community to get people involved with the  
23 blue bikes. How many people have ever ridden  
24 one of those blue bikes?

1                   So you will see me around. We  
2 are trying to partner with Vaux and we are  
3 trying to get our young people to join in.

4                   Our age limit will drop down to  
5 14 as of the middle of April. So children 14  
6 and older will be able to ride the bikes.

7                   And our partner for Retail  
8 Sharswood is one of the Indego ambassadors. So  
9 what will happen is they will be hosting rides.  
10 Last year we had a senior ride, and it was about  
11 filling out your bucket list. And we took  
12 seniors out to teach them how to ride. So we go  
13 from the youngest to the oldest.

14                  Now, the other thing I wanted to  
15 bring up is in this community on April the 7th  
16 the Mayor's Clean Up is going to take place  
17 throughout the entire city.

18                  We have hosted something called  
19 Meet Your Neighbor at the Curb, and we are,  
20 again, involving Vaux and their great students.  
21 And we will have a shredding truck out for two  
22 hours here by Vaux, and we want everyone in this  
23 community to come out, because what we are going  
24 to do, we are going to give each person a broom,



1 a bag, a shovel and some gloves.

2 But we don't want it to be a  
3 one-day clean up. We want it to be a continuum  
4 where people will come out and meet their  
5 neighbors at the curb and pick up, because  
6 without us getting involved, the neighborhood  
7 will never produce what we'd like it to produce.

8 So I don't see a lot of people  
9 from the neighborhood here, so people that are  
10 here visiting and hosting are all invited to  
11 join us.

12 We're going to start at 9 a.m.  
13 At 12 noon we are going to be serving hotdogs.  
14 I will have some swag bags from Indego to give  
15 away, and we are hoping to meet all of our  
16 neighbors at the curb.

17 Questions?

18 A RESIDENT: I have a question.  
19 How well, I guess, advertised was the clean-up,  
20 just city-wide?

21 MS. RIDGEWAY: City-wide the  
22 mayor had it out on the city's web page. People  
23 in the communities had to come out and sign up.  
24 This is an annual thing that happens every year.

1 Last year we had 100 students from Temple. This  
2 year I want to see people in the community that  
3 look like me.

4 It's so important that we take  
5 pride in where we live, so we're asking everyone  
6 -- the developers, we're asking everyone to come  
7 out and join us. But the Mayor's Clean Up comes  
8 around this time every year.

9 Any other questions?

10 A RESIDENT: Where do we meet?

11 MS. RIDGEWAY: We're going to  
12 meet right here at Vaux. So knock on your  
13 neighbors' doors, take a couple of flyers with  
14 you when you leave and stick them in the door,  
15 bring the kids with you, because everybody can  
16 pick up trash.

17 This is a thing where our  
18 community had been under-serviced, but we are  
19 under serving ourselves if we don't come out and  
20 pick up trash.

21 Anything else? Thank you for  
22 your time.

23 MS. TILLMAN: Now that we're  
24 getting into the transformation, I will ask

1 everyone to hold their questions and we will get  
2 to your questions at the end. We have Nick Dema  
3 and he will give you the PHA Transformation  
4 update.

5 MR. DEMA: Good evening  
6 everybody. My name is Nick Dema. I'm the  
7 executive vice president for planning and  
8 development at PHA. Today I'm here to kind of  
9 talk about what we're doing in the neighborhood,  
10 kind of an update on the transformation plan.

11 Just to take a step back, just  
12 kind of what was our overall plan, and then we  
13 will get into how we can work towards inflating  
14 that plan.

15 So as you know, our overall plan  
16 is kind of the Sharswood neighborhood. It's  
17 centered around the former Blumberg Sharswood  
18 campus, which was originally 500 units of public  
19 housing. We all know that we've recently  
20 completed demolition there.

21 Tonight is really the core of  
22 what we're trying to accomplish. But it's not  
23 all redeveloping the campus, but also  
24 re-introducing that campus to the neighborhood

1 and also doing development within the overall  
2 neighborhood, so we're not just working on the  
3 campus.

4                   So at a high level what is our  
5 goal? From a housing perspective we would like  
6 to create 1200 new units. And that's broken  
7 down between rental and ownership, and it's  
8 approximately 800 rental units and 400 home  
9 ownership units.

10                   So if we kind of start with  
11 what's going on at the campus, we will start  
12 there and kind of work our way throughout the  
13 neighborhood.

14                   So what's been going on with the  
15 campus. I think everybody knows we finished up  
16 our first phase, which was 57 units of rental  
17 housing. That was done kind of early 2017. The  
18 next piece that we're working on is the senior  
19 building.

20                   As you know, there was originally  
21 three towers. We knocked down two of the  
22 towers. One of the towers was dedicated to  
23 seniors. We still want to keep that tower  
24 dedicated to seniors, so we've doing a major

1 renovation there.

2                   We pulled the financing in  
3 November on that, and that is currently under  
4 construction. That's probably a 20 million  
5 dollar -- 20-or-25-million-dollar renovation  
6 that's going on within the tower.

7                   We anticipate that will probably  
8 come back on-line towards the end of this year,  
9 early 2019.

10                   The other piece that we really  
11 wanted to do is kind of break up the superblocks  
12 and kind of re-introduce that back to the  
13 neighborhood.

14                   And as you can see, we're  
15 currently under construction installing three  
16 new streets. One street is 23rd Street, that's  
17 kind of going through the campus, and then the  
18 other two are kind of supporting our initiative  
19 on the campus.

20                   So we have three streets  
21 currently under construction. That is scheduled  
22 to be done probably at the end of summer, August  
23 or September.

24                   The next page or piece on the

1 campus, we're currently putting our financing  
2 together for three rental units on the site.  
3 We're up at PHFA, the Pennsylvania Health and  
4 Finance Agency. We're working with them to  
5 secure our finances.

