

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON HOUSING, NEIGHBORHOOD DEVELOPMENT
AND THE HOMELESS

Remote location using Microsoft® Teams
Monday, November 27, 2023
10:00 a.m.

PRESENT:

COUNCILWOMAN JAMIE GAUTHIER, CHAIR
COUNCILMAN CURTIS JONES, JR., VICE-CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN KENDRA BROOKS
COUNCILMAN MICHAEL DRISCOLL
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN MARK SQUILLA

ALSO PRESENT:

COUNCILWOMAN QUETCY M. LOZADA

BILL: 230776

1 - - -

2 COUNCILWOMAN GAUTHIER: Good
3 morning, everyone. I understand that
4 state law requires that the following
5 announcement be made at the beginning
6 of every remote public hearing as
7 follows: Due to the current health
8 threat, City Council Committees are
9 currently meeting remotely to make
10 these remote hearings possible.

11 Instructions for how the
12 public may view and offer public
13 testimony at public hearings of
14 Council Committees are included in
15 the public hearing notices that are
16 published in the Daily News, Inquirer
17 and Legal Intelligencer prior to the
18 hearings and can also be found on
19 PHLCouncil.com. I now note that the
20 hour has come.

21 Andrew Goodman, will you
22 please call the roll to take
23 attendance. Members that are in
24 attendance will please indicate that
25 they are present when your name is

1 called. Also, please say a few brief
2 words when responding so that your
3 image will be displayed when you
4 speak.

5 THE CLERK: Good morning.
6 Vice-Chair Jones.

7 (No response.)

8 COUNCILMAN JONES: Madam
9 Chair. Sorry, technical
10 difficulties. I am present. Good
11 morning.

12 COUNCILWOMAN GAUTHIER: Thank
13 you. I was worried there for a
14 second. Good morning.

15 THE CLERK: Thank you.
16 Councilmember Bass.

17 (No response.)

18 THE CLERK: Councilmember
19 Gilmore Richardson.

20 COUNCILWOMAN GILMORE
21 RICHARDSON: Good morning, Madam
22 Chair. Good morning, colleagues. I
23 am present.

24 THE CLERK: Councilmember
25 Squilla.

1 COUNCILMAN SQUILLA: Good

2 morning, Madam Chair and colleagues.

3 I'm present.

4 COUNCILWOMAN GAUTHIER: Good

5 morning.

6 THE CLERK: Councilmember

7 Brooks.

8 COUNCILWOMAN BROOKS: Good

9 morning, Madam Chair and colleagues.

10 I'm present.

11 COUNCILWOMAN GAUTHIER: Good

12 morning.

13 THE CLERK: And, Councilmember

14 Driscoll.

15 COUNCILMAN DRISCOLL: Good

16 morning, Madam Chair. I am present.

17 COUNCILWOMAN GAUTHIER:

18 Morning. Thank you. A quorum of the

19 Committee has been established and

20 this hearing is now called to order.

21 This is the public hearing on the

22 Committee of Housing, Neighborhood

23 Development and the Homeless

24 regarding 230776.

25 Mr. Goodman, will you please

1 read the title of the bill.

2 THE CLERK: Bill No. 230776,
3 amending 77 -- Section 7, excuse me,
4 -202 of Title 7, entitled "Housing
5 Code" of The Philadelphia Code to
6 modify the definition of "affordable
7 housing property," under certain
8 terms and conditions.

9 COUNCILWOMAN GAUTHIER: Before
10 we begin to hear testimony from the
11 witnesses we have for today, everyone
12 who has been invited to the meeting
13 to testify should be aware that this
14 public hearing is being recorded.
15 Because the hearing is public,
16 participants and viewers have no
17 reasonable expectation of privacy.
18 By continuing to be in the meeting,
19 you are consenting to being recorded.

20 Additionally, prior to
21 recognizing Members for the questions
22 or comments they have for witnesses,
23 I will note for the record at this
24 time that we will use the chat
25 feature available in Microsoft Teams

1 to allow Members to signify that they
2 wish to be recognized. In order to
3 comply with the Sunshine Act, the
4 chat feature must only be used for
5 this purpose.

