

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

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, June 9, 2014
11:15 a.m.

PRESENT:

COUNCILWOMAN JANNIE BLACKWELL, CHAIR
COUNCILWOMAN CINDY BASS
COUNCILMAN WILLIAM K. GREENLEE
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ
COUNCILMAN MARK SQUILLA

BILL 140274 - An ordinance amending Chapter
21-1600 of The Philadelphia Code, entitled
"Housing Trust Fund," to provide annual
operating support for affordable rental units
that are developed using the 4% federal Low
Income Housing Tax Credit...

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COUNCILWOMAN BLACKWELL: Good morning. Thank you for your patience. We're very happy to have you here. This will begin the Committee on Housing and Neighborhood Development, the Committee's hearing with regard to Bill No. 140274.

Will the Clerk please read the title of the bill.

THE CLERK: Bill No. 140274, an ordinance amending Chapter 21-1600 of The Philadelphia Code, entitled "Housing Trust Fund," to provide annual operating support for affordable rental units that are developed using the 4 percent federal Low Income Housing Tax Credit; all under certain terms and conditions.

COUNCILWOMAN BLACKWELL: Thank you very much.

I beg your indulgence. I'll make an opening statement.

Again, we thank you for coming out today and look forward to your testimony on this bill. As all of you know, there is an affordable housing

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2 crisis in America, in Pennsylvania, and
3 in our city. If you don't believe me,
4 just Google the topic.

5 As a former Commissioner of the
6 Philadelphia Housing Authority and a
7 Councilperson whose office is deluged by
8 constituents with housing problems, I am
9 acutely aware that this is not a new
10 crisis. However, an uneven economic
11 recovery following the Great Recession
12 has brought income inequality into sharp
13 relief across the country, including in
14 Philadelphia, and the stagnate growth in
15 wages has compounded this issue. Adding
16 to this housing crash, which spurred the
17 recession, many regions in the country
18 are grappling with the critical shortage
19 of affordable housing. This crisis can
20 be seen in cities, suburbs, and rural
21 areas and is found not just in large
22 municipalities like New York City and San
23 Francisco, but in smaller cities such as
24 Carsbad, New Mexico and Fort Collins,
25 Colorado.

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2 Just a few facts about the
3 crisis in Philadelphia:

4 The Philadelphia Housing
5 Authority (PHA) has closed its waiting
6 list for affordable public housing units
7 as the list exceeds 110,000 applicants
8 and the current average waiting time for
9 someone on the list is ten years.

10 Point: The federal Department
11 of Housing and Urban Development (HUD)
12 has established a benchmark to determine
13 housing affordability, which states that
14 a household should spend no more than 30
15 percent of household income. In 2014, in
16 Philadelphia, in order for a household to
17 afford the median rent for a two-bedroom
18 apartment, they need to be earning \$21.83
19 per hour, which is three times the
20 federal minimum wage.

21 Next point: The Office of
22 Housing and Community Development in its
23 report on the impediments to fair housing
24 choice documents the fact that over
25 116,000 Philadelphia renter households

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2 are moderately burdened, paying between
3 30 percent and 50 percent of their
4 household income for rent, and over
5 70,000 Philadelphia renter households are
6 severely burdened, paying over 50 percent
7 of their income for rent.

8 Next point: The tightening of
9 mortgage underwriting guidelines is
10 preventing many households from
11 qualifying for mortgages, to the point
12 that many households are locked out of
13 homeownership, which in many cases is
14 less expensive than renting.

15 Against this stark background,
16 we have seen a decline in federal and
17 state resources that our city has
18 traditionally used to build and preserve
19 affordable housing. Just ten years ago
20 the federal Community Development Block
21 Grant program provided Philadelphia with
22 over 63 million in funding. Adjusted for
23 inflation, we should be receiving over 79
24 million this year to stay even. Instead,
25 we are receiving just a little over 39

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2 million, creating an inflation-adjusted
3 gap of nearly \$40 million.

4 At the same time we have been
5 facing the federal cuts, the current
6 Administration in Harrisburg zeroed out
7 the Housing and Redevelopment Assistance
8 program, which on average provided the
9 City with \$5 million per year.

10 The only saving grace has been
11 the establishment of the Philadelphia
12 Housing Trust Fund, which has averaged
13 about \$10 million a year in revenue.
14 However, this revenue does not nearly
15 offset the loss of federal and state
16 resources.

17 Therefore, I will be
18 introducing a resolution on Thursday that
19 would authorize City Council's Committee
20 on Housing, Neighborhood Development, and
21 the Homeless to hold hearings on
22 increasing resources to expand the
23 production and preservation of affordable
24 housing.

25 The Committee will work this

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2 summer with all parties interested in
3 affordable housing to strategize ways and
4 means to increase resources, which will
5 culminate in formal hearings this fall.

6 Thank you very much. Thank you
7 for your patience. And now we will note
8 that we have a quorum. To my left,
9 Councilman Bill Greenlee. To his left,
10 Councilwoman Maria Quinones-Sanchez, who
11 is Vice Chair. To my right, Councilman
12 Mark Squilla.

13 We will now ask the first
14 panel, Deb McColloch, Director of Housing
15 and Community Development, to come
16 forward. Once Ms. McColloch is done,
17 Panel 2 will be Beth McConnell, PACDC;
18 Maria Gonzalez, HACE; Angel Rodriguez,
19 Asociacion Puertorriquenos en Marcha; and
20 the last one, Majeedah Rashid, Executive
21 Director, Nicetown CDC. Thank you.

22 (Witness approached witness
23 table.)

24 MS. MCCOLLOCH: Good morning,
25 Councilwoman Blackwell and other members

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2 of the Housing, Neighborhood Development,
3 and Homeless Committee and any other
4 members of City Council. I am Deborah
5 McColloch, Director of Housing. I will
6 present testimony on behalf of the
7 Administration on Bill No. 140274 based
8 upon the proposed amendment circulated
9 previously.

10 This bill, as I understand it
11 to be amended, amends Chapter 21-1600 of
12 The Philadelphia Code, entitled "Housing
13 Trust Fund," to include the following
14 provision: On a yearly basis, up to 5
15 million of Housing Trust Fund earnings
16 may be segregated into an account to
17 provide annual operating support for
18 affordable rental housing units that are
19 developed using the 4 percent federal Low
20 Income Housing Tax Credit wherein the
21 provision of such funds is necessary to
22 make the development feasible.

23 This amended bill proposes the
24 use of Housing Trust Fund earnings as one
25 funding option to utilize the

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2 Philadelphia Housing Authority's Annual
3 Contributions Contract, known as ACC,
4 rental subsidies with 4 percent tax
5 credit financing to create 1,000 new
6 affordable rental units as presented in
7 City Council's Building an Affordable
8 Future plan.

