MS. TILLMAN: Hello everyone.

I'm Nichole Tillman. Today we are here to give you an update on what's going on in your neighborhood. As you know, we've got these high-rises, we've built 57 units and we're moving right along.

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

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

So I know that my friends at the department mailed fliers to everyone. I know we mailed fliers to churches and papers, but it's a beautiful day so maybe people are enjoying this day, but we still think it's important for those who are here to know what's going on, share the
information. And we will have another meeting
and we will let you know in plenty of time so
maybe they will come the next but we're here now
and we're going to go through all the
information like it's a full house.

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

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

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

Whatever is going on in the city
and whatever is happening locally in our
community we do provide that information to the
community. And there is an old saying, if they
don't come out, you know, we have nothing to do
with that, but we do provide the information.
So tonight we want to make sure we were a part of the PHA community update, as well as we want to introduce our partners, Habitat for Humanity, Indego and also Smith Playground and also Vaux, who are all involved in trying to improve the conditions in this community, make sure we have a place where our children can get a good education, and that is what the Big Picture is doing for this community.

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

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

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

I'm sure most of you guys are familiar with it. It's just down the way on
Oxford Street. This has been around serving the families of Philadelphia since 1899. We are a free place for you to come and bring your children.

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

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

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

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

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

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

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

But I am coming today also with
tickets in my hand. We try to give out as many
free tickets to the community as possible. And
the way that they operate is that the ticket is
good for free family entry. And the only
question that a family will get asked when they
walk in with this ticket is how many children
and how many adults are with them.

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

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

Does anybody have any questions?

Thank you.

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

The other hat I wear is the hat
of Indego. And with Indego we are coming out to
the community to get people involved with the
blue bikes. How many people have ever ridden
one of those blue bikes?
So you will see me around. We are trying to partner with Vaux and we are trying to get our young people to join in. Our age limit will drop down to 14 as of the middle of April. So children 14 and older will be able to ride the bikes. And our partner for Retail Sharswood is one of the Indego ambassadors. So what will happen is they will be hosting rides. Last year we had a senior ride, and it was about filling out your bucket list. And we took seniors out to teach them how to ride. So we go from the youngest to the oldest.

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

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

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

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

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

Questions?

A RESIDENT: I have a question.

How well, I guess, advertised was the clean-up, just city-wide?

MS. RIDGEWAY: City-wide the mayor had it out on the city's web page. People in the communities had to come out and sign up. This is an annual thing that happens every year.
Last year we had 100 students from Temple. This year I want to see people in the community that look like me.

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

Any other questions?

A RESIDENT: Where do we meet?

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

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

Anything else? Thank you for your time.

MS. TILLMAN: Now that we're getting into the transformation, I will ask
everyone to hold their questions and we will get to your questions at the end. We have Nick Dema and he will give you the PHA Transformation update.

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

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

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

Tonight is really the core of what we're trying to accomplish. But it's not all redeveloping the campus, but also re-introducing that campus to the neighborhood.
and also doing development within the overall neighborhood, so we're not just working on the campus.

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

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

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

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

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

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

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

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

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

The next page or piece on the
campus, we're currently putting our financing together for three rental units on the site. We're up at PHFA, the Pennsylvania Health and Finance Agency. We're working with them to secure our finances.

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

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

So from a campus perspective we're pretty much done. There's just one piece that is remaining. Given that all the activity that goes on on the site, we're basically just kind of going to pause there. We can't have 20 different contractors working on one site.
So our plan there is we are kind of going to finish up what we have scheduled. Once we kind of finish up everything we are going to look at that piece. Right now that is planned to be a home ownership development.

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

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

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

We're working with another development partner at Health USA. They are looking to do 60 units of senior veteran housing there. That is also in the PHFA for financing.
We are hopeful that they will make awards probably next month. This is on what they call the 9 percent cycle, which is really competitive. So we are hopeful that we are going to get it. We will see. If they are successful that will probably start construction probably early next year.

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

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

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

With regard to kind of the rest of the neighborhood, we have another partner, Hunt Properties or Hunt Companies. They are a
national developer. I think they are probably in the top five scale-wise across the country. They are, you know, a major developer of affordable housing.

