

PHDC Feature Contractor: Adkins Management

The Philadelphia Housing Development Corporation (PHDC) has been helping Philadelphians with emergency repairs for over 50 years. These repairs are often able to keep persons in their homes, and stop these homeowners from becoming homeless. Our Basic Systems Repair Program (BSRP), Adaptive Modifications Program (AMP), and Weatherization Assistance Program (WAP) are administered by local contractors and therapists, which create more opportunity for small business development in Philadelphia.



Council President Clarke, Sheila Adkins, PHDC Client Joyce Harley, and Adkins Management staff

Due to the recent increase in funding, a result of a \$60 million bond issuance from City Council to reduce the long waiting lists for PHDC's programs, some of our contractors have seen significant increase in their work. One contractor in particular has been able



Council President Clarke, Sheila Adkins, and her team discuss a project

to do some pretty amazing things. PHDC's Public Information Officer, Jamila Davis (JD) recently sat down with Sheila Adkins (SA), CEO of Adkins Management, to see how PHDC has helped her business grow.

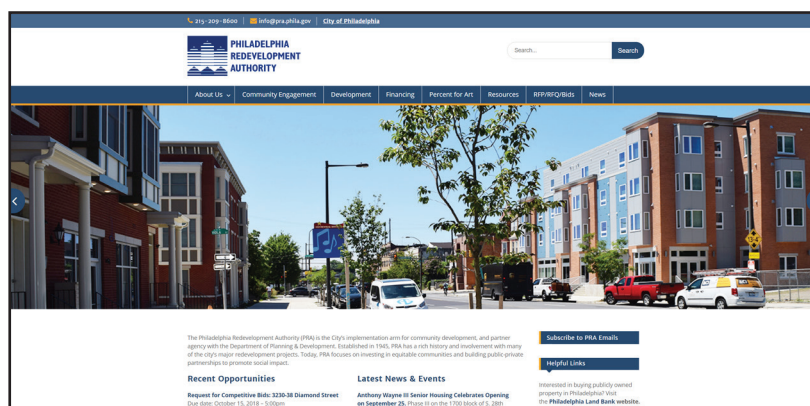
JD: Good Afternoon, Sheila. Thanks for taking the time to speak with me. I know Adkins Management Inc. is one of the most successful minority, female-operated general contracting

companies in Philadelphia. You've been doing business in this area since 1993. I know that the Minority Business Enterprise Council has certified Adkins Management as a minority contractor and the company has built a team of minority, licensed specialty sub-contractors that include plumbing, electrical, and carpentry expertise. That's quite an accomplishment! Tell me how you started in the contracting business...

SA: No problem. I love PHDC! So how I got started in construction was by being a business manager for other contractors who were looking to obtain City contracts. That's how I started working with PHDC. I put in bids on these companies' behalf, and learned more about the process. Within one year, I knew this was the business for me. I wanted the

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PRA Has a New Website!



Check out the Philadelphia Redevelopment Authority's (PRA) new website: philadelphiaredevelopmentauthority.org

Sign up to stay in touch with PRA!



September 2018

Bulletin

Adkins Management

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opportunity to be a professional that was also sensitive to the needs of PHDC clients. They needed a contractor who was efficient and knowledgeable, but also respectful and compassionate. That's why Adkins Management entered into the construction and residential remodeling business.

JD: Wow!! That's amazing! So tell me how has the recent bond issuance from City Council affected your business?

SA: The bond issuance has allowed me to double my gross income, afford me the opportunity to increase my staff, and really put my business in the forefront of the small business community in Philadelphia. I was recently recognized as part of Philly's 100 and featured in the Philadelphia Tribune. Within the last two years, three of my former employees have started their own businesses, and have gotten contracts with PHDC as well. I am really proud of them, and the work that we are able to do to make our clients' homes safer and better than ever before.

JD: This is great. What else would you like to add?

SA: Our work is not only financially rewarding but personally rewarding. I have seen how the work that my company has done has actually changed the quality of a client's life. I am so grateful for all the clients that send in letters to PHDC, and are sometimes in tears because of the work we have done for them. I wake up each day so grateful, and part of that is because of my relationship with PHDC and the type of work my team and I are able to do every day.

JD: Well, on behalf of PHDC, we thank you for being a part of our team, and look forward to working with you on other projects!

SA: Wonderful! Thank You!