9 The Administration shares
10 Council's commitment to create a wide
11 range of affordable housing opportunities
12 and to strengthen Philadelphia's low- and
13 moderate-income neighborhoods. We also
14 share Council's goal to maximize all the
15 available City, state, and federal
16 resources to transform vacant public and
17 private properties into affordable rental
18 and homeownership units. The proposed
19 amendment to Bill No. 140274 allows for
20 flexibility in how Housing Trust Fund
21 earnings are utilized to create and
22 preserve affordable housing
23 opportunities. For this reason, the
24 Administration supports Bill No. 140274,
25 as amended.

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2 Over the last month, we have
3 met with City Council staff to discuss
4 strategies to incorporate ACCs with all
5 available public resources - HOME,
6 Community Development Block Grant funds,
7 PHA capital funds, 811 accessible housing
8 funds, and 9 percent Low Income Housing
9 Tax Credits. We are also meeting with
10 representatives from PHA to discuss how
11 best to coordinate proposals for the
12 ACCs, PHA's capital financing, and City
13 subsidies.

14 The City is also committed to
15 continued collaboration with City Council
16 to convene meetings with affordable
17 housing stakeholders to examine the
18 rental gap financing model.

19 Thank you for the opportunity
20 to present testimony today. I'll be
21 happy to answer any questions that the
22 Committee may have.

23 COUNCILWOMAN BLACKWELL: Thank
24 you very much.

25 Are there any questions?

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2 Councilwoman Sanchez.

3 COUNCILWOMAN SANCHEZ: Thank
4 you.

5 Good morning. What have been
6 our experiences in the past in the
7 difficulty in using these tax credits?
8 What do you think has been the missing
9 pieces and how do you think this plan
10 kind of moves them forward in our ability
11 to use the 4 percent?

12 MS. MCCOLLOCH: Well, the 4
13 percents are very difficult to use
14 because they don't provide a deep enough
15 subsidy, and so the places in which we've
16 been able to use 4 percent tax credits,
17 the City has had to provide a deeper --
18 the City has had to provide a subsidy.
19 In some cases that subsidy has been used
20 to support an operating subsidy and in
21 some cases that subsidy has been used to
22 support construction, a capital subsidy.

23 So the 4 percent tax -- the
24 fundamental problem is that the 4 percent
25 tax credits don't raise as much equity as

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2 the 9 percent tax credits, and so there's
3 still a gap that has to be found
4 someplace.

5 COUNCILWOMAN SANCHEZ: Do we
6 have an average of what that gap is per
7 unit?

8 MS. MCCOLLOCH: Well, the
9 gap --

10 COUNCILWOMAN SANCHEZ: The
11 difference between the 5 percent -- per
12 unit. We have a per-unit cost.

13 MS. MCCOLLOCH: Well, it
14 depends on the particular deal, because
15 you have a cost to do the deal, right?
16 I'm completely making it up. It's \$12
17 million to do the deal. Okay? And so if
18 you can raise -- again, I'm just making
19 these numbers up. If you can raise \$6
20 million through tax credits and then you
21 get \$500,000 from the federal Home Loan
22 Bank, you can get some capital funding
23 from PHA, you add it all up and you've
24 got to get resources that total \$12
25 million because that's the cost of the

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2 deal.

3 The problem, the concern, the
4 challenge is that 4 percent tax credits
5 don't raise as much money as 9 percent.
6 So unless the deal can work with 4
7 percents without a subsidy, then you're
8 still in the same place you are, no
9 matter what you're raising, and most of
10 them need the equity that's raised by 9
11 percent.

12 So the challenge is to figure
13 out always this is the cost of the deal
14 and how do we get the resources meshed to
15 meet the cost.

16 COUNCILWOMAN SANCHEZ: I think
17 one of the important things about this
18 particular plan -- and I'd like us as we
19 work and we move towards this, we know
20 that a tax credit deal, there's a minimal
21 amount of units before it becomes a
22 viable deal, anywhere between 25 and 30,
23 all of the development. It would be nice
24 to get to a place where we can say this
25 is how much a per-unit development costs

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2 us. This is how much the 4 percents are
3 going to get us. This is how much PHA --
4 what is the formula so that as we move
5 forward in this, we can monitor the cost
6 per unit and what makes sense, because I
7 think one of the things that we're trying
8 to develop is what are the models that
9 lead us to the highest number of unit
10 creations potentially. And so I think
11 this is an important model in that tool
12 around where do we get there.

13 But what I've seen is, having
14 worked on my CDCs, is every person has a
15 different per cost, per-unit cost, and I
16 think if we're going to work towards
17 this, I think we need to narrow that
18 scope down, because I've seen projects in
19 my district where the unit subsidy is
20 very high in comparison to someone else.

21 And so I think as we move
22 forward, because there is limited
23 resources, I think we need to figure out
24 what that scale needs to look like, so
25 that if someone is doing development and

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2 their per-unit subsidy is 300,000 and
3 someone is doing housing and their
4 per-unit subsidy is 150, we need to start
5 being smarter about who should be doing
6 this based on the end result, and the
7 only way we're going to get there is if
8 we come up kind of with that formula.

9 And I don't know what that is, because
10 land acquisition buys into it, but at
11 least we have a formula of land should
12 only be 10 percent of the cost or range.

13 I think as we move forward,
14 clearly for all of us, there is a huge
15 interest in making sure that changing
16 neighborhoods and neighborhoods feeling
17 the gentrification, that we're very
18 deliberate in the type of affordable and
19 accessible housing we build there, but
20 even moving forward from that, there
21 should be a scale. I just feel like
22 there should be a scale.

23 And so this is a great
24 opportunity to begin that from the very
25 beginning, to look at what that model is

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2 and what it should be, so that everybody
3 is operating in those ranges, so that the
4 public sector, CDC, and the private
5 sector, we're looking at monitoring what
6 the cost is per unit irregardless of
7 that. Okay?

8 MS. MCCOLLOCH: Okay.

9 COUNCILWOMAN SANCHEZ: Thank
10 you.

11 Thank you, Madam Chair.

12 COUNCILWOMAN BLACKWELL: Thank
13 you.

14 Any other questions?

15 (No response.)

16 COUNCILWOMAN BLACKWELL: Thank
17 you, Ms. McColloch.

18 We will now call on Panel 2.

19 Panel 3 is Nancy Salandra,
20 Disabled in Action; Marcus Presley,
21 Women's Community Revitalization Project;
22 Lynette Correa, Women's Community
23 Revitalization Project; and Thomas Earle,
24 Liberty Resources.

25 (Witnesses approached witness

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2 table.)

3 COUNCILWOMAN BLACKWELL: Good
4 morning. Thank you. You may begin in
5 any order.

6 MS. McCONNELL: Good morning.
7 Good morning, Chairwoman Blackwell and
8 other members of Council. My name is
9 Beth McConnell. I'm the Policy Director
10 for the Philadelphia Association of CDCs.
11 Thank you for the opportunity to testify.

