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COUNCIL OF THE CITY OF PHILADELPHIA

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COMMITTEE ON FINANCE

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Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, June 10, 2010
9:50 a.m.

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PRESENT:

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COUNCILWOMAN MARIAN B. TASCO, CHAIR

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COUNCILWOMAN JANNIE BLACKWELL

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COUNCILMAN DARRELL CLARKE

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COUNCILMAN FRANK DiCICCO

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COUNCILMAN W. WILSON GOODE, JR.

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COUNCILMAN WILLIAM K. GREENLEE

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COUNCILMAN JAMES KENNEY

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COUNCILWOMAN BLONDELL REYNOLDS BROWN

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BILL 100357 - An ordinance authorizing the
Director of Housing, on behalf of the City, to
file applications with the United States
Department of Housing and Urban Development
(HUD) for a Community Development Block Grant
(CDBG)...

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COUNCILWOMAN TASC0: Good

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morning. This is the reconvened meeting

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of the Finance Committee that was held

5

yesterday, June the 9th.

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The Chair recognizes

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Ms. Deborah McColloch. Are you prepared

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to present your testimony?

9

(Witness approached witness

10

table.)

11

COUNCILWOMAN TASC0: Good

12

morning.

13

MS. MCCOLLOCH: Good morning.

14

My name is Deborah McColloch. I'm the

15

Director of Housing. I'm here today --

16

COUNCILWOMAN TASC0: Excuse me

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a moment.

18

(Pause.)

19

COUNCILWOMAN TASC0: All right.

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Go ahead, please.

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MS. MCCOLLOCH: I'm here today

22

to provide some additional information as

23

requested by Councilmembers at

24

yesterday's hearing. I believe everyone

25

has copies of the letters that have been

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2 distributed. The one I just wanted to
3 review with you, which was requested of
4 me to provide the information, were the
5 acquisition timelines for moving forward
6 with NTI-funded properties.

7 There is a letter with three
8 timelines attached to it of how we're
9 going to move the properties forward. I
10 wanted to just bring to Council's
11 attention that there had been particular
12 concern expressed that properties be
13 acquired in time to submit applications
14 to the Pennsylvania Housing Finance
15 Agency for Low Income Housing Tax
16 Credits. There was a belief expressed to
17 me yesterday that the tax credit
18 application was going to be in early
19 October, and there was a concern about
20 how we would get properties through the
21 system in order to meet that application
22 deadline. Staff members of mine spoke
23 with representatives of PHFA yesterday,
24 and while they have not set an exact date
25 of when the Low Income Housing Tax Credit

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2 applications will be due, they believe
3 that the earliest that it would be would
4 be the last week of October and the
5 latest that it would be would be the
6 second week of December, that most likely
7 the applications will be due either the
8 week before Thanksgiving or the second
9 week of December. So the timelines that
10 are presented here would meet that
11 requirement if that's when PHFA sets its
12 application date.

13 I submitted for your review
14 three timelines to break out the
15 different sets of properties. The first
16 timeline is those properties that have
17 been previously submitted for NTI
18 acquisitions that we will review with
19 City Councilmembers. Councilmembers will
20 give their priorities. There may be
21 properties on those lists that
22 Councilmembers are no longer interested
23 in pursuing or that are still priorities.
24 So that's the first timeline.

25 The second timeline presented

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2 is that for properties that are required
3 for the Low Income Housing Tax Credit
4 applications, that it shows that we can
5 acquire those prior to the applications
6 being submitted to PHFA.

7 And the third timeline is for
8 new property requests that are not
9 related to the Low Income Housing Tax
10 Credit. That has a little bit lower
11 priority, because we want to acquire
12 those properties that are needed for the
13 tax credit applications in order to meet
14 the deadline of PHFA.