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

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

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

The area that we have given them can hold much more than 400, so we are really going to work with them to figure out how are we going to strategize. And as we develop, we want to make sure that we are building off of our strengths.
So we are really going to spend some time to see where the best opportunity is for a major development, and as we do future phases we're complementing what we are doing.

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

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

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

The projected target completion date is probably towards the end of the year.

Given the weather that we're having we've really been struggling with that. It seems every three days we're either getting rain or snow, and we just really can't get the roof on, because we
need a really solid week to be able to get the roof on. So that delayed us a little bit, but again, we think we can make that up when the summertime comes and we officially have a building enclosed and we are working inside, maybe we can make up some time. So we're looking towards the end of the year or early 2019.

The other piece, we have two partners. We have housing partners and we also have commercial partners. We have one here tonight and that is Leslie from Mosaic. She is working with us on the west side of Ridge Avenue to kind of think about what should the west side of Ridge Avenue be and what kind of tenants do we think we can attract. And again, I think from PHA's perspective, we are the pioneers, so we want to come and bring people to the corridor. And basically now that we have a lot of people on the corridor, that is obviously going to spur opportunities for other kinds of businesses, because now we have customers that are right across the street.
I think we will have Leslie come and tell us a little bit about what she's thinking, what her firm is thinking.

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

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

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

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

Right now the only update for Legend is they are really out there aggressively
trying to bring in a supermarket.

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

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

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

We started the first class in September. Obviously it will grow each year.

Dave will talk a little bit more about what he is doing here.

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

One of the things that you may
also note is at 2125 Ridge, which is the jazz
club, we finished up our stabilization of that
property. We put close to $100,000 into that
property to stabilize it to prevent any further
deterioration. We currently have that in house
for a request for proposal.

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

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

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

There's some really strong
businesses that already exist on the corridor
that we want to be able to help enhance and
strengthen and help their businesses flourish.

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

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

I know for us we would love to get some feedback from people that are here in the neighborhood as to what are some of those goods and services that you would like to have. We definitely know we need restaurants, some form of entertainment. We want it to be active and vibrant and we want it to have businesses where people are going to be drawn to come to Ridge Avenue.

And not just people in the neighborhood. We want people from other neighborhoods and other areas that are developing in and around to feel compelled to
come to the commercial properties that will be
going up on the corridor.

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

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

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

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

If there's anything -- I just
want to add if there's anything pressing on
anybody's mind as to something they would want
to see, you know, just shout it out real
quickly. So you've got some stuff.

A RESIDENT: Bakery.

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

A RESIDENT: A bank.

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

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

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

A RESIDENT: Okay. Good.

MS. SMALLWOOD-LEWIS: Anything
else?

A RESIDENT: Restaurant.

MS. SMALLWOOD-LEWIS: Restaurant.
Yes. Yes. Good.

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

The supermarket that's in conversation or potential --

MS. SMALLWOOD-LEWIS: No.

A RESIDENT: I'm just curious.

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

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

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

A RESIDENT: I have a question.

I've been living in the area -- 1200 block. For a person like me that's single, I work for the
City, how can I go about applying for some of the home ownership or some of the renters, because I don't know where to go to apply for these programs.

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

A RESIDENT: I am renting from a private home.

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

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

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

We've had different events. You need to definitely come down to the NAC and start to pick up information and see what's going on there, because we can help you find out more information.
A RESIDENT: I have done that in the past. I'm talking about the developments in 2019 --

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

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

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

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

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

MR. DEMA: As we said earlier, our goal is 1,200, which is 800 rental and 400
home ownership units. One of the things I said we recognize is yes, we are PHA, but we are not necessarily just building housing just for PHA residents. We recognize that we need to have units is available for all across the neighborhood, not just PHA residents.

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

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

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

So we're really trying to have the full spectrum of very low income, moderate income and no income, as well. So we're really
trying to target all spectrums of the income for the neighborhood.

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

We are a little bit -- still kind of strategizing where we are going to do the home ownership. The other complexity of home ownership is there are a lot of federal resources that we can use when we develop rental housing. There's not a lot of resources available to do home ownership. So the problem is a lot of times it may require a large subsidy. So again, we try to figure out how can we find resources that will help with home ownership. That's why home ownership is going to take a little longer to put together.