12 As you know and spoke about,
13 our need for affordable homes is
14 enormous. We need about 60,000 more
15 units to meet the needs of residents at
16 or below 30 percent area median income
17 here in the City, and that's, of course,
18 why the work that CDCs do is so critical.
19 Providing quality, affordable housing for
20 our most vulnerable populations and in
21 some of our most disinvested
22 neighborhoods is at the core of the work
23 of many of PACDC's members. So policies
24 that lead to more resources for
25 affordable housing production,

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2 preservation, and homelessness prevention
3 is always at the top of PACDC's agenda.

4 So we want to applaud Council
5 President Clarke for looking at
6 innovative ways to leverage resources for
7 this work that are currently
8 underutilized, the 4 percent Low Income
9 Housing Tax Credit program and PHA's
10 underused Annual Contributions Contracts,
11 which provide per-unit rental operating
12 subsidies. And we agree that the City
13 needs to better maximize the number of
14 units created and resources leveraged and
15 better coordinate with PHA while
16 advancing equitable development in our
17 neighborhoods.

18 We also applaud Council
19 President Clarke and Councilwoman
20 Blackwell for working together to amend
21 Bill No. 140274 to read that "up to" 5
22 million in Housing Trust Fund revenues
23 each year could be set aside to support
24 affordable housing projects that leverage
25 the 4 percent tax credits administered by

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2 PHFA. The amended version of the bill
3 will ensure that the City can evaluate
4 all of the competing requests received
5 and decide how best to allocate the very
6 limited subsidies that are available
7 without diverting resources from other
8 projects.

9 But as you know, the Housing
10 Trust Fund budget is only about 12 to 13
11 million per year and about 4 to 5 million
12 of that is already allocated to the
13 development of affordable units, and each
14 time -- each year the City receives three
15 times more proposals for worthy
16 affordable home development projects than
17 it has the resources to support.

18 The Housing Trust Fund also
19 supports the Basic Systems Repair
20 Program, BSRP. The waiting list for that
21 is now closed because it grew too large
22 and is many years long. OHCD was also
23 forced to eliminate funding for targeted
24 housing preservation in prior years due
25 to budget constraints, although we want

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2 to applaud OHCD for allocating a small
3 amount of Housing Trust Fund resources to
4 those programs in FY15. But as you
5 discuss the new Affordable Housing Units
6 plan, we urge Council to recognize that
7 production and preservation of affordable
8 homes really go hand in hand.

9 And so we want to applaud
10 Councilwoman Blackwell for announcing
11 plans for Council to hold hearings this
12 fall on ways we can generate more
13 resources for the Housing Trust Fund so
14 we can really invest in the new
15 initiative and other ongoing home
16 development and do more to preserve
17 existing affordable homes that are in
18 desperate need of repair.

19 Just, for example, as a
20 candidate for Mayor in 2007, Mayor Nutter
21 promoted the idea of capturing a portion
22 of revenue from expiring ten-year tax
23 abatements for the Housing Trust Fund and
24 also proposed capturing incremental
25 increases in revenue from the real estate

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2 transfer tax in a policy position when
3 candidate for Mayor.

4 Similarly, as our housing
5 market and -- well, as our housing market
6 and economy improve, those are ideas that
7 are worth revisiting. Similarly, we
8 could look at other options such as
9 investigating a surcharge on Sheriff
10 Sales to fund affordable housing and the
11 Housing Trust Fund. And just for a
12 context, if there were a \$2 surcharge on
13 hotel room bookings, \$2 per stay,
14 Philadelphia could raise more than \$5
15 million a year for affordable homes.

16 So it's time to look at those
17 and many other creative ideas that could
18 be brought to the table, and we look
19 forward to working with you. PACDC and
20 our members want to be at that table and
21 look forward to working with you, ready,
22 willing, and able to make sure that every
23 Philadelphian has an affordable place to
24 call home.

25 Thank you for the opportunity

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2 to testify.

3 COUNCILWOMAN BLACKWELL: Thank
4 you very much.

5 Any questions?

6 (No response.)

7 COUNCILWOMAN BLACKWELL: Thank
8 you.

9 Next.

10 MS. GONZALEZ: Good morning.

11 COUNCILWOMAN BLACKWELL: Good
12 morning.

13 MS. GONZALEZ: Good morning,
14 Council. My name is Maria Gonzalez. I'm
15 the President of HACE. We're a
16 non-property community development
17 corporation serving the Fairhill and St.
18 Hugh neighborhoods in eastern North
19 Philadelphia since 1982. HACE's mission
20 is to combat community deterioration
21 through economic development initiatives
22 that address commercial development,
23 employment opportunities, and the
24 creation of safe, affordable housing and
25 the provision of support services to meet

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2 the needs of our residents towards
3 rebuilding the neighborhood's economic
4 base.

5 HACE owns and manages over 400
6 units of affordable rental housing for
7 families and seniors. Of that, 50
8 percent represent our multi-family rental
9 portfolio that was developed with the
10 support from the Low Income Housing Tax
11 Credit program to serve families at 50
12 percent and below of area median income.

13 In recent years, it has become
14 more difficult to serve households
15 earning less than 30 percent of median,
16 because they do not have sufficient
17 income to pay Low Income Housing Tax
18 Credit rents as established by the
19 Pennsylvania Housing Finance Agency. In
20 addition, our target neighborhoods are
21 significantly underserved by Section 8
22 and other rental subsidy programs, which
23 makes it more difficult for extremely
24 low-income households to afford rental
25 housing.

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2 HACE supports policies that
3 lead to more resources for affordable
4 housing production and preservation of
5 existing affordable housing stock.
6 That's why we're in support of Bill No.
7 140443, which will provide an estimated
8 \$750,000 to the Housing Trust Fund by
9 raising the mortgage and deed recording
10 fees by \$5.

11 At a time when funding is
12 decreasing at every level of government,
13 we agree with Council that we need to
14 explore ways to leverage additional
15 resources for affordable housing creation
16 and preservation. In our experience,
17 using 4 percent tax credits for
18 affordable housing development and
19 preservation is very challenging, because
20 this resource provides limited equity,
21 requiring CDCs to leverage other funding
22 to make housing deals work. Traditional
23 affordable housing developments require
24 anywhere from three to five different
25 financing sources to be shovel-ready.

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2 Leveraging additional resources from
3 state, federal, and private sectors to
4 match the 4 percent Low Income Housing
5 Tax Credits is key for making this
6 funding stream viable and sustainable in
7 our most disadvantaged neighborhoods.

8 We are appreciative to Council
9 for exploring ways to leverage resources
10 for affordable housing to include PHA's
11 underused Annual Contribution Contracts,
12 which provide per-unit rental operating
13 subsidies, which are very much needed to
14 serve extremely low-income households.
15 Rental subsidies are critical for
16 sustaining affordable housing
17 developments and to leverage FHA
18 financing and other resources for
19 development and preservation of units.
20 HACE is a strong supporter for the use of
21 PHA's ACCs to serve our most vulnerable
22 households.

23 We applaud Council for working
24 together to amend Bill No. 140274 to read
25 "up to" \$5 million in Housing Trust Fund

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2 revenues each year could be set aside to
3 support affordable housing projects that
4 leverage 4 percent Low Income Housing Tax
5 Credits. The amended version of the bill
6 will ensure that the City can evaluate
7 all the competing requests received and
8 how to best allocate limited resources.