15 So that's the first letter that
16 was presented to you.

17 I was also asked to revise the
18 letter that was submitted yesterday in
19 which the Mayor committed that the
20 contracts between the Office of Housing
21 and Community Development and the
22 Redevelopment Authority and the Office of
23 Housing and Community Development and
24 PHDC would include language indicating
25 that any property that was acquired

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2 through financial assistance provided by
3 the City under any of the programs in the
4 Consolidated Plan would obtain written
5 approval from the Councilmember, from the
6 District Councilmember, prior to
7 disposition through the Redevelopment
8 Authority. That letter has been revised
9 in accordance with the request of
10 Council.

11 I also have a letter here that
12 is from me that Councilwoman Blackwell
13 requested in which I committed that we
14 will provide written responses to the
15 issues that were raised at the hearing of
16 the Committee on Housing, Neighborhood
17 Development and the Homeless last week.
18 That hearing was continued until June
19 16th. There were seven or eight
20 outstanding questions that were raised at
21 that hearing that we couldn't answer at
22 the hearing, and we're committing to
23 bring back the answers to those questions
24 at the hearing on June 16th.

25 And, finally, there's a letter

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2 from the Mayor urging City Council to
3 pass the Consolidated Plan by June 17th
4 in order to meet the federal requirement
5 that the application be submitted to HUD
6 no later than August 16th. And the
7 letter details the citation indicating
8 the -- citation from the federal
9 regulations indicating that failure to
10 receive the Plan by August 16th will
11 automatically result in the loss of CDBG
12 funds to which the jurisdiction would
13 otherwise be entitled. So the Mayor
14 wanted Councilmembers to have that cite
15 from the regulations and to express his
16 concern that the Consolidated Plan be
17 approved by City Council before it
18 recesses for the summer.

19 COUNCILWOMAN TASC0: Thank you
20 very much.

21 Are there any questions?

22 (No response.)

23 COUNCILWOMAN TASC0: Anyone
24 else here to testify on this bill?

25 (No response.)

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2 COUNCILWOMAN TASCO: Thank you
3 very much.

4 Councilman Clarke.

5 COUNCILMAN CLARKE: Thank you,
6 Madam Chair.

7 One quick question. While we
8 have been focusing on possible submission
9 for PHFA, there is another timeline that
10 we do want to put on the record, which is
11 the March timeline as it relates to the
12 bonds. And I know we have some
13 limitations on the number of properties
14 that we could put in play for PHFA tax
15 credit submission, but shortly
16 thereafter, we need to be in the process
17 of moving forward, if there's any money
18 left, which I, frankly speaking, don't
19 think there will be, to have those
20 dollars allocated so we don't run into
21 the March deadline problem.

22 MS. MCCOLLOCH: Absolutely,
23 Councilman, and that's why the third
24 timeline here for what I described as new
25 properties also indicates that that can

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2 happen before that deadline.

3 COUNCILMAN CLARKE: Right.

4 Okay. Thank you.

5 Thank you, Madam Chair.

6 COUNCILWOMAN TASC0: Thank you.

7 There being no further
8 questions, I call on Councilwoman
9 Blackwell to report Bill 100357 out of
10 Committee.

11 COUNCILWOMAN BLACKWELL: Thank
12 you, Madam Chair. I move that Bill
13 100357 be reported out of Committee with
14 a favorable recommendation and also a
15 recommendation for suspension of the
16 rules so as to permit first reading at
17 our next session of Council.

18 (Duly seconded.)

19 COUNCILWOMAN TASC0: Thank you,
20 Councilwoman.

21 It has been moved and seconded
22 that Bill 100357 be reported out of
23 Committee with a favorable recommendation
24 and a recommendation that the rules of
25 Council be suspended so that this bill

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2 can be heard at Council's next session.

3 All in favor will say aye.

4 (Aye.)

5 COUNCILWOMAN TASC0: Is there
6 any opposition?

7 (No response.)

8 COUNCILWOMAN TASC0: There
9 being none, the motion is carried.

10 There being no further
11 business, this Committee is adjourned.

12 Thank you.

13 (Committee on Finance concluded
14 at 10:00 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter on June 10, 2010, and that
this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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