Centennial Village Transforms West Parkside

In August, the City of Philadelphia, Community Ventures and Parkside Association of Philadelphia celebrated the ribbon cutting and grand opening of Centennial Village. Centennial Village provides 51 units of affordable housing and 7,227 square feet of commercial space. Community members, City and State officials, project funders, and Centennial Village new residents were in attendance.



Centennial Village

"The completion of Centennial Village is a pivotal part of the revitalization efforts in the Parkside community," said Mayor Jim Kenney. "This project eliminated a large area of blight, and brought more affordable housing units to our city. Projects like these impact levels of crime, property values, and community pride. The new apartments, homes, and commercial spaces showcase the City's continuous commitment to invest in Philadelphia neighborhoods."

"Centennial Village has transformed the vicinity of 52nd Street and Parkside Avenue. The project rejuvenated 44 formerly vacant and blighted lots and buildings into a vibrant new neighborhood anchor," said David La Fontaine, Community Ventures' Executive Director. "The opening of Centennial Village is the culmination of almost a decade of planning and acquisition, years of funding applications, and a 20 month construction process. We have partnered with Parkside Association of Philadelphia over the past 20 years to build multiple phases of affordable housing in the community. We look forward to discussing the next project."

"Parkside Association has been working to build and preserve this

West Park Community since 1997," said Lucinda Hudson, Parkside Association of Philadelphia's Executive Director and long-time community advocate. "The Shopping Center was one milestone. In partnership with Community Ventures, the housing renovation project was the next milestone. Now we are so proud to have partnered with Community Ventures again for this latest residential and commercial project, Centennial Village. This will further the growth of West Parkside area. Thank God! God willing more projects will be coming to the West Parkside area." The Philadelphia Redevelopment Authority provided financing and project oversight.





September 2018

Bringing more affordable Senior Housing to Grays Ferry

On September 25th the Division of Housing and Community Development, the Philadelphia Redevelopment Authority, and Councilman Kenyatta Johnson joined the Altman Group of Companies to celebrate the ribbon-cutting of Anthony Wayne Senior Housing Phase III. The new senior housing development is located at the northeast corner of South 28th and



Leaders from the Altman Group, Councilman Johnson, PRA's Greg Heller, and residents celebrate Anthony Wayne III Senior Housing

Pierce Streets in the Grays Ferry neighborhood of South Philadelphia.

Anthony Wayne Phase III provides affordable rental housing to those 62 and older. The development offers 34 one-bedroom apartments and 11 two-bedroom apartments. It is accessible via public transportation and is also near several retail centers, emergency services, a post office, and medical care.

The development is available to low- and moderate-income households. Each resident can access onsite services provided by the Philadelphia Senior Center. Six of the bedroom units are fully accessible and each unit meets visitability standards.

Every unit is equipped with Energy Star Appliances, low flow water fixtures, and low VOC paint to help reduce impact on the environment. The building is designed using Passive House Design features. The building was developed by the Altman Group's development entity, Elon Development Co. Inc. It was built by Elon's affiliated construction firm, Allied Construction Services.

The City of Philadelphia provided \$1.5 million for the development. An additional \$12.5 million was leveraged in private equity provided by Hudson Housing Capital and Capital One through the purchase

of Low Income Housing Tax Credits awarded by the Pennsylvania Housing Finance Agency. The Philadelphia Redevelopment Authority is underwriting the financing of the development. The Department of Planning and Development's Development Services division also assisted with the construction process. Altman Group also worked collaboratively with Grays Ferry Community Council.



Anthony Wayne III Senior Housing



Bulletin

September 2018

Need repairs in your home? See if you qualify for BSRP!

Are you in need of emergency repairs in your home? The Basic Systems Repair Program (BSRP) may be able to help! BSRP provides free repairs to correct electrical, plumbing, heating, structural and roofing emergencies in eligible owner-occupied homes in Philadelphia.



Basic Systems Repair Program
Philadelphia Housing Development Corporation

What is the Basic Systems Repair Program?
The Basic Systems Repair Program (BSRP) provides free repairs to correct electrical, plumbing, heating, structural and roofing emergencies in eligible owner-occupied homes in Philadelphia.