9 We thank Council for all their
10 work over the years in advocating for
11 policies and programs to end
12 homelessness, address affordable housing
13 needs, and advance equitable development.
14 As a Board member of PACDC, HACE would
15 like to be at the table to make the
16 Building an Affordable Future plan work
17 to help our most vulnerable households.

18 Thank you.

19 COUNCILWOMAN BLACKWELL: Thank
20 you very much.

21 Any questions?

22 Councilwoman Sanchez.

23 COUNCILWOMAN SANCHEZ: Maria,
24 since you're so good at these tax credit
25 deals, is there a formula that you guys

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2 have internally created that says in this
3 tax credit deal for this to work, this is
4 how much should be spent on land, this is
5 how much we need? Do you guys have a
6 scale of that?

7 MS. GONZALEZ: It's very
8 challenging because it depends from deal
9 to deal. For new construction, it
10 depends on the land, how much of
11 acquisition. If we're getting from the
12 City, it's less expensive. If we buy
13 from a private investor, it's going to be
14 more expensive. In addition to that,
15 there's environmental costs that have to
16 be calculated in, which vary from site to
17 site.

18 As far as brick and mortar, on
19 new construction it's easier to estimate,
20 because you have means that are available
21 based on the construction industry, so
22 you can determine that, but there's other
23 factors that play that is very difficult
24 to come up with a formula.

25 I know with a 4 percent tax

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2 credit, that only gives you anywhere
3 between 30 to 40 percent of resources for
4 the deal. So that means you're going to
5 have to either borrow or get other grants
6 to fill in the gap.

7 COUNCILWOMAN SANCHEZ: Is there
8 any way -- so you're saying new
9 construction. What's the square footage
10 cost right now on new construction?

11 MS. GONZALEZ: New
12 construction, the last deal that we did,
13 which is individual housing, was about
14 \$290,000, and that acquisition for the
15 land was at a dollar, but we had
16 environmental conditions, we had to build
17 a lot of infrastructure for stormwater
18 management. In addition to that, we had
19 to build sanitary lines, because we
20 created a new street. So there were a
21 lot of costs involved.

22 COUNCILWOMAN SANCHEZ: But
23 normally new construction is what per
24 square foot? What do you guys do? 70?

25 MS. GONZALEZ: I would say

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2 based on union -- see, that's another
3 thing. Based on prevailing wage and
4 union, I would say per unit it would be
5 about \$200,000, based on our experience.

6 COUNCILWOMAN SANCHEZ: Per
7 unit?

8 MS. GONZALEZ: Per unit.

9 COUNCILWOMAN SANCHEZ: All
10 right. Thank you. But you don't see --
11 I mean, I understand outside of the
12 environmentals and acquisition, but is
13 there a way that we can come up with a
14 scale that says what makes the deal work?
15 So that you're saying whatever that is,
16 brick and mortar is one thing, and then
17 the contingency, which is supposed to be
18 where some of your environmentals, if you
19 do phase one and then you have to do --
20 particularly for repurposing and reusing
21 the buildings, I know the environmental
22 is huge, because you have lead, you have
23 asbestos, you have some of those things.

24 But I would be interested to
25 see if there's a way that we can start

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2 scaling this, because we are trying to
3 scale up. And so the issue is, is there
4 at least a range that we can say to folks
5 this makes sense or this doesn't make
6 sense, or sometimes what doesn't make
7 sense makes sense because there's a
8 community good to it, but then at least
9 we're making a decision based on a
10 broader piece as opposed to -- I just see
11 that -- my experience in the last six or
12 seven years has been that the scale is
13 kind of all over the place. And so at
14 some point, particularly with this, now
15 we're going to be looking at more
16 in-fill, other things, I think we need to
17 come up with a model for it.

18 MS. GONZALEZ: And I think we
19 can if we just don't include site
20 conditions. If we're from the ground up,
21 we can control those costs, and we can
22 use a range that's determined to
23 determine what those costs are. Anything
24 underground is really what throws the
25 budget out of whack.

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2 COUNCILWOMAN SANCHEZ: So we
3 want to be able to follow that and
4 monitor that, because, for instance, in
5 communities that I represent in
6 Kensington where you have a lot of old
7 stuff, there might be a lot of
8 environmental issues, and we need to
9 monitor that, because then we need to
10 build that in as part of the repurpose,
11 particularly if we're repurposing. The
12 in-fill stuff is not as much, but
13 repurposing, I think we need to look at
14 those things just to kind of get a handle
15 on them as we move up. I mean, obviously
16 this is 1,500 units. PHA is looking at
17 6,500 units. If we're ever going to be
18 able to scale up to a point where we're
19 filling the 60,000 number that Beth used,
20 that's a lot of work.

21 MS. GONZALEZ: Yes, it is.

22 COUNCILWOMAN SANCHEZ: Thank
23 you.

24 MS. GONZALEZ: Thank you.

25 COUNCILWOMAN BLACKWELL: Fine.

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2 Next.

3 MS. RASHID: Good morning,
4 everybody.

5 COUNCILWOMAN BLACKWELL: Good
6 morning.

7 MS. RASHID: Good morning,
8 Chairwoman Blackwell and other esteemed
9 members of Council. I am Majeedah
10 Rashid, Chief Operating Officer of the
11 Nicetown CDC, and our organization is a
12 member of PACDC. I want to thank you for
13 allowing my colleagues and myself to
14 testify this morning on Bill No. 140274.

15 The Nicetown CDC was founded in
16 1999 with a mission to dynamically
17 improve the quality of life in Nicetown
18 and surrounding communities. Our
19 holistic and sustainable approach
20 prioritizes goals and objectives that
21 include community organizing through
22 reeducation and training, neighborhood
23 planning, public health and safety,
24 affordable housing development,
25 commercial corridor revitalization, land

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2 management, and arts and culture.

3 Along with our appeal and
4 thanks to you regarding efforts to
5 establish funding sources for the Housing
6 Trust Fund, I want to also convey the
7 need to secure adequate resources for
8 housing preservation. We also want to
9 acknowledge and thank OHCD for allocating
10 new preservation resources to HTF
11 preservation in Fiscal Year '15.

12 However, I emphatically encourage Council
13 to remember that housing production and
14 preservation of existing homes must be
15 jointly planned and implemented.

16 For example, the redevelopment
17 of the historic Wayne Junction in our
18 Nicetown Court I and II affordable
19 housing developments total nearly 75
20 million in leveraged neighborhood
21 investment. In a neighborhood that had
22 not been on any meaningful plan for more
23 than 20 years, this has made a tremendous
24 impact visibly and to the economy. Our
25 neighborhood housing development plan and

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2 strategy includes phases of housing
3 preservation on the connecting
4 residential blocks adjacent to these
5 developments.

