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Thelma Smallwood

PNHS QUARTERLY NEWSLETTER



PNHS REACHES 10 MILLION IN LOANS!

Philadelphia Neighborhood Housing Services, Inc., (PNHS) has been providing financial resources to low-income and “unbankable” homeowners in the city of Philadelphia for over thirty-five years. One of the first Community Development Corporations in the city, dating back to 1975, PNHS’ mission has been to provide financial resources for housing renovation and rehabilitation, neighborhood development and educational programming with the goal of preserving and revitalizing Philadelphia’s low income communities.

Now in it’s 36th year of service to homeowners in Philadelphia, PNHS continues to bring a comprehensive array of high quality professional services to homeowners and first-time homebuyers throughout the city.

As of June 30, 2011, PNHS had recorded origination and /or financing of 826 loans totaling \$9,958,106. Lending activities for fiscal year 2012 will push this figure over the **10 million** dollar mark. In addition, PNHS has completed over sixty vacant property rehabilitation projects providing homeownership opportunities to low income first-time homebuyers. Through our Community Improvement, Model Blocks and Major Systems Repair programs PNHS has provided thousands of low-income homeowners with an excess of \$3,000,000 in grants and subsidies for home renovation and repairs.

Recent reductions in the Federal Government’s Community Development Block Grant funding to the City of Philadelphia, the Office of Housing & Community Development has forced OHCD to cut or eliminate funding to many valuable and productive programs serving low and moderate income residents of our city. These cuts threaten PNHS’ very existence. PNHS is doing everything in its power to remain viable and to continue to bring our unique brand of services to needy residents of the City of Philadelphia. With the support and aid of all of those who value what PNHS has and can be we will continue to bring our unique brand of services to needy homeowners throughout the City of Philadelphia for the foreseeable future.

Bernard Hawkins,
Executive Director



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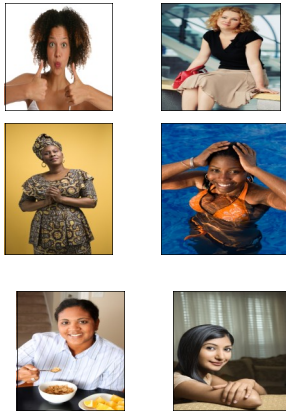
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FINANCIAL EMPOWERMENT FOR WOMEN!



Do Something Good for Yourself- Register for a PNHS Workshop

On Thursday, June 7th PNHS presented a **FREE and exciting Financial Empowerment for Women educational class**. The workshop theme was, "How to run Your Household like a Business". Kim Cooper of the Consumer Credit Counseling Service was the key note speaker. She talked to the class about how managing their life, plus the unexpected expenses we all face, can make budgeting seem like a daunting challenge. In fact, once you learn how to run your house like a business it's an easy way to bring order and opportunity to the daily routine. In this **FREE** seminar women learned about different strategies for managing their expenses and meeting their financial goals. They learned "How to run their household like a business" and take charge of their money!

FREE and exciting financial education class at LIFT Philadelphia, 5548 Chestnut Street, 1st Floor on Tuesday, June 26th. Your personal credit is your financial reputation and your credit score impacts everything in your life— from homeownership to insurance rates. From obtaining and understanding a credit report to establishing or improving your credit, this class will help you master the skills you need to achieve your credit goals. This workshop is sponsored by Philadelphia Neighborhood Housing Services, Inc.

Do something good for yourself- register today:
Call Henry Moore at 215-476-4205 ext. 204
Ask Mr. Moore for updates on future workshops

Ladies, how is your credit? Would you like to find out how to "Give Yourself (Good) Credit?" Join us for a

PNHS' FIRSTTIME HOMEBUYERS WORKSHOP SERIES



Education is the Key to Open the Door to Success

On May 24th PNHS completed a series of First Time Home Buyer Workshops. The Workshops were a huge success. Over 50 people registered for the series and 40 completed all of the classes and received a first-time homebuyer certificate.

Available; Homeowners and Title Insurance; Home Inspection Review; Beware of Predatory Lenders; Tax Credit, Financing the Deal .

Our Workshops series offers all of the above and much more to our participants.

The five week series gives a complete aspect about the home purchasing process. Topics covered are: Savings & Budget; What to expect when meeting with a Realtor; Money needed to purchase a Home; Grants

Dates for the next series will be announced soon. Contact the office at 215-476-4205 and ask for Henry Moore for more Workshop information.

PNHS' HOUSING COUNSELING



PNHS

Housing counseling services are provided by PNHS for first-time homebuyers. Certificates are issued to participants who attend all of the workshops qualifying them for various home purchase assistance programs and services.



Housing counseling services are provided for first time home buyers

Also available are First-time Financial Fitness Workshops and Home-

owner Maintenance Workshops.

For more information regarding housing counseling, call the office and ask for Denise Jefferson-Bailey.

TIPS ON HOW TO PREPARE YOUR HOME FOR SUMMER

Summerize & Save

Check each window and exterior door for tightness. Air leaks are a major source of energy inefficiency. If a dollar bill slips easily through the gap around your door, you are losing valuable cool air and allowing heat into your home. Pass a moist hand around the edge of your windows on a windy day, if you feel a draft you need caulking and/or weatherstripping.