Does that answer your questions?

A RESIDENT: Not really, but I understand what you're saying. I am being honest, because it's not even about me -- I mean, I'm 59 years old, so home ownership,
that's not really in my spectrum. I have a private home and one day I may want to leave. If I wanted to rent a property but not under the PHA umbrella will I be able to be eligible, because a lot of times people in moderate middle class, they can't afford it, because the guidelines are so low. That's my concern.

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

A RESIDENT: I know.

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

It will be more for the moderate and those kinds of people. So we will stay in contact, because we are trying to incorporate -- We are also working with them to have affordable and market rate rentals and home ownership. That's what we're advocating for
strongly.

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

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

MS. ARCE: Good evening everyone.

I just wanted to follow up on some of the comments I heard on my way in.

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

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

And for those of our neighbors who aren't here, let's take the responsibility
of blinking it back to our neighbors, because if they don't know what's going on so it can cause a lot of confusion in our neighborhood. So I'm putting it on all of us to take the message back home about what we're seeing on the billboards here and what you have heard tonight.

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

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

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

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

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

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

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

And we have residents that maybe have young adults who have gone on to college,
we want them to come back home and be a part of this community.

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

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

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

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

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

And we have also expanded what we do to make -- if we're focusing on a neighborhood and we're building and repairing,
to also provide other building services. So we've done some work over at the rec center. We build out a new sort of exterior program area that the residents said they wanted.

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

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

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

So PHA heard that. They invested in Habitat so that we can carry out repairs and home owners in the area. And we have since done repairs for 50 existing local homeowners in the
area, big stabilization projects, and we have
done also a bunch of lighter-touch safety
things.

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

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

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

It includes intensive and very
strategic safety work. As we listen from
residents and hear there are still issues they
want to address we will be working with residents on that.

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

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

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

We will be doing more repairs in Sharswood. We know at a minimum we can do ten more, and we are hoping -- we are looking for more resources to do more repairs in Sharswood.
And we are also going to be running our program a little bit more west, as well, up through Brewerytown. We heard residents say, what about us up here. So we are working to stabilize homes a bit more west, as well. So there has been information sessions running in the neighborhood so that folks can enroll in that program.

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

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

So especially as property starts
to increase in value in this neighborhood, you
want to make sure, if that is an asset that you
own, that you get to retain control over it and
you decide who in your family or extended family
you want it to go to. People's homes get caught
up in title transfer.

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

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

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

One of the most concerning
factors that I have right at this particular
time is self interest, if you will. My
experience is the 2400 block of Sharswood Street, which was the premier street, they used to call it the utopia in the jungle, so to speak. It's won many, many awards from 1960 all the way through for being the best block in the area.

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

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

What I need to know is if Habitat, at any given time, can consider, instead of just going forward with building new homes, is targeting certain areas that have a history, as our block has been noted in the newspaper, for being a historical place, and
maybe taking some of those houses or buying some
of those houses and renovating them and then
selling them again so it can revive the old
history of places like the 2400 block of
Sharswood, the 1300 block of 26th Street, which
is doing its own thing, just like that.

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

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

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

We should -- we are thinking
about a, because we've heard a lot, people
really want to see more targeted renovation. So
it's something that we are trying to figure out
and we can talk more.

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

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

things that might --

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

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

MR. FERREIRA: Good evening,
everybody. I'm the manager of the Philadelphia
Housing Authority's home ownership department,
and also a business manager of PhillySEEDS,
which is a non-profit subsidiary of the Philadelphia Housing Authority.

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

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

There's over 200,000 square feet of space available in Vaux. This is the big building. We will utilize all of them. What do we do? We have identified certain partners under certain categories to service residents, Vaux students and their family members in health and wellness, in education opportunities, in economic opportunities, in terms of job placement, job training and so forth, along with charter development, as well; after-school program and so forth.
We have been in conversation with various staples and partners in looking at the space, looking to bring services into this school not only for students but also for the families and for residents coming back in Sharswood and surrounding it, and also coming here right now.

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

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

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

One thing I talked about was
Santander Bank. Santander Bank is a great --

for PHA. PhillySEEDS heard that they had

provided a $30,000 grant solely for this school

where we can provide financial literacy to

students of Vaux, their family members and also

current active Sharswood residents.