6 We are hopeful that we will  
7 finish up that and start construction probably  
8 late summer. That has probably a one-year  
9 completion, so those units will be coming on  
10 probably late 2019.

11 The other piece we have are  
12 partners. Habitat is here and they will talk a  
13 little bit more about that, but also we are  
14 doing 20 units of home ownership on the campus.  
15 So we are hopeful that that will be starting  
16 probably towards the end of this year, early  
17 next year. So that that is another piece of the  
18 goings on on the campus.

19 So from a campus perspective  
20 we're pretty much done. There's just one piece  
21 that is remaining. Given that all the activity  
22 that goes on on the site, we're basically just  
23 kind of going to pause there. We can't have 20  
24 different contractors working on one site.

1                   So our plan there is we are kind  
2 of going to finish up what we have scheduled.  
3 Once we kind of finish up everything we are  
4 going to look at that piece. Right now that is  
5 planned to be a home ownership development.

6                   We think it's probably somewhere  
7 between 30 and 40 units. We haven't officially  
8 laid it out.

9                   One of the things that we ran  
10 into is the senior building. We had to take a  
11 little bit more of the campus, because of the  
12 zoning issues. So we had to make the senior  
13 property a little bit bigger. So we lost a  
14 little bit of space and reduced the number of  
15 units.

16                   So that's kind of what's going on  
17 in the campus. Obviously a lot of activity  
18 there. As we move away from the campus, if you  
19 want to kind of look, right across the street is  
20 the former Reynolds school.

21                   We're working with another  
22 development partner at Health USA. They are  
23 looking to do 60 units of senior veteran housing  
24 there. That is also in the PHFA for financing.

1 We are hopeful that they will make awards  
2 probably next month. This is on what they call  
3 the 9 percent cycle, which is really  
4 competitive. So we are hopeful that we are  
5 going to get it. We will see. If they are  
6 successful that will probably start construction  
7 probably early next year.

8 Our other partner that we are  
9 going to be working with is Michaels  
10 Development. You may be familiar with Michaels  
11 Development. They currently own the Sharswood  
12 One and Two.

13 So we're going to kind of copy  
14 that off of those two developments. We've  
15 developed four units of rental housing, as well.  
16 And it's also with the PHFA, so we have that  
17 development up with PHFA.

18 Again, we are hopeful that that  
19 will get selected. The same day if that is  
20 selected, that probably will start towards the  
21 end of this year early next year. With.

22 With regard to kind of the rest  
23 of the neighborhood, we have another partner,  
24 Hunt Properties or Hunt Companies. They are a



1 national developer. I think they are probably  
2 in the top five scale-wise across the country.  
3 They are, you know, a major developer of  
4 affordable housing.

5           We just signed an agreement with  
6 them to kind of be our partner. We don't have a  
7 lot of details right now. We are just in the  
8 planning process. Their plan is they are going  
9 to develop 400 units of housing, and that's 300  
10 rental house and 100 home ownership units.

11           As we are just getting started,  
12 you probably won't really see the first phase,  
13 whether that will be home ownership or rental  
14 space, probably starting early next year.

15           It's probably going to take a  
16 good year just to kind of do some planning, look  
17 at what sites. But they have a large area where  
18 they can do 400 units.

19           The area that we have given them  
20 can hold much more than 400, so we are really  
21 going to work with them to figure out how are we  
22 going to strategize. And as we develop, we want  
23 to make sure that we are building off of our  
24 strengths.

1                   So we are really going to spend  
2 some time to see where the best opportunity is  
3 for a major development, and as we do future  
4 phases we're complementing what we are doing.

5                   The other big piece of the  
6 transformation plan is to really try to bring  
7 back Ridge Avenue as a major commercial  
8 corridor.

9                   I think one of the things that we  
10 are most proud of, if you've gone to see our  
11 headquarters currently under construction,  
12 that's about 110,000 square feet of retail  
13 space.

14                  PHA is consolidating a lot of  
15 different offices, so this will become our major  
16 corporate headquarters. We will probably have  
17 about 300 employees at this location. It's  
18 probably maybe about 40 percent complete.

19                  The projected target completion  
20 date is probably towards the end of the year.  
21 Given the weather that we're having we've really  
22 been struggling with that. It seems every three  
23 days we're either getting rain or snow, and we  
24 just really can't get the roof on, because we

1 need a really solid week to be able to get the  
2 roof on. So that delayed us a little bit, but  
3 again, we think we can make that up when the  
4 summertime comes and we officially have a  
5 building enclosed and we are working inside,  
6 maybe we can make up some time. So we're  
7 looking towards the end of the year or early  
8 2019.

9                   The other piece, we have two  
10 partners. We have housing partners and we also  
11 have commercial partners. We have one here  
12 tonight and that is Leslie from Mosaic.

13                   She is working with us on the  
14 west side of Ridge Avenue to kind of think about  
15 what should the west side of Ridge Avenue be and  
16 what kind of tenants do we think we can attract.

17                   And again, I think from PHA's  
18 perspective, we are the pioneers, so we want to  
19 come and bring people to the corridor. And  
20 basically now that we have a lot of people on  
21 the corridor, that is obviously going to spur  
22 opportunities for other kinds of businesses,  
23 because now we have customers that are right  
24 across the street.

1                   I think we will have Leslie come  
2 and tell us a little bit about what she's  
3 thinking, what her firm is thinking.

4                   Kind of adjacent north of the  
5 headquarters is what we call our kind of  
6 supermarket opportunity. We currently are  
7 working with Legend Properties. You may see  
8 their signs around the City of Philadelphia.  
9 They are a pretty big leasing agent, and they  
10 also do commercial development.

11                  The reason why we brought Legend  
12 in is we are really committed to bringing a full  
13 service supermarket.