6 Before we begin, I'd like to
7 recognize Councilmember Lozada, the
8 sponsor of this legislation, for any
9 opening remarks.

10 COUNCILWOMAN LOZADA: Good
11 morning and thank you, Madam Chair.
12 Good morning, members of the Housing
13 Committee and concerned citizens.
14 Thank you for the opportunity this
15 morning to address the affordable
16 housing in our City and discuss the
17 bill that I recently introduced, Bill
18 No. 230776.

19 The proposed amendment of the
20 Housing Code seeks to enhance the
21 City's definition of affordable
22 housing property by incorporating a
23 small commonsense modification which
24 will make the federal government's
25 New Markets Tax Credit Program more

1 accessible and available to those
2 looking to build affordable housing
3 in our City. The proposed change
4 specifically focuses on broadening
5 the scope of the definition of
6 affordable housing and included
7 properties developed with funding
8 from the New Markets Tax Credit
9 Program.

10 This strategic adjustment adds
11 to align our City's policies with the
12 evolving landscape of housing
13 development and financing. The New
14 Markets Tax Credit Program is a
15 federal program that incentivizes
16 community development and economic
17 growth through the use of federal tax
18 credits and attracts private
19 investment to distressed communities.

20 By extending the definition of
21 affordable housing project to
22 encompass projects supported by the
23 New Markets Tax Credit, we create an
24 easier pathway for private developers
25 to build the affordable housing

1 units, which also makes it so that
2 CDEs can also participate and take
3 advantage of the opportunity to
4 create the affordable and low-income
5 housing that our City needs.

6 This legislation will allow
7 them to use the tax credit in
8 addition to others which are offered
9 by the City and which they already
10 may be taking advantage of, thus
11 easing the cost to build each unit.
12 This amendment aligns the City's
13 definition of affordable housing and
14 the federal government's. It will
15 facilitate the construction of
16 much-needed affordable housing units
17 in the community that need the most.
18 The amendment will strengthen those
19 communities and put our public land
20 to use.

21 By facilitating the
22 integration of the New Markets Tax
23 Credit-supported developments into
24 our affordable housing framework, we
25 empower builders, both private and

1 community-based, by making the cost
2 of their tax more attainable through
3 utilizing more affordable resources
4 to address our City's housing
5 challenges.

6 I look forward to a favorable
7 recommendation from this Committee
8 and I also want to thank
9 Councilmember Gauthier and former
10 Councilmember Quinones-Sanchez for
11 their original work on the original
12 legislation. Thank you so much.

13 COUNCILWOMAN GAUTHIER: Thank
14 you, Councilmember. This is a great
15 change to the legislation.

16 COUNCILWOMAN LOZADA: Thank
17 you.

18 COUNCILWOMAN GAUTHIER: Are
19 there any members from this Committee
20 who would like to be recognized for
21 remarks before we begin hearing
22 testimony?

23 (No response.)

24 COUNCILWOMAN GAUTHIER: Okay.
25 Mr. Goodman, will you please call the

1 first panel or witness we have to
2 testify this morning.

3 THE CLERK: Yes. Our
4 panelists for today are Michael
5 Cameron, Kimberly Washington and
6 Maria Sourbeer.

7 COUNCILWOMAN GAUTHIER: Okay.
8 Michael Cameron, are you there and
9 connected?

10 MR. CAMERON: Yes. Can you
11 guys hear me?

12 COUNCILWOMAN GAUTHIER: Yes.
13 Please state your name for the record
14 and proceed with your testimony.

15 MR. CAMERON: My name is
16 Michael Cameron and I'm the
17 Legislative Director for Councilwoman
18 Quetcy Lozada for the 7th
19 Councilmanic District, and I'll be
20 reading Paula Brumbelow Burns'
21 testimony from the Philadelphia City
22 Planning Commission.

23 Good morning, members of the
24 Housing, Neighborhood Development and
25 the Homeless Committee. I am Paula

1 Brumbelow Burns, Director of
2 Legislation for the Philadelphia City
3 Planning Commission. I am providing
4 written testimony on Bill No. 230776
5 introduced into Council on November
6 2, 2003 -- sorry, 2023 by
7 Councilmember Lozada.