6 Planning and new development
7 often brings to light the tremendous need
8 to stabilize and preserve the existing
9 housing stock adjacent to it. Our
10 neighborhood residents often ask, Now
11 what are you going to do with that,
12 referring to the blighted homes and
13 properties so close to our new
14 developments. While the Nicetown CDC
15 remains ever diligent, what most of our
16 constituents don't know is that the BSRP
17 waiting list was closed and OHCD was
18 forced to eliminate funding for the
19 Targeted Housing Preservation Program,
20 also known as THPP, due to budget
21 limitations. The Nicetown CDC has
22 completed 19 THPP projects on the
23 residential blocks surrounding Nicetown
24 Court I and II. Now with minimal
25 resources for preservation, the Nicetown

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2 CDC is not able to continue
3 implementation of our affordable housing
4 development and preservation plans
5 without interruption.

6 This scenario is not just in
7 Nicetown but in many neighborhoods where
8 our fellow CDCs are working diligently to
9 revitalize communities. This is why
10 PACDC is advocating at the state and
11 federal level for more resources,
12 including the aforementioned efforts of
13 Senators Kitchen and Vogel to direct up
14 to 25 million annually in new revenue
15 collected from the state realty transfer
16 tax to PHARE and the bill from
17 Representative Killion to expand the NAP.

18 I join my colleagues in support
19 of this, and we applaud Council President
20 Clarke for considering the 4 percent Low
21 Income Housing Tax Credit program and
22 PHA's underused Annual Contribution
23 Contracts.

24 But we do have to pay attention
25 with what was said by Maria and Deborah

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2 in regards to the difficulties in that 4
3 percent program.

4 This will also assist the
5 much-needed Affordable Housing Units
6 initiative and do more to preserve and
7 improve existing homes that are so
8 desperately in need of repair. Other
9 options such as surcharges on Sheriff
10 Sales and hotel bookings potentially
11 could raise more than 5 million per year.
12 These are all new and innovative ways to
13 help establish more funding to support
14 sustainability with affordable housing
15 development and preservation.

16 Sincere thanks to Council
17 President Clarke, Chairwoman Blackwell,
18 and all of Council for your hard work
19 advocating for implementation of policies
20 and programs to advance equitable
21 development over the years. PACDC would
22 like to join you at the table to make the
23 Building an Affordable Future plan work.
24 We are also willing to work with you over
25 the summer to explore ways to ensure that

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2 all Philadelphians have affordable,
3 stable, and preserved housing.

4 Any questions?

5 COUNCILWOMAN BLACKWELL: Thank
6 you.

7 Are there any questions?

8 (No response.)

9 COUNCILWOMAN BLACKWELL: The
10 Chair also notes that Councilwoman Cindy
11 Bass on this Committee is also present.

12 Thank you.

13 Mr. Rodriguez.

14 MR. RODRIGUEZ: Good morning,
15 Councilwoman Blackwell and
16 Councilmembers. Thank you for the
17 opportunity to testify. I am Angel
18 Rodriguez, Vice President of Asociacion
19 Puertorriquenos en Marcha. I am here in
20 support of Bill 140274.

21 I have submitted written
22 testimony, so I'll keep my testimony
23 brief, and my colleagues here fully
24 vetted the whole issue for you, other
25 than to say thank you for listening to us

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2 and working with us to change the
3 language to say -- reading "up to" \$5
4 million in housing. APM stands ready to
5 work with Council, the Administration,
6 PACDC, various intermediaries, and the
7 state on trying to reach the goal of
8 1,500 units a year. We recognize that
9 maintaining the funding for preservation,
10 adaptive modifications and services that
11 provide for homeless prevention is
12 essential to a holistic approach for
13 rebuilding our neighborhoods and
14 preserving affordable housing and
15 creating new houses to meet the needs of
16 our communities. Creating healthy
17 communities and sustainable communities
18 equitably is a challenge, and this bill
19 will assist us in achieving that goal of
20 equitable development so that our
21 communities serve all residents, no
22 matter what the income may be.

23 I would like to close in saying
24 that myself -- my fellow CDC directors
25 I'm sure will agree with me -- that it's

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2 a fine line when you start developing and
3 creating a market and then have to deal
4 with market forces while there's still a
5 need for our existing residents that
6 deserve equitable and quality housing in
7 the City.

8 So thank you for the bill and
9 thanks for the opportunity to work with
10 you.

11 COUNCILWOMAN BLACKWELL: Thank
12 you. And we absolutely agree.
13 Definitely a challenge.

14 Are there any questions for
15 anyone on this panel?

16 (No response.)

17 COUNCILWOMAN BLACKWELL: All
18 right. We thank you very much.

19 Panel 3.

20 (Witnesses approached witness
21 table.)

22 COUNCILWOMAN BLACKWELL: Thank
23 you very much. You may begin in any
24 order.

25 MR. EARLE: Good morning,

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2 Council and good morning, Chairperson
3 Blackwell. Thank you for the opportunity
4 to testify today. My name is Thomas
5 Earle and I am the Executive Director of
6 Liberty Resources, which is the Center
7 for Independent Living in Philadelphia
8 that provides community-based advocacy
9 and services and supports to over 4,000
10 residents with disabilities who live in
11 our great city. We are also members of
12 the Philadelphia Coalition for Affordable
13 Communities, a group of community-based
14 stakeholders with a long history in
15 Philadelphia that has successfully helped
16 pass the Housing Trust Fund, inclusionary
17 zoning and, most recently, the City's
18 first Land Bank ordinance. I am here to
19 testify today in support of Bill No.
20 140274.

21 We applaud the City for
22 recognizing the continuing housing crisis
23 that working families in Philadelphia
24 face as well as many residents with
25 physical disabilities who are on very low

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2 fixed income, monthly income.

3 We are very happy that the
4 Building an Affordable Future plan calls
5 for using the newly established Land Bank
6 to set aside vacant land in gentrifying
7 neighborhoods. LRI and the Campaign to
8 Take Back the Vacant Land advocated
9 strongly for the specific inclusion of
10 the equitable development language that
11 is in the bill and passed under
12 Councilwoman Sanchez's leadership, and
13 we're encouraged to see that this is part
14 of the current plan.

15 Specifically, leveraging the 4
16 percent federal Low Income Tax Credit
17 will help and go a long way to making
18 sure that we're not diverting HTF dollars
19 away from critical projects and programs
20 that are currently being financed by the
21 Trust Fund, such as the 9 percent tax
22 rental credit as well as the basic home
23 systems and repair and the adaptive
24 modification program.

25 Specifically, we have ongoing

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2 concerns about the adaptive modification
3 program. That currently has about a
4 three- to four-year waiting list for
5 folks to receive help improving the
6 accessibility of their existing apartment
7 or homes in the City of Philadelphia.