14                  As you may know, we have been  
15 struggling trying to bring a supermarket here.  
16 We thought we had a couple of deals, but  
17 unfortunately, for whatever reason, they fell  
18 apart.

19                  But again, now that our  
20 headquarters is going on, people are paying a  
21 little bit more attention here saying, wait a  
22 minute, maybe this is the place we should be.

23                  Right now the only update for  
24 Legend is they are really out there aggressively

1 trying to bring in a supermarket.

2                   So keep your fingers crossed and,  
3 you know, we are really hopeful we can pull this  
4 off. Once we have the supermarket, that will  
5 then dictate what other kind of retail that will  
6 come to the spot.

7                   But again, until we have a  
8 supermarket, we are really not going to be able  
9 to define what exactly to do here.

10                   I think that's pretty much -- the  
11 other big one is, obviously where we are today.  
12 It is the school. This was a vacant school a  
13 year ago. We finished up the renovations and we  
14 will have Big Picture and kind of give a few  
15 words on what is going on.

16                   We started the first class in  
17 September. Obviously it will grow each year.  
18 Dave will talk a little bit more about what he  
19 is doing here.

20                   So I think that kind of  
21 summarizes. Another thing I think we wanted to  
22 touch on is just that we recognize there's a lot  
23 of historical characteristics here.

24                   One of the things that you may

1 also note is at 2125 Ridge, which is the jazz  
2 club, we finished up our stabilization of that  
3 property. We put close to \$100,000 into that  
4 property to stabilize it to prevent any further  
5 deterioration. We currently have that in house  
6 for a request for proposal.

7           If there is a developer or  
8 somebody that you know that may be interested in  
9 that, we would love for them to respond to that.  
10 We will give that property away for a nominal  
11 value, provided that you agree that you will  
12 restore its historical value.

13           So I think, Leslie, if you want  
14 to come up and just give us your thoughts.

15           MS. SMALLWOOD-LEWIS: Good  
16 evening. How is everybody doing tonight? I am  
17 one of the principals of Mosaic Development  
18 Partners. We are a community developer and we  
19 are really excited to be a part of this whole  
20 renaissance and redevelopment of the Ridge  
21 Avenue corridor.

22           There's some really strong  
23 businesses that already exist on the corridor  
24 that we want to be able to help enhance and

1 strengthen and help their businesses flourish.

2 We also understand there is a lot of vacancies  
3 on the corridor.

4                   What we want to do is really  
5 create activity up this western part of Ridge  
6 Avenue up to Cecil B. Moore. We're focused from  
7 College Avenue to Cecil B. Moore, and we want to  
8 create a place, a sense of destination where  
9 people are really going to want to come and eat  
10 and have commerce and buy and spend their money  
11 on quality goods and services.

12                   I know for us we would love to  
13 get some feedback from people that are here in  
14 the neighborhood as to what are some of those  
15 goods and services that you would like to have.

16                   We definitely know we need  
17 restaurants, some form of entertainment. We  
18 want it to be active and vibrant and we want it  
19 to have businesses where people are going to be  
20 drawn to come to Ridge Avenue.

21                   And not just people in the  
22 neighborhood. We want people from other  
23 neighborhoods and other areas that are  
24 developing in and around to feel compelled to

1 come to the commercial properties that will be  
2 going up on the corridor.

3                   So we will be giving more  
4 updates. We are having a lot of conversations  
5 with potential tenants, some of which I think we  
6 made some progress, but I don't want to speak  
7 prematurely. I would like to be able to, you  
8 know, lock down a few things and then come back  
9 to you all and have a conversation.

10                   But we are creating a great deal  
11 of momentum, and I am grateful to PHA in putting  
12 their headquarters here. It's creating an  
13 anchor to be able to have these conversations.

14                   Any retail wants to be confident  
15 that they are going to have patrons, and for PHA  
16 to have their headquarters here immediately  
17 creates and provides the people that will be  
18 able to, you know, use their businesses.

19                   And now as we start to see other  
20 residents -- residential units coming on board,  
21 they will also be able to be patrons to these  
22 businesses.

23                   If there's anything -- I just  
24 want to add if there's anything pressing on



1 anybody's mind as to something they would want  
2 to see, you know, just shout it out real  
3 quickly. So you've got some stuff.

4 A RESIDENT: Bakery.

5 MS. SMALLWOOD-LEWIS: I like a  
6 bakery. The other thing we want to do --

7 A RESIDENT: A bank.

8 MS. SMALLWOOD-LEWIS: We really  
9 want to make sure we're bringing in healthy  
10 food, also. I mean, that's something that I  
11 think is really important in this neighborhood  
12 that's missing.

13 We want to focus on having some  
14 quality food coming, and some place where you  
15 all can gather with your family. If you want to  
16 go out to a restaurant and have a family dinner,  
17 it would be nice to have that in your community.

18 So we were thinking credit union,  
19 but you think bank?

20 A RESIDENT: Okay. Good.

21 MS. SMALLWOOD-LEWIS: Anything  
22 else?

23 A RESIDENT: Restaurant.

24 MS. SMALLWOOD-LEWIS: Restaurant.

1 Yes. Yes. Good.

2 A RESIDENT: I don't know if  
3 anybody at PHA can answer this or if you are  
4 even allowed to tell us.

5 The supermarket that's in  
6 conversation or potential --

7 MS. SMALLWOOD-LEWIS: No.

8 A RESIDENT: I'm just curious.

9 MS. SMALLWOOD-LEWIS: That's on  
10 the other side. You're going to start to --  
11 we're meeting with Darnetta, and I know we've  
12 met with Stephanie, as well.

13 We are going to continue to do  
14 that more. I do want to have a better  
15 understanding of the business association, so we  
16 will be -- you know, we want to be able to talk  
17 with them and provide them with some services,  
18 as well.