8 Bill No. 230776 amends Section
9 7-202 of the Housing Code of The
10 Philadelphia Code to modify the
11 definition of affordable housing
12 property. This bill will apply
13 citywide. For the purpose of Section
14 7-202, Preservation of Affordable
15 Housing, this bill will expand the
16 definition of affordable housing
17 development to include low-income
18 housing units that are funded through
19 the federal New Markets Tax Credit
20 Program. Such units will be subject
21 to the requirements for modification
22 and right of first refusal outlined
23 in the section of the Housing Code.
24 Properties wherein at least 50
25 percent of units meet the definition

1 of affordable housing development are
2 exempted from the requirements of
3 that section. These exceptions ease
4 administrative and financial burdens
5 that would otherwise cause barriers
6 to development of projects for a
7 majority (inaudible) that are set
8 aside for low or very low-income
9 households.

10 While new markets tax credits
11 are rarely used to develop affordable
12 housing, the inclusion within this
13 expanded definition provides relief
14 for developers seeking to draw from
15 the source of federal subsidy. In
16 particular, this modification will
17 enable the development of a
18 much-needed, mixed-use and
19 mixed-income project near the
20 Frankford Transportation Center.

21 While Bill No. 230776 was not
22 reviewed by the City Planning
23 Commission, agency staff support its
24 approval. Thank you.

25 COUNCILWOMAN GAUTHIER: Thank

1 you so much.

2 Ms. Kimberly Washington, are
3 you there and -- oh, wait. Before we
4 do that, I'd like to recognize the
5 presence of Councilmember Bass. Good
6 morning, Councilmember.

7 Kimberly Washington, are you
8 there and connected?

9 MS. WASHINGTON: Yes, I'm
10 present. Good morning.

11 COUNCILWOMAN GAUTHIER: Good
12 morning. Please state your name for
13 the record and proceed with your
14 testimony.

15 MS. WASHINGTON: Good morning,
16 Chairwoman Gauthier and Vice-Chairman
17 Jones. I'm Kim Washington. I'm
18 Executive Director for the Frankford
19 Community Development Corporation,
20 and I'm joined by my co-development
21 team Mosaic Development Partners,
22 who's represented by Maria Sourbeer.
23 Thank you for your time in allowing
24 us to testify this morning.

25 I'll give a brief overview of

1 our neighborhood demographics just to
2 give some background and color to the
3 project that we are trying to
4 accomplish and the proposed
5 programming for the site, and then
6 I'll turn it over to Maria to dig
7 into the specifics about the
8 financial challenges with
9 implementing this type of project in
10 an area like Frankford with a TOD/MIN
11 overlay as it stands now.

12 Councilwoman Gauthier, let me
13 first thank you and our former
14 Councilperson Maria Sanchez for your
15 work around the TOD/MIN overlay
16 legislation. As you know like West
17 Philly, SEPTA's mass transit line
18 runs through the heart of Frankford
19 and can and will serve as the largest
20 catalyst for economic redevelopment
21 in our area.

22 As the City seeks to redefine
23 itself and neighborhoods change over
24 for the better, population growth has
25 centered around mass transit.

1 However, on the flip side
2 neighborhoods like Frankford that are
3 primarily made up with Black and
4 Brown residents have suffered from
5 long-term disinvestment and neglect,
6 thereby driving our property values
7 down and making our neighborhood ripe
8 for gentrification.

9 We also lack the presence of
10 any large institutional power to --
11 with the power to drive positive
12 economic redevelopment. So I say all
13 that to say I applaud you and our
14 former Councilperson for your
15 commitment to preserving these areas
16 for a longstanding low-income
17 Philadelphians by co-sponsoring this
18 bill.

19 As I previously mentioned,
20 Frankford is a neighborhood
21 whereabouts 85 percent of our
22 population consist of Black and Brown
23 residents. More than a third of our
24 population lives in poverty. Our
25 unemployment rate in Frankford is

1 around 13 percent, which is higher
2 than the citywide unemployment rate
3 of 9 percent. And we have one of the
4 fastest growing poverty rates in the
5 City of Philadelphia.