Financial advice can be given in

many levels by credit counseling, housing

counseling, how to buy their first home, how to

learn -- open their first business if they want

to, entrepreneurship, and all these different

categories.

There will be some planning in

the next couple of weeks and months and it will

be pushed out to NAC for promotion, and it is

one tiny step that can lead into various

categories, anyone trying to buy their first

home, go to college, get scholarships and so

forth.

It is a -- something that has

been driving me and my team for many, many

months, and it is not going to stop.

We have a lot of space. It can't

be one or two or three partners. It's a lot of
space. So if anyone -- I can pull the numbers
-- if anyone knows -- knows a great service or a
partner that wants to come back into this school
and come back into this community to see what's
going on, I am here as much as the kids in
school. I should be a student here right now.
I am in the school all the time.

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

So that is my speech. Any
questions at all?

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

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

Like this is 400 units and there
will be major opportunities down the road for everyone to go after. So I would say keep on doing the good work, credit counseling and saving money budgeting and so forth, and when you are ready to buy the house and the opportunity is there, just turn the switch and you are ready to go.

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

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

MS. TILLMAN: There are fliers.

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

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

My name is David Bromley and I am the executive director of Big Picture, and on behalf of a really tired, phenomenal and hard working staff we have just -- today was our first day of spring break and that's why none of them are here and I told them not to come. They
need their rest. On behalf of that whole crew
thank you for coming and welcome to Vaux.

It has been an amazing year.

Some of the highlights are we have the highest
attendance rate of any neighborhood high school
in Philadelphia.

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

MS. TILLMAN: That is excellent.

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

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

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

So as we bring the 126 students
in here every day for our 9th grade our first
job is to engage them. Our first job is to get them to come. So I think the staff has done a really good job on making this a place that the students want to come every day.

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

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

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

So we are really a school without walls. Like, we really believe students learn best when they are out of the school. Students
learn best when they are actually exploring their interests and passions in the greater community.

So since the second week of school we took 126 squirrely 9th grade students the second week of school in September, and we took them all over the City. And we have been doing that every single Wednesday all year. Some of those photos are an example of some of the places they have been going all year long. So the first semester they went to their advisor.

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

Students already kind of refer to their advisor as their family, which is really a positive sign. And so the first part of the year they went every Wednesday with their advisor
group all over the city exploring all these
different sites.

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

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

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

So yesterday in this room we had
every student come and do a mock interview. So
we had about 50 volunteers from the greater community come in and the students had to prepare their portfolio, and they had to prepare questions and they had to dress up, and they did.

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

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

So we are feeling really excited.

We've got a lot of work to do. And the staff, like I said, they are phenomenal. And we are excited for next year.

So as far as next year goes, we had about 300 applicants for the 126 ninth grade
slots. We do not control the lottery. The school district does the lottery, and the lottery is based first and foremost on the community. So we had more than enough students just in the area alone to satisfy.

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

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

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

MS. TILLMAN: Thank you, David.
Does anyone have any questions? That kind of concludes our meeting. I want to know, does anyone have any general questions at this time?

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

A RESIDENT: Phone calls.

A RESIDENT: Knock on doors.

A RESIDENT: Actually knocks on doors.

A RESIDENT: Go ahead.

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

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

A RESIDENT: I personally --

MS. SMALLWOOD-LEWIS: All right.

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

MS. SMALLWOOD-LEWIS: All right.
We put it on next door. We put it on the website. That's why I'm asking, what else could we have done? You said knock on the door in the future?

A RESIDENT: Facebook and Twitter.

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

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

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

MS. SMALLWOOD-LEWIS: I did.

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

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

A RESIDENT: Tonight when you go home stand outside and tell your neighbors, you missed something really important. And when they say what, tell them to come to the next
A RESIDENT: It started out and now trickled.

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

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

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

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

MS. SMALLWOOD-LEWIS: Yes. That is the one Nick talked about earlier. So I just want to say thank you for coming and thank you for being engaged.
PHA wants to be a partner with all of you and we appreciate you. Let's give a round of applause. Thank you all. Have a good weekend. Thank you.

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