19 We are just excited. We see the  
20 opportunity here and we will be seeing a lot  
21 more of you.

22 A RESIDENT: I have a question.  
23 I've been living in the area -- 1200 block. For  
24 a person like me that's single, I work for the

1 City, how can I go about applying for some of  
2 the home ownership or some of the renters,  
3 because I don't know where to go to apply for  
4 these programs.

5 MS. TILLMAN: That's a good  
6 question and in our next update from the school  
7 we will talk about home ownership.

8 A RESIDENT: I am renting from a  
9 private home.

10 MS. TILLMAN: That is a different  
11 conversation. We can still connect you.

12 A RESIDENT: What happens with  
13 someone like me who is not in PHA that has a  
14 moderate salary that may not be in the  
15 guidelines of affording --

16 REPRESENTATIVE: We are on Master  
17 Street. When you come in we have material that  
18 covers information about home ownership, how to  
19 get connected with different people.

20 We've had different events. You  
21 need to definitely come down to the NAC and  
22 start to pick up information and see what's  
23 going on there, because we can help you find out  
24 more information.

1                   A RESIDENT: I have done that in  
2 the past. I'm talking about the developments in  
3 2019 --

4                   MS. RIDGEWAY: Right. That will  
5 give you a connection, because we are in  
6 connection with the developers.

7                   MS. TILLMAN: Thank you so much.  
8 We do have home ownership and different things  
9 that are coming along the line.

10                  Before we get there, though, she  
11 said something very important, if you have any  
12 ideas or information, we have a phone number  
13 that's on the flier and you can call and leave a  
14 message and we can get them to Leslie to find  
15 out about different ideas of stores or gyms or  
16 anything you've got, to give it to them.

17                  The next question was regarding  
18 general PHA information about home ownership.  
19 If you have questions you can also call this  
20 line and we can help you there.

21                  I want to bring him back to talk  
22 about the home ownership part.

23                  MR. DEMA: As we said earlier,  
24 our goal is 1,200, which is 800 rental and 400

1 home ownership units. One of the things I said  
2 we recognize is yes, we are PHA, but we are not  
3 necessarily just building housing just for PHA  
4 residents. We recognize that we need to have  
5 units is available for all across the  
6 neighborhood, not just PHA residents.

7           One of the things is we do have a  
8 commitment -- there were approximately 400  
9 families in the Blumberg site. We made a  
10 commitment when we did demolition that they will  
11 have a right to return to the neighborhood.

12           So we are guaranteeing them --  
13 the former Blumberg residents who may return,  
14 they may not like to return. They may have  
15 relocated, they may be fine where they are  
16 currently living and set in their ways and they  
17 may not want to come back.

18           As we are developing there will  
19 be opportunities for various income levels. We  
20 are even going to do some units that won't have  
21 any income restrictions.

22           So we're really trying to have  
23 the full spectrum of very low income, moderate  
24 income and no income, as well. So we're really

1 trying to target all spectrums of the income for  
2 the neighborhood.

3 On the home ownership, we are a  
4 little bit of a ways -- Habitat will talk a  
5 little bit -- they are our first home ownership  
6 partner.

7 We are a little bit -- still kind  
8 of strategizing where we are going to do the  
9 home ownership. The other complexity of home  
10 ownership is there are a lot of federal  
11 resources that we can use when we develop rental  
12 housing.

13 There's not a lot of resources  
14 available to do home ownership. So the problem  
15 is a lot of times it may require a large  
16 subsidy. So again, we try to figure out how can  
17 we find resources that will help with home  
18 ownership. That's why home ownership is going  
19 to take a little longer to put together.

20 Does that answer your questions?

21 A RESIDENT: Not really, but I  
22 understand what you're saying. I am being  
23 honest, because it's not even about me -- I  
24 mean, I'm 59 years old, so home ownership,

1 that's not really in my spectrum. I have a  
2 private home and one day I may want to leave.

3 If I wanted to rent a property  
4 but not under the PHA umbrella will I be able to  
5 be eligible, because a lot of times people in  
6 moderate middle class, they can't afford it,  
7 because the guidelines are so low. That's my  
8 concern.

9 MS. TILLMAN: I am going to have  
10 to direct you to someone else. Since we are PHA  
11 we can only talk about the requirements for PHA  
12 eligibility.

13 A RESIDENT: I know.

14 MS. TILLMAN: We are on the  
15 corridor but we are also trying to incorporate  
16 some housing in our plans for that, and that  
17 would be more suitable for you, not following  
18 PHA requirements.

19 It will be more for the moderate  
20 and those kinds of people. So we will stay in  
21 contact, because we are trying to incorporate --

22 We are also working with them to  
23 have affordable and market rate rentals and home  
24 ownership. That's what we're advocating for

1 strongly.

2 MS. SMALLWOOD-LEWIS: We want it  
3 to be a mixed community and we want to keep you  
4 here. That is the goal.

5 MS. TILLMAN: I would like to  
6 thank you for coming and being involved. We  
7 appreciate everything that you've done. Would  
8 you please come and say a few words.

9 MS. ARCE: Good evening everyone.  
10 I just wanted to follow up on some of the  
11 comments I heard on my way in.

12 It's really great to watch the  
13 progress of this project. We knew a couple of  
14 years ago that this was a ten-year project. And  
15 as you walk or drive through the neighborhood  
16 you start to see some signs that progress is  
17 moving along.

18 What we do know from before is  
19 that community updates like this are very  
20 important. It's important that the residents  
21 are kept abreast of what's going on step by  
22 step.

23 And for those of our neighbors  
24 who aren't here, let's take the responsibility



1 of blinking it back to our neighbors, because if  
2 they don't know what's going on so it can cause  
3 a lot of confusion in our neighborhood. So I'm  
4 putting it on all of us to take the message back  
5 home about what we're seeing on the billboards  
6 here and what you have heard tonight.