6 We live in what is currently
7 considered a food desert and a
8 primary care desert. And with the
9 exception of a 142-unit senior
10 housing project that was completed
11 this year, our neighborhood hasn't
12 seen a large scale affordable housing
13 project for over 30 years. So as the
14 neighborhoods to the south of us
15 start to turn over, some of
16 Philadelphia's most vulnerable
17 populations have been forced to move
18 north to Frankford.

19 In 2015, our organization
20 started leading the charge to
21 redevelop the area around the
22 Frankford Transportation Center,
23 which is the second busiest station
24 in the City of Philadelphia, only
25 second to City Hall. This site

1 provides a unique opportunity to
2 leverage the foot traffic generated
3 by the station to bring much-needed
4 housing, retail and jobs to this
5 area.

6 We started on this project in
7 search for a developer who could help
8 us attract a fresh food market in
9 2016. After years of dealing with
10 historic designation and negotiations
11 with big entities like SEPTA, Rite
12 Aid and Wells Fargo in 2019, our
13 advocacy was extended to the
14 conversation with the City's Health
15 Department about the plans in the
16 2035 Lower Northeast District Plan to
17 add a health center to this area to
18 address the dire need for access to
19 primary care services.

20 We knew a mixed-use project of
21 this scale would require combining
22 both LIHTC funding and New Markets
23 Tax Credit funding which would
24 require some help from an experienced
25 developer with like-minded goals of

1 providing quality housing and
2 economic opportunity for underserved
3 areas, which is what led us to a
4 partnership with Mosaic Development
5 Partners.

6 This project is proposing to
7 add a 20,000-foot grocery store, a
8 40,000-foot City health center and
9 134 units of mixed-income housing
10 that will help stabilize the
11 Frankford area, the Frankford Avenue
12 Commercial Corridor and increase foot
13 traffic to help sustain current
14 businesses and attract new quality
15 retail businesses. The construction
16 itself is expected to create over 100
17 jobs. The new supermarket itself
18 will support 25 permanent new jobs,
19 and a new health center could create
20 over 50 jobs depending on the size.

21 Further, the project will
22 ensure that over 70,000 Frankford
23 residents as well as over 40,000
24 daily transit customers have access
25 to affordable fresh healthy food,

1 affordable health care and affordable
2 housing. Finally, the development of
3 the new supermarket and health center
4 will stir additional investment in
5 development in the area bringing
6 Frankford Avenue back to the strong
7 commercial corridor that the
8 residents deserve.

9 I will turn it over to Maria
10 Sourbeer and she will kind of jump
11 into the specifics about a pro forma,
12 what our market rate is and how these
13 funding sources play into the project
14 we're trying to pull off.

15 COUNCILWOMAN GAUTHIER: Thank
16 you. It sounds like a great project
17 and a great achievement for your
18 organization.

19 Maria Sourbeer, are you there
20 and connected?

21 MS. SOURBEER: I am here. Can
22 you hear me?

23 COUNCILWOMAN GAUTHIER: Yes.
24 Please state your name for the record
25 and proceed with your testimony.

1 MS. SOURBEER: Maria Sourbeer.

2 I am Senior Vice-president with
3 Mosaic Development and we're proud to
4 be partnered with Kim Washington and
5 her team on the Frankford project. I
6 just wanted to talk about a little
7 bit about the New Markets Tax Credit
8 Program. This program is targeted at
9 severely low-income census tracts.
10 And so, the funding is only available
11 in census tracts that qualify.

12 The funding is specifically
13 targeted at job creation and looks at
14 businesses for manufacturing to food.
15 It does include housing of course,
16 health, technology offices, retail,
17 energy, et cetera, and has been
18 successful since the year 2000. I
19 have had the privilege of working on
20 five different New Markets Tax Credit
21 Programs over the last eight years,
22 and these all included low-income
23 housing.

24 There's a requirement -- the
25 funding comes through CDEs. It's a

1 competitive process through the CDFI
2 Fund where CDEs are financial
3 intermediaries between private
4 investors and quality jobs. And so,
5 the competitive process they apply
6 for, then is funneled through to
7 projects like ours and it comes in
8 looking like equity. In a project
9 like this, we have a myriad of public
10 subsidies and grants involved and
11 still are unable to meet the capital
12 stack that is required to be
13 successful.