8 LRI and its housing development
9 corporation, Liberty Housing Development
10 Corporation, have directly benefited from
11 the Housing Trust Fund in the past, and
12 securing the Housing Trust Fund's future
13 is very important to us. We've been
14 blessed to receive two grants to develop
15 18 units of accessible and affordable
16 one-bedroom housing that's specifically
17 used to help people with disabilities in
18 Philadelphia move out of nursing homes
19 like Philadelphia Nursing Home and begin
20 living independently in a community. And
21 with the success of the Housing Trust
22 Fund, we would continue to work in that
23 manner to increase accessible and
24 affordable housing so that seniors and
25 people with disabilities can live with

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2 dignity in their communities and live
3 independently with their family and
4 friends instead of unnecessary and
5 expensive nursing home facilities. So
6 optimizing the use of available Low
7 Income Tax Credits is very important, and
8 we applaud City Council on this effort.

9 Thank you very much.

10 COUNCILWOMAN BLACKWELL: Thank
11 you.

12 Any questions?

13 (No response.)

14 COUNCILWOMAN BLACKWELL: Thank
15 you very much.

16 Councilwoman Sanchez.

17 COUNCILWOMAN SANCHEZ: Hi, Tom.
18 How are you doing?

19 MR. EARLE: Hi, Councilwoman.

20 COUNCILWOMAN SANCHEZ: You
21 heard me earlier asking about the cost of
22 this. In addition to the normal cost of
23 a unit in terms of making it affordable
24 and accessible, have you guys looked at a
25 scale at what you think -- and you don't

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2 have to answer this right now, but I'd be
3 interested to see what the additional
4 costs are so that we can be as proactive
5 as we possibly can.

6 MR. EARLE: We have generally
7 found that in new construction projects
8 when the accessibility is designed in
9 from the get-go at the design stage, that
10 the incremental increased costs for
11 accessibility features is pretty de
12 minimis. I can circle back to you and we
13 do have an average square foot price for
14 new construction as well as rehabbing.
15 So definitely will forward that
16 information to you.

17 COUNCILWOMAN SANCHEZ: You
18 alluded to the three, four-year waiting
19 list for Basic Systems Repair. What's
20 that number?

21 MR. EARLE: I'm not sure of the
22 waiting list for Basic Systems Repair,
23 but --

24 COUNCILWOMAN SANCHEZ: The
25 modification one.

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2 MR. EARLE: The waiting list
3 for --

4 MS. SALANDRA: 399.

5 COUNCILWOMAN SANCHEZ: 399
6 people? And how many do we do a year?
7 Do you know how many? Well, we can ask
8 later. We'll get that later.

9 MS. SALANDRA: It can be
10 anywhere from 100 to 200. It depends on
11 what they're doing, what they're --

12 MR. EARLE: Per year.

13 MS. SALANDRA: Yeah, per year.
14 On what they're doing.

15 COUNCILWOMAN SANCHEZ: I think
16 we want to make sure that as we start
17 scaling this stuff up, we are as
18 deliberative as possible in looking at
19 the numbers and making sure that
20 equitable development means that we are
21 making sure there's a certain amount of
22 units that are accessible.

23 MR. EARLE: That's great.

24 COUNCILWOMAN SANCHEZ: So
25 sometimes if you guys don't call it to

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2 our attention, you know, we'll get caught
3 up in the --

4 MR. EARLE: We'll definitely
5 remind you. Thank you.

6 COUNCILWOMAN SANCHEZ: Thank
7 you.

8 COUNCILWOMAN BLACKWELL: Nancy.
9 She will introduce herself and she is the
10 one who has made comments for the record.

11 MS. SALANDRA: So you already
12 have -- I handed in my comments. I'm
13 Nancy Salandra with Disabled in Action
14 and I want to thank you today for being
15 able to testify on Bill 140274, as
16 amended. We're in favor of that. We're
17 in favor of the thousand units, though
18 it's far short of what's needed.

19 Disabled in Action has been
20 advocating and working for over two
21 decades on this issue. We're well aware
22 of that. The people we serve are on SSI,
23 and they're at 10 percent of area median
24 income. So they're some of the lowest of
25 the low.

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2 We'd like to see affordability
3 be able to say not for 10 or 20 or 30 or
4 40 years but 99 years, because a lot of
5 things, before you know it, they're not
6 affordable anymore. That's a big issue
7 for us.

8 We've also been working since
9 2000 with other groups in coalitions, and
10 as Tom said, we're now part of the
11 Philadelphia Coalition for Affordable
12 Communities and we're beginning to work
13 on development without displacement. So
14 we would really like to be able to work
15 with City Council and the Administration
16 in creating new policies that bring in
17 new resources into the City.

18 In my day job as working on
19 nursing home transition, we transition
20 people out of Philadelphia, 44 nursing
21 homes. We at all times have 100 people
22 on our waiting list, and with a minimal
23 stamp, we're able to move between 36 and
24 40 people out a year. So we understand
25 tremendously the need, especially to

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2 bring people out of institutions and back
3 into the community as taxpayers.

4 Thank you again for letting me
5 testify.

6 COUNCILWOMAN BLACKWELL: Thank
7 you very much.

8 MR. PRESLEY: Thank you very
9 much for the opportunity to testify
10 today. My name is Marcus Presley. I'm
11 currently the Organizing Director at the
12 Women's Community Revitalization Project.
13 We operate about 250 units of affordable
14 housing in eastern North Philadelphia
15 that we've developed as well.

16 I really want to thank City
17 Council. We really applaud City Council
18 for this effort to combat the affordable
19 housing crisis in Philadelphia.
20 Leveraging untapped resources such as the
21 4 percent tax credits are an extremely
22 important way to do new affordable
23 housing development. So we're very happy
24 with this effort.

25 We're also very happy with the,

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2 as Tom had mentioned, with the fact that
3 the Land Bank bill, which we did a lot of
4 advocacy for and who Councilwoman Sanchez
5 was a very big champion for, is going to
6 be used to really target a development of
7 affordable housing in gentrifying
8 communities. So we applaud Council for
9 that.

10 Leveraging 4 percent tax
11 credits is a great idea, and the
12 amendments that were introduced last week
13 will go a long way towards making sure
14 that the bill is not diverting resources
15 away from critical projects.

16 WCRP has used 9 percent Low
17 Income Housing Tax Credits and Trust Fund
18 dollars to facilitate the development of
19 over 70 units of affordable homes, and as
20 a development organization, we're very
21 excited about the possibility of testing
22 out this new program in terms of the 4
23 percent tax credits.

24 The one thing that we do want
25 to make sure happens is that the Housing

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2 Trust Fund Oversight Board continues to
3 have a strong role in overseeing the use
4 of Housing Trust Fund dollars, including
5 dollars that are going to be allocated to
6 the Building Affordable Futures plan.

7 We do believe that in order to
8 meet the tremendous demand of affordable
9 housing in Philadelphia, we also need to
10 generate additional revenue for the
11 Housing Trust Fund, as Councilwoman
12 Blackwell said in her opening remarks.
13 We are also ready to stand with Council
14 and have conversations with Council to
15 figure out how that can happen. WCRP is
16 beginning to work right now with a group
17 of organizations, as mentioned earlier,
18 called the Philadelphia Coalition for
19 Affordable Communities, and we really
20 want to work with Council to figure out
21 how to do development without
22 displacement.