7                   We've got some great partners  
8 with PHA and we're moving forward with the  
9 opportunity to re-imagine and re-think our  
10 community.

11                   We brought in partners like  
12 Habitat For Humanity who are working with  
13 existing home owners and helping with other home  
14 ownership projects in the neighborhood, as well  
15 as Big Picture to bring this school back to life  
16 and all of our partners.

17                   We are bringing partners like NAC  
18 who are committed to the community. If you  
19 haven't been to their property it is at 38th and  
20 Glenwood, the eastern block. They are doing an  
21 amazing job there where they responded to the  
22 community and brought in a daycare provider, as  
23 well as the kind of retail that that community  
24 wants in addition to the market rate rentals

1 that they have, which that market rate --

2 MS. SMALLWOOD-LEWIS: They are  
3 not. They are affordable market. That's where  
4 we are, to re-imagine a space there that has  
5 long been vacant.

6 I want to thank you for your  
7 partnership, Leslie, and we look forward to  
8 seeing you on Ridge Avenue, as well.

9 So as many of you know, my office  
10 is located at 2835 Girard Avenue. We look to be  
11 a partner along with PHA, Habitat, Big Picture,  
12 the community, to make sure our neighborhood  
13 looks like what we want it to look like in ten  
14 years and it has all the pieces of the puzzle in  
15 there and that our neighbors are there with us.

16 If there are any questions that  
17 you or your nearby neighbors have on your block  
18 about how they can be a part of this, whether  
19 they are a business owner or future homeowner or  
20 long-term renter, we want to make sure that they  
21 are a part of this process and a part of this  
22 community.

23 And we have residents that maybe  
24 have young adults who have gone on to college,

1 we want them to come back home and been a part  
2 of this community.

3                   So my office is there to be of  
4 any assistance that we can in that process and  
5 be sure to share our information with the  
6 neighbors or stop by yourselves, and we are  
7 here.

8                   Like I said, we are at 2835 West  
9 Girard Avenue. My staff is here for anything we  
10 can do to support that. Thank you.

11                   MS. TILLMAN: Thank you. We  
12 really appreciate you, since PHA has been a  
13 partner from the very, very beginning.

14                   MS. RATHMANN: So hi. I am  
15 Carrie Rathmann. I work at Habitat for Humanity  
16 of Philadelphia. We're partnering with PHA in  
17 the Sharswood Brewerytown neighborhood.

18                   And our mission is to build and  
19 repair homes in partnership with low income home  
20 owners so that everybody has a safe and decent  
21 place to live throughout Philadelphia.

22                   And we have also expanded what we  
23 do to make -- if we're focusing on a  
24 neighborhood and we're building and repairing,

1 to also provide other building services. So  
2 we've done some work over at the rec center. We  
3 build out a new sort of exterior program area  
4 that the residents said they wanted.

5 We also are working with --  
6 closely with NAC and Stephanie to address issues  
7 that residents have said that they want to  
8 address, such as cleanliness or safety, so we  
9 have done a lot of exterior lighting for  
10 existing home owners around the area.

11 We put up railings for seniors  
12 and to make sure everyone has an address so that  
13 if there is an emergency people can find you.

14 So we have been -- we are  
15 partners with PHA. PHA has been extremely  
16 responsive in hearing that there are existing  
17 home owners in the area, too, and what's going  
18 to happen to them and we will need their homes  
19 stabilized so that their asset is stabilized as  
20 the neighborhood changes.

21 So PHA heard that. They invested  
22 in Habitat so that we can carry out repairs and  
23 home owners in the area. And we have since done  
24 repairs for 50 existing local homeowners in the

1 area, big stabilization projects, and we have  
2 done also a bunch of lighter-touch safety  
3 things.

4 And PHA is also partnering with  
5 us to build the next 20 homes that we're  
6 building along the superblock. And that will be  
7 for low income home owners.

8 30 to 60 percent of the area is  
9 medium income. We have been doing outreach for  
10 several years in the neighborhood trying to make  
11 sure that anyone who lives there or might have  
12 had to leave when Blumberg was coming down and  
13 they wanted to come into the program they can  
14 apply for existing residents who are ready for  
15 home ownership.

16 And we are looking now to see if  
17 -- even though we haven't broken ground yet, we  
18 are invested in Sharswood for a minimum the next  
19 three years. We have been here for about three  
20 years, so over the next, at least, we have our  
21 year plan that we are mapping out now.

22 It includes intensive and very  
23 strategic safety work. As we listen from  
24 residents and hear there are still issues they

1 want to address we will be working with  
2 residents on that.

3                   We will continue to empower  
4 residents and support all the work that  
5 Stephanie and NAC and individual residents want  
6 to do around making the neighborhood look the  
7 way people want their block to look.

8                   So we are going to be working  
9 block by block. We decided it's easier than  
10 neighborhoods, and we will start reaching out at  
11 a block level and working with residents as we  
12 continue to work with PHA and NAC and doing all  
13 the things that we are doing in the  
14 neighborhood.

15                   I have two general announcements,  
16 as well. We are constantly running new  
17 information sessions about our home ownership  
18 program. So I have fliers here if anyone is  
19 interested. You have to come to an information  
20 session.

21                   We will be doing more repairs in  
22 Sharswood. We know at a minimum we can do ten  
23 more, and we are hoping -- we are looking for  
24 more resources to do more repairs in Sharswood.

1                   And we are also going to be  
2 running our program a little bit more west, as  
3 well, up through Brewerytown. We heard  
4 residents say, what about us up here. So we are  
5 working to stabilize homes a bit more west, as  
6 well. So there has been information sessions  
7 running in the neighborhood so that folks can  
8 enroll in that program.