14 The comparables in
15 neighborhoods like this don't provide
16 for an appraisal that allows for the
17 lending that's required. The rents
18 that we can garner in neighborhoods
19 like this aren't high enough to cover
20 the maintenance that's required. And
21 so, building a creative capital stack
22 is necessary and we turn over every
23 rock available to us through public
24 subsidy and private investment and
25 try to combine public and private

1 together to make projects like this a
2 success.

3 And New Markets Tax Credit is
4 an important tool that will allow for
5 job creation as well as affordable
6 housing. As Kim mentioned, we're
7 creating approximately 80 jobs
8 through this process and we are
9 excited to meet the requirements for
10 the affordable housing -- for the
11 affordable housing benchmark of 50
12 percent by using the New Markets Tax
13 Credit together with other funding
14 sources.

15 In this case, we're combining
16 low-income housing tax credits and
17 new markets tax credits so that we're
18 not just providing affordable housing
19 but also the commercial aspect and
20 the jobs. It makes a holistic
21 project that we're very proud of.

22 COUNCILWOMAN GAUTHIER: Thank
23 you so much for your testimony and
24 also for your work.

25 Are there any questions or

1 comments from members of the
2 Committee for the panel?

3 (No response.)

4 COUNCILWOMAN GAUTHIER:

5 Mr. Goodman, are there any other
6 panelists here to testify today?

7 THE CLERK: No, Madam Chair.

8 This concludes the panel.

9 COUNCILWOMAN GAUTHIER: Great.

10 This concludes panel testimony for
11 this bill.

12 Mr. Goodman, do we have anyone
13 registered to provide public comment
14 today?

15 THE CLERK: Yes. We have one
16 registered public comment.

17 COUNCILWOMAN GAUTHIER: Please
18 read the name of the first person
19 registered for -- the only person
20 registered for public comment.

21 THE CLERK: Judith Robinson.

22 COUNCILWOMAN GAUTHIER: Great.

23 Queen Judith Robinson, are you there
24 and connected?

25 (No response.)

1 COUNCILWOMAN GAUTHIER: Is she
2 not on?

3 COUNCIL TECH SUPPORT: It's
4 connecting her now, I believe.

5 MS. ROBINSON: Good morning.

6 COUNCILWOMAN GAUTHIER: Good
7 morning. Please state your name for
8 the record and proceed with your
9 testimony.

10 MS. ROBINSON: Good morning.
11 My name is Judith Robinson. I'm here
12 to testify today regarding
13 affordability as it relates to
14 housing. I think the terminology
15 should be more so income-based
16 housing. We just had long lines of
17 our citizens waiting for turkeys,
18 waiting for food. So there is an
19 issue of poverty that's not being
20 addressed as it relates shelter,
21 shelter for our citizens.

22 Affordability is so, so
23 relative. And I understand how it's
24 complicated, but I think we miss so
25 much in those calculations as we

1 wheel and deal in the area that I
2 love, real estate. Real estate as
3 much as it is all this tax credits
4 and putting all these subsidies
5 together just to make ends meet for
6 average citizens to be able to afford
7 shelter, I think we talk so much in
8 real estate about these deals, which
9 I love to close the deal with the
10 best, but it's somehow missing the
11 point about what housing is really
12 all about. It's about shelter.

13 So I want to focus on PHA,
14 Philadelphia Housing Authority, our
15 income-based housing agency here in
16 Philadelphia that's not being managed
17 well as it relates to housing. And
18 out of those 81,000 tenants, just a
19 major, major part of the puzzle.
20 That's not being addressed as it
21 relates to housing, citizens of
22 Philadelphia. Based on the income,
23 the income, so the less the income --
24 and I think these are the folks that
25 are being shuffled around and we're

1 not addressing these issues -- so
2 that leaves us with a major gap,
3 major gap because then we're trying
4 to negotiate through this
5 ever-increasing homeless budget,
6 which you need to address really as
7 you do about affordability. Because
8 those are dollars that really could
9 help channel people and shelter
10 people for real, not this visual
11 cycle that we have with affordable
12 housing as it relates to
13 homelessness. So that's an area that
14 I would say needs to also be
15 addressed along with PHA. They're
16 really pushing us to mismanagement of
17 a whole housing system.