What types of emergencies are eligible?
You can apply for free major systems repairs if your home's problems include:
• Dangerous electrical conditions, such as overheating or sparking wiring or entire circuits that won't stay on
• Leaking or broken sewer lines
• Leaking or broken water service lines
• Violations from Water Department, Philadelphia Gas Works (PG&W), PECO or Philadelphia L&I
• Roof leaks which have caused a 4 sq. ft. or larger section of ceiling to collapse (Small roof leaks are not considered emergencies)
• Structural repairs to exterior walls of frame brick building and stucco are not considered emergencies

What if hazardous conditions must be resolved within grant limits in order for any work to be performed?
The Heater Hotline provides free emergency heater repairs for eligible households. If the heater hotline staff determine that your heater needs to be repaired, they will forward your application to BSRP.

Who is eligible?
To be eligible for free emergency repairs, you must:
• Have not received BSRP services in the last 3 years
• Own and live in the single-family home with the problem
• Be current or under current payment agreement for both your property taxes and your water bill
• Have the income guidelines (see chart)

Income Guidelines
Income is calculated using gross income for all members of the household.

Household Size	Maximum Annual Household Income
1	\$18,210
2	\$24,690
3	\$31,170
4	\$37,650
5	\$44,130
6	\$50,610
7	\$57,090
8	\$63,570

How do I apply?
The first step in receiving PHDC services is to complete an Expression of Interest form. You may:
• Download an Expression of Interest form and return it to PHDC by US Mail to PHDC, 1234 Market St., 17th Floor, Philadelphia, PA 19107, Attn: B. Abdullah
• Speak to a PHDC operator by telephone at 215-448-2160, Monday through Thursday from 9 a.m. until 4 p.m. and Friday from 9 a.m. until 12 p.m.
• Stop by PHDC's office at 1234 Market Street, 17th Floor between the hours of 9 a.m. and 4 p.m. (PHDC requires a written Expression of Interest form)

Call the BSRP Hotline at 215-448-2160 Monday through Thursday 9 a.m. - 4 p.m. and Friday 9 a.m. - 12 p.m. Hearing impaired persons only, call TDD 215-448-2184.

Cost \$0 to City residents.
Program information is available in other languages.

PHDC Philadelphia Housing Development Corporation
215-448-2160 • 215-448-2184 (TDD)

City of Philadelphia (Equal Opportunity Office)

You can apply for free major systems repairs if your home's problems include:

- Dangerous electrical conditions, such as overheating or sparking wiring or entire circuits that won't stay on
- Leaking or broken sewer lines
- Leaking or broken water service lines
- Violations from the Water Department, Philadelphia Gas Works, PECO or Philadelphia L&I
- Roof leaks which have caused a 4 sq. ft. or larger section of ceiling to collapse (Small roof leaks are not considered emergencies)
- Structural repairs to exterior walls of home (Brick pointing and stucco are not considered emergencies)

Note: All hazardous conditions must be resolvable within grant limits in order for any work to be performed.

Heater Concerns

The Heater Hotline provides free emergency heater repairs for eligible households. If the Heater Hotline staff determine that your heater needs to be replaced, they will forward your application to BSRP.

To apply for heater repairs only, call the Heater Hotline at 215-568-7190.

Who is eligible for BSRP?

To be eligible for free emergency repairs you must:

- Have not have received BSRP services in the last three years.
- Own and live in the single-family house with the problem
- Be current or under current payment agreement for both your property taxes and your water bill
- Meet the income guidelines
- Not own any other residential property

Income Guidelines

*Income is calculated using gross income for all members of the household.

Household Size Maximum Annual Household Income

1	\$18,210
2	\$24,690
3	\$31,170
4	\$37,650
5	\$44,130
6	\$50,610
7	\$57,090
8	\$63,570

For households larger than 8, add approx. \$6,480 per person.
(Income guidelines subject to change)

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You will need to provide the following information at your appointment:

- Total gross annual household income (before taxes)
- Source of that income (employment, SSI, DPA, etc.)
- Number of people in your household

You will need to submit proof of your emergency before your case will be accepted. Proof can be:

- Violation notice from L & I
- Notice of defect from water department
- Heater "tag" or notice of defect from PGW
- Clear photos showing damage to ceiling from roof leak
- Photos showing accumulation of sewage in basement from plumbing leak

Instructions on how to submit violations and photos will be given to you by the hotline operator.

Call the BSRP Hotline at 215-448-2160 Monday through Thursday 9 a.m. - 4 p.m. and Friday 9 a.m. - noon. Hearing impaired persons only, call TDD 215-448-2184.

Basic Systems Repair Program
What you need to know