9                   And then with the NAC on April  
10 17th we are running an estate planning workshop.  
11 So lawyers are going to volunteer their time and  
12 work with any resident that wants to do estate  
13 planning, wills or living wills, any legal  
14 documents at no cost to you. It will take up  
15 time. Time is the cost to you.

16                   You can come out and be assigned  
17 an individual lawyer, and we will all learn the  
18 ins and outs together, and you can think about  
19 how you want to plan for your future or estate,  
20 and then you will be assigned a lawyer that will  
21 work with you at a later date and determine --  
22 they will provide to you the legal notarized --  
23 all of those things.

24                   So especially as property starts

1 to increase in value in this neighborhood, you  
2 want to make sure, if that is an asset that you  
3 own, that you get to retain control over it and  
4 you decide who in your family or extended family  
5 you want it to go to. People's homes get caught  
6 up in title transfer.

7 We are just going to continue to  
8 be in the neighborhood and be responsive to what  
9 we are hearing and where we can provide support,  
10 as well. Thank you. The estate planning is  
11 April 17th. You do have to call the NAC and  
12 register.

13 There has to be some intake,  
14 because there will be actual documents and forms  
15 for that.

16 A RESIDENT: I am Mr. Bello, vice  
17 president for Sharswood Civic Association.  
18 Warren and myself are founders of the civic  
19 association and we have been working this  
20 neighborhood for 18 years or so trying to make  
21 those improvements.

22 One of the most concerning  
23 factors that I have right at this particular  
24 time is self interest, if you will. My



1 experience is the 2400 block of Sharswood  
2 Street, which was the premier street, they used  
3 to call it the utopia in the jungle, so to  
4 speak. It's won many, many awards from 1960 all  
5 the way through for being the best block in the  
6 area.

7 All of a sudden I looked up and  
8 Sheila -- and my wife of 51 years is sitting  
9 next to me and we find that we are the oldest  
10 ones on the block and we are probably one of two  
11 or three homeowners.

12 What has happened with our block  
13 is, and my real concern is developers coming in  
14 and taking those houses that were once owned,  
15 cut them in half, made apartments out of it. We  
16 finds ourselves the minority, if you will, of  
17 homeowners amongst people that are in  
18 transition.

19 What I need to know is if  
20 Habitat, at any given time, can consider,  
21 instead of just going forward with building new  
22 homes, is targeting certain areas that have a  
23 history, as our block has been noted in the  
24 newspaper, for being a historical place, and

1 maybe taking some of those houses or buying some  
2 of those houses and renovating them and then  
3 selling them again so it can revive the old  
4 history of places like the 2400 block of  
5 Sharswood, the 1300 block of 26th Street, which  
6 is doing its own thing, just like that.

7                   Those are some of the things that  
8 are a concern. Along with that is also the fact  
9 that in this whole development process we'd  
10 better start thinking about parking, because  
11 guess what, we are not going to have a place to  
12 put the car.

13                   MS. RATHMANN: Habitat generally  
14 right now -- first of all, we build houses and  
15 are -- we redo houses and rehab stuff and it  
16 tends to be more expensive than we sell them  
17 for.

18                   So we take -- right now in our  
19 current state take donated property. We don't  
20 have enough money to be purchasing properties  
21 and fixing it up and selling it. The closing  
22 costs -- at the closing table we get a cut, and  
23 then collect that money over 30 years.

24                   We should -- we are thinking

1 about a, because we've heard a lot, people  
2 really want to see more targeted renovation. So  
3 it's something that we are trying to figure out  
4 and we can talk more.

5 A RESIDENT: I just wanted to put  
6 it on the table. I raised the issue over and  
7 over again --

8 MS. RATHMANN: If someone can  
9 donate properties to us we can say yes quickly.  
10 We're trying to fundraise to make all of that  
11 work. Are there other questions or concerns,  
12 things that might --

13 MS. TILLMAN: Thank you. Now I  
14 would like to invite Marco from PHA. He is the  
15 PhillySEEDS district manager. He wants to talk  
16 about the overall business of box schools.

17 Sometimes when we think about box  
18 we develop a picture but it's more than that.  
19 So Marco, you can talk about that and then we  
20 will hear from David Bromley.

21 MR. FERREIRA: Good evening,  
22 everybody. I'm the manager of the Philadelphia  
23 Housing Authority's home ownership department,  
24 and also a business manager of PhillySEEDS,

1 which is a non-profit subsidiary of the  
2 Philadelphia Housing Authority.

3                   Within its mission -- the core  
4 mission is to provide self-sufficiency,  
5 education and opportunities to residents who are  
6 PHA but also to the community and to different  
7 initiatives.

8                   This initiative involves Big  
9 Picture initiative in terms of how this school  
10 can be utilized not only for education for high  
11 school students but also service the residents  
12 coming back and living in Sharswood today. What  
13 does that mean?

14                   There's over 200,000 square feet  
15 of space available in Vaux. This is the big  
16 building. We will utilize all of them. What do  
17 we do? We have identified certain partners  
18 under certain categories to service residents,  
19 Vaux students and their family members in health  
20 and wellness, in education opportunities, in  
21 economic opportunities, in terms of job  
22 placement, job training and so forth, along with  
23 charter development, as well; after-school  
24 program and so forth.

1                   We have been in conversation with  
2 various staples and partners in looking at the  
3 space, looking to bring services into this  
4 school not only for students but also for the  
5 families and for residents coming back in  
6 Sharswood and surrounding it, and also coming  
7 here right now.

8                   So the vision is like this.  
9 Family of four with two high school students are  
10 being dropped off to Vaux to go to school on  
11 time. They go into the clinic to get services  
12 for a health check. Along with that they can go  
13 in the back and get a dental check.

14                   And then maybe a mother or father  
15 or some other adult wants to go get a job  
16 training program here. It's well-rounded.