23 We're in the process of
24 researching some policies that have
25 worked in other places such as mandatory

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2 inclusionary zoning, increased penalties
3 for holding residential buildings vacant,
4 limiting tax abatements in gentrifying
5 neighborhoods, and anti-speculation taxes
6 on flipping houses. We're going to be
7 analyzing these to see how they might be
8 able to work in Philadelphia's markets
9 and, again, we're very interested in
10 meeting with Councilmembers to discuss
11 how we could join forces to increase
12 resources and ensure that long-term
13 residents and businesses and institutions
14 aren't pushed out of communities.

15 So thank you very much for the
16 opportunity to talk today, and we're
17 looking forward to having this be really
18 the beginning of a dialogue around
19 increasing resources for affordable
20 housing.

21 COUNCILWOMAN BLACKWELL: Thank
22 you, Mr. Presley.

23 Yes.

24 MS. CORREA: Good morning. My
25 name is Lynette Correa. Thank you for

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2 having me. I volunteer at the Women's
3 Community Revitalization Project, WCRP.
4 We are a non-profit organization aligned
5 with the PACDC and the Philadelphia
6 Affordable Housing Coalition. Our
7 organization has a long history of
8 working with coalitions that win land and
9 resources for affordable housing.

10 Through the Campaign to Take Back Vacant
11 Land, we successfully won equity language
12 in Philadelphia's first Land Bank bill.

13 Our next goal is to introduce
14 legislation that would increase funds for
15 equitable development in the City.
16 Balanced development comes without
17 displacement, and we must dedicate
18 funding to the City's Housing Trust Fund.
19 The Development Without Displacement
20 campaign will work to secure the use of
21 existing HTF dollars and Land Bank
22 parcels for the development of
23 mixed-income communities. More community
24 oversight by the HTF Board is also
25 crucial to the balanced approach that has

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2 been recognized by Councilman Clarke.
3 Our coalition is willing to be a test
4 case for this.

5 Regardless of the booms and
6 busts of the housing market, we need to
7 create affordable homes for people in
8 their communities. Some options we can
9 use to obtain more money for affordable
10 housing are mandatory inclusionary
11 zoning, which requires a portion of
12 affordable new construction to be granted
13 to people with low to moderate incomes,
14 limits on tax abatements in gentrifying
15 neighborhoods and surcharges to transfer
16 taxes, as well as anti-speculation taxes
17 on flipped houses.

18 In the last decade, thousands
19 of new homes have been built across the
20 City of Philadelphia. While this has
21 been a boon to our neighborhoods, many of
22 the City's long-term residents are not
23 able to afford the tax increases attached
24 to these quarter million-dollar-plus
25 properties. A perfect example of this

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2 can be seen on the 100 block of Ellsworth
3 Street in the Pennsport section of South
4 Philadelphia where one dilapidated row
5 house built in the 1920s sits among over
6 a dozen state-of-the-art modern
7 structures. A photocopied article hangs
8 inside its paint-chipped window with the
9 headline that reads "House Poor: If a
10 new real estate bubble goes pop,
11 taxpayers will crackle and snap."

12 We invite Council to work with
13 us and open up dialogue about increasing
14 resources to ensure that gentrification
15 does not push people out of their own
16 neighborhoods.

17 Thank you.

18 COUNCILWOMAN BLACKWELL: Thank
19 you very much.

20 Are there any questions?

21 (No response.)

22 COUNCILWOMAN BLACKWELL: We
23 thank you all for your testimony.

24 We note that the Building
25 Industry Association of Philadelphia has

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2 submitted testimony. That will be made
3 part of the record. We want to say a
4 special thank you to not only
5 Councilwoman Sanchez but President
6 Darrell Clarke and Herb Wetzel who worked
7 very, very hard on this legislation.

8 Is there anyone -- yes, sir.
9 Mr. Earle.

10 MR. EARLE: Councilwoman
11 Blackwell, just one quick answer that I
12 found out to Councilwoman Sanchez's
13 question, and this is particular to a
14 recent project that involves 13
15 accessible units. The average square --
16 the square footage cost was \$255 per
17 square foot, which came out to about
18 175,000 per unit. And these are fully
19 accessible, state-of-the-art units with
20 roll-in showers, grab bars and all the
21 things that people need to live
22 independently.

23 COUNCILWOMAN SANCHEZ: Can you
24 repeat that.

25 MR. EARLE: Yes. The square

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2 foot price was \$255 for a per-unit cost
3 of 175,000 for the wheelchair-accessible
4 unit with a roll-in shower and other full
5 accessibility features.

6 COUNCILWOMAN SANCHEZ: Thank
7 you, Tom.

8 MR. EARLE: Just keep in mind
9 that on some of the rehab work, including
10 making a unit of housing visitable, not
11 necessarily accessible, those costs could
12 probably be even cheaper.

13 COUNCILWOMAN SANCHEZ: Thank
14 you.

15 Thank you, Madam Chair.

16 COUNCILWOMAN BLACKWELL: Thank
17 you.

18 Is there anyone else to
19 testify?

20 MR. ALI: I'd like to testify.

21 COUNCILWOMAN BLACKWELL: Yes,
22 sir.

23 Thank you very much.

24 MR. EARLE: Thank you.

25 (Witness approached witness

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2 table.)

3 COUNCILWOMAN BLACKWELL: Thank
4 you very much.

5 MR. ALI: Good morning,
6 Councilwoman, Chairwoman and other
7 distinguished members of City Council.
8 My name is Jihad Ali. I am a citizen. I
9 like to lead with that, because that's
10 the most important thing to me. I'm also
11 a founding member of the Contractors
12 Roundtable, and I have experience in Low
13 Income Housing Tax Credits because I was
14 a co-developer in Councilwoman
15 Blackwell's district with one of our
16 leading African American developers in
17 the City of Philadelphia, Mr. Harold
18 Thomas.

19 One of the things that I heard
20 in the conversation was that,
21 Councilwoman Sanchez, when you talk about
22 a formula, one thing to keep in mind,
23 we're talking about two different things
24 here. We're talking about this bill,
25 which I fully support, and then we're

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2 talking about the thousand units.

3 Now, those thousand units based
4 on what Council has presented so far,
5 they're going to be associated with the
6 Annual Consolidated Contract, and also
7 there is going to be a requirement that
8 that be prevailing wage. So there's
9 going to be some certain costs that some
10 non-profits when they're dealing, they're
11 dealing with an open shop. Mostly all
12 the non-profits that I'm familiar with
13 that testified today, most of them deal
14 with union contractors anyway. But when
15 you start looking at those costs of \$142
16 to \$255 a square foot, those are all
17 union-based costs. When you look at
18 non-union, they're down to like \$50 to
19 \$70 a square foot, but that's going to be
20 impossible in a thousand units because of
21 the 15-year, the first 15-year Annual
22 Consolidated Contract.

23 So sometimes it's best to get
24 some things out of the way early so we
25 don't waste time on something that's not

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2 going to be possible.