18 We know that the most
19 affordable housing is that which is
20 already built, that's already
21 occupied, and we need to focus in on
22 making sure those occupants are able
23 to remain in their houses with all of
24 the programs that can help these
25 older homes be maintained. In

1 addition, we need to make sure that
2 those mostly seniors and homeowners
3 are not taxed out of their homes as
4 we talked about affordability,
5 because along with energy and all of
6 those things, we have to be clear
7 that taxing citizens out of their
8 homes for gentrification and then
9 acting like you really don't
10 understand is a major problem.

11 So I got a couple of letters
12 from a couple of Councilpeople
13 regarding this \$500 one-time deal for
14 the increase in taxes. First, you
15 got to increase my taxes by a certain
16 amount. Then you send me this letter
17 like I'm getting a great deal, one
18 time as you increase people's
19 mortgages with this increase in
20 taxes, because those letters go
21 directly to mortgage companies. So
22 as we talk about affordability we
23 have to look at this thing globally,
24 citywide and how things that you do
25 down there at City Council are

1 impacting the citizens uptown, all
2 around town.

3 So as a real estate
4 professional, as much as the more
5 money -- the higher the prices of
6 real estate, the more money we get as
7 commission, et cetera. So it would
8 seem kind of productive for a real
9 estate professional to talk about the
10 value of real estate and how it
11 increases beyond (inaudible). But
12 I'm going to go there because
13 everybody should have shelter, you
14 know. We know that is the most
15 important thing for humans.

16 So if you're going to price a
17 rowhome, you all got the Turn the Key
18 program, 283,000 and then calling it
19 affordable housing, not. Okay.
20 Affordable for who is the question
21 that we all should put in front of
22 us. So as you all are pushing that
23 program with all them 99 subsidies
24 (inaudible) and like I said, I closed
25 the deal with the best, but that's a

1 lot. And then one bloop, one small
2 thing happens and then it's not
3 affordable anymore. The payment is
4 over \$1,000, just bills and bills and
5 bills.

6 So as we talk about
7 affordable, I want us to really open
8 it up and really be clear on what
9 we're talking about here, you know,
10 because really what's happening is
11 the sheriff's sales, the homelessness
12 budget, PHA is being used to gentrify
13 Philadelphia, and to watch it in
14 realtime is really fascinating,
15 really fascinating. I'm going to
16 know that we're going to continue
17 this conversation. Okay. I know
18 that we need to broaden the
19 conversation.

20 So with that, I'm going to put
21 a pin in it except to say in closing
22 that you all need to be careful of
23 what you're doing as you talk about
24 preserving our housing, quality of
25 life I'm going to call it,

1 income-based should be the
2 calculation based not on Area Median
3 Income which includes a whole region
4 of higher income of people, we're not
5 being realistic you all. And I know
6 that's what you're proposed to want
7 to do is to be clarifying, et cetera.

8 Let's go there. Let's really
9 do it. We've got some things to do
10 before our new 100th Mayor comes in.
11 And I want to make sure we do the
12 right thing, really give the best
13 information to our incoming
14 Administration. I really want to do
15 that and I don't think we can if we
16 keep moving the ball down the road.
17 So let's focus on PHA.

18 We have until December 4th to
19 have input in PHA. I think that's a
20 good place to start right there.
21 Every PHA project we got to be clear
22 about the fact that it's reducing the
23 amount of affordable income-based
24 housing. Each one of those projects
25 are reducing the amount and then

1 we're shuffling Black families mostly
2 into shelters, Woodstock shelter,
3 that shelter, that shelter, all kinds
4 of transitional situations when we
5 got vacant houses all over
6 Philadelphia owned by the
7 Philadelphia Housing Authority. I
8 think we need to start right there,
9 Philadelphia, dealing with that.
10 Thank you all so much for your
11 attention. To be continued. Have a
12 great day.

13 COUNCILWOMAN GAUTHIER: Thank
14 you so much for your insightful
15 comments and your compassion. I know
16 that we're willing to keep talking
17 with you and all of our community
18 members about this very important
19 issue.

20 There being no other witnesses
21 listed, I will ask if there is anyone
22 else present in this hearing whose
23 name we have failed to call and who
24 wishes to offer testimony on the bill
25 being considered this morning?