17                   And they can stay there until  
18 three o'clock and pick their child up and go  
19 home. That is the perfect, ideal story line for  
20 me doing this on a day-to-day basis, going and  
21 doing tours of all of these places to see what  
22 can be put in place here to enhance this  
23 community in different multiple levels.

24                   One thing I talked about was

1 Santander Bank. Santander Bank is a great --  
2 for PHA. PhillySEEDS heard that they had  
3 provided a \$30,000 grant solely for this school  
4 where we can provide financial literacy to  
5 students of Vaux, their family members and also  
6 current active Sharswood residents.

7 Financial advice can be given in  
8 many levels by credit counseling, housing  
9 counseling, how to buy their first home, how to  
10 learn -- open their first business if they want  
11 to, entrepreneurship, and all these different  
12 categories.

13 There will be some planning in  
14 the next couple of weeks and months and it will  
15 be pushed out to NAC for promotion, and it is  
16 one tiny step that can lead into various  
17 categories, anyone trying to buy their first  
18 home, go to college, get scholarships and so  
19 forth.

20 It is a -- something that has  
21 been driving me and my team for many, many  
22 months, and it is not going to stop.

23 We have a lot of space. It can't  
24 be one or two or three partners. It's a lot of

1 space. So if anyone -- I can pull the numbers  
2 -- if anyone knows -- knows a great service or a  
3 partner that wants to come back into this school  
4 and come back into this community to see what's  
5 going on, I am here as much as the kids in  
6 school. I should be a student here right now.  
7 I am in the school all the time.

8           The purpose is to service  
9 Sharswood residents and returning residents, and  
10 on top of that the students and their families.

11           So that is my speech. Any  
12 questions at all?

13           Again, also, we will be doing  
14 financial literacy programs here through  
15 Santander, credit counseling and housing  
16 counseling. I promote home ownership  
17 opportunities through the department, the young  
18 lady sitting here on the side.

19           You know, we also have non-PHA  
20 residents come to our workshops, and we also  
21 promote the same type of education to everybody,  
22 and also promote grants that PHA and non-PHA can  
23 go after and buy their first home.

24           Like this is 400 units and there

1 will be major opportunities down the road for  
2 everyone to go after. So I would say keep on  
3 doing the good work, credit counseling and  
4 saving money budgeting and so forth, and when  
5 you are ready to buy the house and the  
6 opportunity is there, just turn the switch and  
7 you are ready to go.

8                   A RESIDENT: We can contact you  
9 or go through NAC?

10                   MR. FERREIRA: Well, we have the  
11 fliers --

12                   MS. TILLMAN: There are fliers.

13                   MR. FERREIRA: This is David  
14 Bromley. He is the executive director of Big  
15 Picture Philadelphia.

16                   MR. BROMLEY: I am going to bring  
17 something up so you just get the -- good  
18 evening.

19                   My name is David Bromley and I am  
20 the executive director of Big Picture, and on  
21 behalf of a really tired, phenomenal and hard  
22 working staff we have just -- today was our  
23 first day of spring break and that's why none of  
24 them are here and I told them not to come. They



1 need their rest. On behalf of that whole crew  
2 thank you for coming and welcome to Vaux.

3                   It has been an amazing year.  
4 Some of the highlights are we have the highest  
5 attendance rate of any neighborhood high school  
6 in Philadelphia.

7                   We have -- our attendance rate is  
8 actually higher than some of the --

9                   MS. TILLMAN: That is excellent.

10                   MR. BROMLEY: It is actually  
11 higher than some of the special mid schools in  
12 Philadelphia, so we're really excited about  
13 that.

14                   Obviously students coming from --  
15 this is a community neighborhood high school,  
16 but right now what community the Big Picture  
17 high school needs is fairly far north, and that  
18 area is going to shrink after all of this comes  
19 back and the families come back.

20                   So we are drawing in students  
21 from seven of the city's K-8 schools here from  
22 Morris and Meade up north.

23                   So as we bring the 126 students  
24 in here every day for our 9th grade our first

1 job is to engage them. Our first job is to get  
2 them to come. So I think the staff has done a  
3 really good job on making this a place that the  
4 students want to come every day.

5           A couple of other highlights. We  
6 -- because at the high school level tests --  
7 state tests don't happen until like 10th or 11th  
8 grade here, we actually give a national-known  
9 test three times a year to see how the students  
10 have grown, and it is a pretty basic literacy  
11 and math test.

12           So positives, on the second  
13 admission of the test in February we had over 50  
14 percent of the students already meet their year  
15 goals on that test, which is awesome and  
16 something we are really excited about.

17           Lastly, and probably the most  
18 important thing, is our whole mission is, we're  
19 school without walls. And that is a funny thing  
20 to say, as we have such beautiful walls that PHA  
21 has put up for us.

22           So we are really a school without  
23 walls. Like, we really believe students learn  
24 best when they are out of the school. Students

1 learn best when they are actually exploring  
2 their interests and passions in the greater  
3 community.

4                   So since the second week of  
5 school we took 126 squirrely 9th grade students  
6 the second week of school in September, and we  
7 took them all over the City. And we have been  
8 doing that every single Wednesday all year.

9                   Some of those photos are an  
10 example of some of the places they have been  
11 going all year long. So the first semester they  
12 went to their advisor.

13                   We have an advisory system that  
14 the student, for an hour and a half at the  
15 beginning of every day, are with their advisor.  
16 We call our teachers advisors. They are with  
17 their advisor and ten other students, and they  
18 will stay with that same group until they  
19 graduate.

20                   Students already kind of refer to  
21 their advisor as their family, which is really a  
22 positive sign.

23                   And so the first part of the year  
24 they went every Wednesday with their advisor

1 group all over the city exploring all these  
2 different sites.