3 The other thing that I would
4 like this Committee to think about,
5 there's no reason why -- you're really
6 tasked with thinking 30 years out in the
7 future. The first 15 years you're really
8 thinking about 2029 right now, because
9 the Annual Consolidated Contract based on
10 the presentation that was made is going
11 to be awarded for a 15-year cycle the
12 first 15 years, with a renewable cycle 15
13 years later. There's no reason why at
14 the end of that first 15-year period the
15 entire 1,500 units will not be able to be
16 homeownership units, because you'll be
17 able to elect that the right of first
18 refusal goes to the tenant after the
19 first 15-year compliance period is over,
20 because that's really the period of the
21 credits.

22 And also, Councilwoman Sanchez,
23 you know, there's a movie out now called
24 Now You See It, Now You Don't, and
25 there's a comment made in the movie where

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2 the magician says, The first trick to
3 magic is being the smartest guy in the
4 room, and I would just like to modify
5 that. The first thing about tax credits
6 is you can't only have one smart guy in
7 the room. You have to know these tax
8 credits. And the thing the -- as I said
9 earlier, we're talking about two
10 different things, because when you talk
11 about accessibility, visitability, all
12 those regulations are mandated by the
13 qualified application plan, which is set
14 by the state allocating agency. In our
15 particular situation, that's PHFA. So
16 PHFA in the qualified application plan
17 talks about the affordability being 20
18 percent of units being people making less
19 than 40 percent, 60 percent of the
20 median, and then it talks about all the
21 other qualifications. So the qualified
22 application plan will tell you everything
23 about visitability, accessibility that
24 you need and it also indicates what
25 projects you'll be able to mandate.

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2 Thinking about as I started
3 was, if you think 30 years out, my
4 particular concern is -- the non-profits
5 spoke. So my concern is about the
6 for-profit developers, because when you
7 look at our communities that are
8 blighted, there's a historical fact why
9 our communities are blighted, and it
10 really goes back to 1934. And in 1934,
11 that's when FHA mandated the Federal
12 Housing Administration with President
13 Roosevelt, I believe, and in that period
14 of time, which was the time period where
15 we had the ability to amortize mortgages
16 over 30 years, African Americans and
17 Latinos was excluded from that almost for
18 34 years, back to 1968. And because we
19 missed that opportunity to create wealth,
20 we're still playing catchup. And now all
21 the other things that happened between
22 '68 -- up until '65, we didn't have civil
23 rights.

24 So thinking about this program
25 that you are all mandating, we have an

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2 opportunity to impact that wealth
3 creation in the future, because some of
4 these programs are going to be done by
5 non-profits, but some are going to be
6 done by for-profit developers.

7 So I would just like you to
8 consider in the future that you have to
9 look at that. We have to make sure that
10 when we talk about equitable
11 distribution, when I talk about it, it
12 might be something different from what
13 you talk about. When I talk about it as
14 an African American man, I'm talking
15 about African Americans participating.
16 I'm sure, Councilwoman Sanchez, you're
17 talking about Latinos and other people
18 participating. And then we have to be
19 fair, we want to see the Asians and
20 everybody else participate. So we're
21 talking about -- when I'm saying that,
22 I'm talking in terms of race, and we want
23 to help create that wealth.

24 I want to thank you. I support
25 Councilwoman Blackwell, and you know,

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2 Councilwoman, I've been an advocate on
3 inclusion, and I know that you are too.

4 And keep in mind in this program,
5 typically one of the ironies of what
6 we're talking about is in the Low Income
7 Housing Tax Credit program, there is no
8 requirement that there be inclusion.

9 Although this Council has done tremendous
10 work on inclusion, EOP plans, most of the
11 time in Low Income Housing Tax Credits,
12 that can be something that is not an
13 enforceable item. Sometimes when we have
14 a Councilwoman like Councilwoman
15 Blackwell, she may encourage the
16 developer to do that, but he's not
17 required to. So we really don't get that
18 strength from the ordinance that we
19 really should.

20 In this particular case when
21 you talk about those thousand units,
22 because of that Annual Consolidated
23 Contract, well, that's going to trigger
24 PHA's regulations, federal regulations.
25 So we're going to -- by law, we're going

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2 to have -- I believe they're at 20 and
3 10. So we're going to get that
4 participation. So that's a good thing
5 about this on that.

6 So I just want to caution you
7 that as you go forward, just have people
8 on your staff that when you're sitting
9 down with those developers, because
10 everybody is only looking after their
11 interest, and you have to be as
12 knowledgeable as them, as they're going
13 to be on this side of the table.

14 Thank you for giving me the
15 opportunity to speak.

16 COUNCILWOMAN BLACKWELL: Thank
17 you, Mr. Ali.

18 Any questions?

19 (No response.)

20 COUNCILWOMAN BLACKWELL: Thank
21 you. Thank you very much.

22 If there's no one else to
23 testify, we will conclude our hearing
24 portion of this meeting and go into our
25 public meeting.

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2 The Chair recognizes
3 Councilmember Greenlee for a motion on
4 the amendment to Bill No. 140274.

5 COUNCILMAN GREENLEE: Thank
6 you, Madam Chair. I offer an amendment
7 to Bill No. 140274. A copy of the
8 amendment has been circulated to the
9 Committee, and I move the adoption of
10 that amendment.

11 (Duly seconded.)

12 COUNCILWOMAN BLACKWELL: It has
13 been moved and properly seconded that the
14 amendment to Bill 140274 be approved.

15 All those in favor of the
16 motion will signify by saying aye.

17 (Aye.)

18 COUNCILWOMAN BLACKWELL: Those
19 opposed?

20 (No response.)

21 COUNCILWOMAN BLACKWELL: The
22 ayes have it. The motion carries, and
23 the amendment to Bill No. 140274 has been
24 approved.

25 The Chair now recognizes Vice

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2 Chair Sanchez for a motion on Bill No.
3 140274, as amended.

4 COUNCILWOMAN SANCHEZ: Thank
5 you, Madam Chair. I move that Bill
6 140274, as amended, be moved out of
7 Committee with a favorable recommendation
8 and further move that the rules of
9 Council be suspended to allow first
10 reading at our next public session.

11 (Duly seconded.)

12 COUNCILWOMAN BLACKWELL: It has
13 been moved and seconded that Bill No.
14 140274, as amended, be reported out of
15 Committee with a favorable recommendation
16 and a recommendation for a suspension of
17 the rules so as to permit first reading
18 at our next session of Council.

19 All in favor, aye.

20 (Aye.)

21 COUNCILWOMAN BLACKWELL:
22 Opposed?

23 (No response.)

24 COUNCILWOMAN BLACKWELL: The
25 ayes have it, and so the bill is passed.

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2 Let me thank you all for
3 coming, and let me thank the Committee
4 for their cooperation and their
5 attendance as well.

6 Thank you all.

7 (Committee on Housing,
8 Neighborhood Development, and the
9 Homeless concluded at 12:15 p.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, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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