1 (No response.)

2 COUNCILWOMAN GAUTHIER: There
3 being none, I want to thank all the
4 panels of witnesses for their
5 participation today. I now invite
6 all panels of witnesses to please
7 disconnect before we go into our
8 public meeting. We will now pause
9 the proceedings briefly as multiple
10 participants leave the hearing.

11 Andrew, are we good to
12 proceed?

13 THE CLERK: Let me see here.
14 Maria, can you just disconnect from
15 the hearing?

16 Okay. We should be good,
17 Madam Chair.

18 COUNCILWOMAN GAUTHIER: This
19 concludes the public hearing of the
20 Committee. We will now go into a
21 public meeting to consider the action
22 to be taken on the bill before this
23 Committee today.

24 Mr. Goodman, will you please
25 call the roll to take attendance.

1 THE CLERK: Councilmember
2 Bass.
3 COUNCILWOMAN BASS: Good
4 morning. I am still present.
5 THE CLERK: Councilmember
6 Brooks.
7 COUNCILWOMAN BROOKS: Present.
8 THE CLERK: Councilmember
9 Driscoll.
10 COUNCILMAN DRISCOLL: I'm
11 present.
12 THE CLERK: Councilmember
13 Gilmore Richardson.
14 COUNCILWOMAN GILMORE
15 RICHARDSON: Good morning, Madam
16 Chair. Good morning, colleagues. I
17 am present.
18 THE CLERK: Councilmember
19 Squilla.
20 COUNCILMAN SQUILLA: Good
21 morning, Madam Chair and colleagues.
22 I'm present.
23 THE CLERK: Vice-Chair Jones.
24 COUNCILMAN JONES: I'm
25 present, Madam Chair, colleagues.

1 THE CLERK: And, Chair

2 Gauthier.

3 COUNCILWOMAN GAUTHIER:

4 Present. Thank you. We will now go
5 into our public meeting.

6 The Chair recognizes
7 Councilmember Jones for a motion on
8 Bill No. 230776.

9 COUNCILMAN JONES: Thank you,
10 Madam Chair.

11 I move that Bill No. 230776 be
12 reported from this Committee with a
13 favorable recommendation and further
14 move that the rules of Council be
15 suspended to permit first reading at
16 our next session of Council.

17 COUNCILWOMAN BASS: Second.

18 COUNCILWOMAN GAUTHIER: The
19 Chair notes for the record that
20 Councilmember Bass seconded the
21 motion. It has been moved and
22 properly seconded.

23 All those in favor of the
24 motion will signify by saying aye.

25 (Aye.)

1 COUNCILWOMAN GAUTHIER: Those
2 opposed?

3 (No response.)

4 COUNCILWOMAN GAUTHIER: The
5 ayes have it and the motion carries.

6 This concludes the business
7 before the Committee on Housing,
8 Neighborhood Development and the
9 Homeless for today. Thank you all
10 very much for your attention. And
11 congrats, Councilmember Lozada.

12 COUNCILWOMAN LOZADA: Thank
13 you, Madam Chair. Thank you.

14 COUNCILWOMAN GAUTHIER: Bye
15 everybody. Thanks so much.

16 THE CLERK: Thank you.

17 (Hearing concluded at
18 10:31 a.m.)

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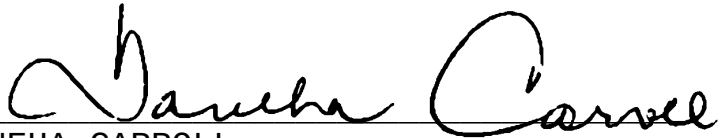
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C E R T I F I C A T I O N

I, hereby certify that the proceedings
and evidence noted are contained fully and
accurately in the stenographic notes taken by
me in the foregoing matter, and that this is a
correct transcript of the same.

A handwritten signature in black ink, reading "Taneha Carroll". The signature is fluid and cursive, with the first name "Taneha" and the last name "Carroll" clearly distinguishable.

TANEHA CARROLL
Court Reporter - Notary Public

(The foregoing certification of this
transcript does not apply to any reproduction
of the same by any means, unless under the
direct control and/or supervision of the
certifying reporter.)

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