3                   The second part of the year we  
4 asked them, what do you really want to go  
5 explore. And so the students themselves  
6 selected culinary arts, carpentry, to  
7 information technology, into early childhood et  
8 cetera, et cetera. And they have been, in  
9 four-week stints, going out into the community  
10 and learning how to write questions and learning  
11 how to engage with the people in the community  
12 and in preparation for next year they will start  
13 their internships.

14                   So every tenth grader at Vaux has  
15 the opportunity, starting in September, to go to  
16 an internship every Tuesday and Thursday from  
17 twelve o'clock on.

18                   The internship is not just work  
19 experience. Their English, math, social studies  
20 and science classes are all connected to those  
21 internships, and they are doing projects at  
22 those internship sites.

23                   So yesterday in this room we had  
24 every student come and do a mock interview. So

1 we had about 50 volunteers from the greater  
2 community come in and the students had to  
3 prepare their portfolio, and they had to prepare  
4 questions and they had to dress up, and they  
5 did.

6                   And so yesterday we had about --  
7 and we asked them to come in at different times  
8 of day to do this. We had a 90 percent  
9 attendance rate of kids coming in dressed up.

10                   And they came and in front of  
11 these strangers they presented their work, they  
12 presented their learning. They got feedback on  
13 how well they engaged and looked eye to eye with  
14 someone and how they talked to somebody, and  
15 they came out of there with a little kind of new  
16 sense of confidence that maybe I can do this  
17 internship thing. That is a huge, important  
18 step for our kids.

19                   So we are feeling really excited.  
20 We've got a lot of work to do. And the staff,  
21 like I said, they are phenomenal. And we are  
22 excited for next year.

23                   So as far as next year goes, we  
24 had about 300 applicants for the 126 ninth grade

1 slots. We do not control the lottery. The  
2 school district does the lottery, and the  
3 lottery is based first and foremost on the  
4 community. So we had more than enough students  
5 just in the area alone to satisfy.

6           Now, we know that some of those  
7 kids very well might go to a charter school over  
8 the summer. They might transfer before they  
9 enroll in the charter school. So if you know of  
10 a ninth grade student or frankly a tenth grade  
11 student, if they want to get on the waiting list  
12 -- if you know of anyone that might be  
13 interested in this kind of school please call  
14 the front office.

15           There's brochures over there. We  
16 have tours all the time. We want to hear from  
17 you all, so if you are members of the community  
18 please come up to the school. We will be happy  
19 to take you on a tour of the school. We will be  
20 happy to invite you into the school and we would  
21 love to get your feedback.

22           That is all I have to say. Any  
23 questions? Thank you so much.

24           MS. TILLMAN: Thank you, David.

1 Does anyone have any questions? That kind of  
2 concludes our meeting. I want to know, does  
3 anyone have any general questions at this time?

4 MS. SMALLWOOD-LEWIS: I just want  
5 to know how we can advertise this event. Does  
6 anybody have any suggestions about how we could  
7 better have advertised this event, because we  
8 put out fliers, what else could we have done?

9 A RESIDENT: Phone calls.

10 A RESIDENT: Knock on doors.

11 A RESIDENT: Actually knocks on  
12 doors.

13 A RESIDENT: Go ahead.

14 A RESIDENT: I just talked to  
15 more people in the community. One of my  
16 students told me about it, so I really didn't  
17 know nothing about it.

18 MS. SMALLWOOD-LEWIS: We did come  
19 to your advisory meeting.

20 A RESIDENT: I personally --

21 MS. SMALLWOOD-LEWIS: All right.

22 A RESIDENT: I am the one that  
23 runs our media and stuff.

24 MS. SMALLWOOD-LEWIS: All right.

1 We put it on next door. We put it on the  
2 website. That's why I'm asking, what else could  
3 we have done? You said knock on the door in the  
4 future?

5 A RESIDENT: Facebook and  
6 Twitter.

7 MS. SMALLWOOD-LEWIS: It was on  
8 the Facebook page and on our website, and it was  
9 on PHA, as well.

10 A RESIDENT: All you can do is  
11 keep trying, that's all.

12 A RESIDENT: You could send the  
13 fliers to the school, also.

14 MS. SMALLWOOD-LEWIS: I did.

15 A RESIDENT: That is a tough  
16 sell, getting people to come to these meetings  
17 and then talk, so just keep pushing.

18 MS. SMALLWOOD-LEWIS: Everyone  
19 that came out, we thank you. I'm glad you came  
20 out. Thank you.

21 A RESIDENT: Tonight when you go  
22 home stand outside and tell your neighbors, you  
23 missed something really important. And when  
24 they say what, tell them to come to the next



1 meeting.

2                   A RESIDENT: It started out and  
3 now trickled.

4                   MS. SMALLWOOD-LEWIS: It is the  
5 first nice day. We had a lot of rain and snow  
6 and it is the first beautiful day and a holiday  
7 weekend coming up and we wanted to get the  
8 information out.

9                   I do want to say on behalf of  
10 PHA, thank you. Thank you for taking your time.  
11 Everyone that's here I have seen you before and  
12 I thank you for being engaged, and I ask you to  
13 continue to stay engaged and spread the word.

14                   Another quick thing, Nick is here  
15 from the jazz club for people to take -- if they  
16 want to do something with it, it is right here.  
17 Take the forms and take the notice and share it  
18 with the community.

19                   A RESIDENT: When you say jazz  
20 club, is that the old Checker Club?

21                   MS. SMALLWOOD-LEWIS: Yes. That  
22 is the one Nick talked about earlier. So I just  
23 want to say thank you for coming and thank you  
24 for being engaged.

1 PHA wants to be a partner with  
2 all of you and we appreciate you. Let's give a  
3 round of applause. Thank you all. Have a good  
4 weekend. Thank you.

5 (The meeting was concluded at 6:30 p.m.)

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