Air Conditioner

Check air conditioning filters frequently and replace them when they are dirty. When you are away for several hours, turn the air conditioner off. Keep the thermostat at 78 in the summer. Every degree of temperature decrease results in a 4% increase in your utility bill.

Household Chores

During the summer, plan meals that require little or no cooking. Use your microwave oven or cook

outdoors when possible. If you use your oven, carefully set a metal container of cold water in the oven after you are finished cooking to absorb the heat.

Landscaping/Windows

Use grass, shrubs, trees and flowers to reduce the heat directly outside of your home, driveways, sidewalks and other paved areas. For draperies, use tightly woven fabrics to reduce the amount of heat gain. Lower shades.



Maintain your home this spring to ensure your home is in good shape throughout the summer.

TECHNICAL ASSISTANCE FOR HOME IMPROVEMENT PROJECTS

PNHS will provide inspection and technical assistance services to homeowners in the city of Philadelphia, on a fee for service basis. To qualify for this program the property must be owner occupied.

There are three Phases to the program: Phase 1—Costs for work write-ups - \$300 up to \$25,000, \$450 for work write ups \$25,001 or more—includes home inspection

of property; preparation for work write up; submission of work write up; preparation of documents for bidding. Phase 2—cost: \$150.00 include: Bid project to qualified contractors; Review scope of services recommend changes if necessary; bring contractor bids into alignment with available funds; develop contract documents. Phase 3— Cost:

\$100.00 per invoice. Include: Inspection or work for satisfactory completion (documented work only); produce a punch list with any recommendations as required following each inspection; Additional Option Cost: \$250.00 for Construction Escrow; Homeowner funds will be held in escrow and paid out to contractor only when work is fully completed and inspected by PNHS' Rehab Inspector

Don't become a victim of unscrupulous contractors, overpaying for services and receiving inferior product in return, PNHS will provide inspection and technical assistance services to homeowners on a fee for services basis.

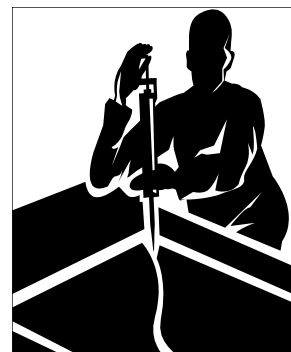
PNHS LOANS

A homeowner who is not able to cover their cost of the Home Improvement Project may qualify for a loan from one of several products available through PNHS. The loan program is a tool for providing home improvement money to homeowners who can't afford to borrow from banks or other lenders at terms that are

flexible and affordable. PNHS' Loan Program also brings about peace of mind because clients never have to worry about falling prey to predatory lending. PNHS' loan program can help in instances where a bank has declined a loan application because of poor credit history or if you are elderly, disabled, or living on a fixed income

and cannot afford to pay bank rates.

Contact PNHS at 215-476-4205 and ask to speak with a loan officer to find out about our loan products.



PNHS is on your side



The leading provider of homeowner services in the city of Philadelphia

Philadelphia Neighborhood Housing Services, Inc.
5234 Chestnut Street
Philadelphia, PA 19139
Phone: 215-476-4205

Visit us on the web at www.phillynhs.org

Sharing the Information

Smoke Alarms Saves Lives
Sign up for a free smoke alarm. The city will supply and install it free of charge. For more info. Call 311

Enter The Philly Recycling Rewards Program
Sweepstakes Recyclebank is working towards a world without waste by rewarding people for taking everyday green actions, redeem them for great rewards, and learn ways to save money and live greener.
www.recyclebank.com//phillysweeps

Need a speaker at your event? Call 215-683-0868 to request a 311 representative for a community meeting.

WHO WE ARE

Philadelphia Neighborhood Housing Services, Inc. (PNHS) is a working partnership of neighborhood residents, business leaders, and government officials supported by PNHS professionals, who join together to revitalize targeted urban neighborhoods.

WHAT WE BELIEVE

PNHS believes that, given encouragement, hope, skills and resources, people will work to make a difference. We believe the people who live in a neighborhood know its needs and potential better than anyone else.

WHY WE WERE FOUNDED

PNHS was founded to halt urban blight and stimulate reinvestment in targeted Philadelphia communities through partnerships.

HOW WE MAKE A DIFFERENCE

PNHS works in a targeted area house by house, block by block, PNHS revitalizes the neighborhood by providing financial resources and professional expertise. PNHS works in concert with neighborhood residents and local groups and organizations in a strategic approach to neighborhood preservation.

Business owners who want to become certified under the Minority Business Enterprise, the Women's Business Enterprise and/or the Disadvantaged Business Enterprise, you may contact the following agencies:

PA. Dept. of Transportation (PENNDOT) P.O. Box 3251
Harrisburg, PA 17105
Phone: 717-787-5891
penndotucpinfo@state.pa.us

Southeastern Pennsylvania Transportation Authority (Septa) DBE Program Office
1234 Market St. 11th Floor.
Philadelphia, PA 19107
Phone 215-580-7278
lclaitt@septa.org

City of Philadelphia, Philadelphia International Airport DBE Program Office, Executive Offices—Terminals D & E 3rd Floor
Philadelphia, PA 19153.
Phone 215-937-1801
Kathleen.padilla@phil.org

For more information contact the office and ask for Monique Jenkins.
215-476-4205



Information for Business Owners large or small