

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON FINANCE

Room 400, City Hall
Philadelphia, Pennsylvania
Wednesday, June 6, 2012
2:15 p.m.

PRESENT:

COUNCILMAN BILL GREEN, CHAIR
COUNCILWOMAN JANNIE BLACKWELL
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN KENYATTA JOHNSON
COUNCILMAN CURTIS JONES, JR.
COUNCILMAN DENNIS O'BRIEN
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ
COUNCILMAN MARK SQUILLA
COUNCILWOMAN MARIAN B. TASCO

BILL 120434 - An ordinance authorizing the
Director of Housing, on behalf of the City, to
file applications with the United States
Department of Housing and Urban Development
for a Community Development Block Grant...

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COUNCILMAN GREEN: We have a quorum, so we'll begin the hearing. If Deborah McColloch and Alan Greenberger could come forward, and the Clerk will please read the title of the bill.

THE CLERK: Bill No. 120434, an ordinance authorizing the Director of Housing, on behalf of the City, to file applications with the U.S. Department of Housing and Urban Development for a Community Development Block Grant; to participate in the HOME Investment Partnership program and the Emergency Solutions Grant program; and for a Housing Opportunities for Persons with AIDS grant; and to file applications with the Commonwealth to obtain grants under the Act of April 12, 1956, Public Law 1449, Section 4, as amended, to prevent and eliminate blight; authorizing the Director of Housing and the Director of Commerce to file applications to obtain other grants from the Commonwealth; authorizing the Director of Commerce to

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2 use the Section 108 Loan Guarantee
3 Program; and authorizing the Director of
4 Housing and the Director of Commerce to
5 enter into all understandings and
6 assurances contained in such applications
7 and to take all necessary action to
8 accept the grants; all under certain
9 terms and conditions.

10 COUNCILMAN GREEN: This is the
11 hearing of the Committee of Finance on
12 the Consolidated Plan budget 2013 fiscal
13 year.

14 I note the presence of a quorum
15 with Councilmembers O'Brien, Greenlee,
16 Blackwell and Johnson in attendance.
17 Also our Majority Leader, Councilman
18 Jones, is here.

19 We have a lot of people to
20 testify today, so I would ask you to
21 please not read your testimony, to
22 summarize your testimony. State your
23 important points that you'd like us to
24 understand. And if you go too long, I
25 will ask you to wrap it up, because we

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2 have a lot of people to testify today.

3 So thank you. With that,
4 please go in whatever order you guys you
5 had arranged. State your name for the
6 record and begin your testimony.

7 MS. MCCOLLOCH: Good afternoon,
8 Councilman Green and members of the
9 Finance Committee and other members of
10 City Council. My name is Deborah
11 McColloch and I am the Director of
12 Housing. With me today is Alan
13 Greenberger, Deputy Mayor for Economic
14 Development, as well as other
15 representatives of the Commerce
16 Department, which administers funds
17 allocated for community economic
18 development and other agencies that
19 receive funding through the Office of
20 Housing and Community Development - the
21 Philadelphia Redevelopment Authority, the
22 Philadelphia Housing Development
23 Corporation and others.

24 I'm here today to present
25 testimony on the Year 38, that's Fiscal

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2 Year '13, Consolidated Plan. The
3 Consolidated Plan details are planned for
4 spending from our four primary federal
5 sources, the state's Department of
6 Community and Economic Development and
7 the Philadelphia Housing Trust Fund. The
8 Plan, which I assume most of you have
9 seen, was submitted to Council as part of
10 the ordinance.

11 As detailed in the Consolidated
12 Plan, the City experienced another
13 drastic cut in federal funding this year.
14 The City will receive \$7.8 million less
15 in Community Development Block Grant
16 funding and \$6 million less in HOME
17 funding. Significant reductions in
18 program income represent an additional
19 loss of 8.4 million.

20 Although these reductions are
21 offset by an anticipated \$3.5 million
22 increase in the Housing Trust Fund
23 resources, the grand total of resources
24 available in Year 38 is 1.36 -- \$136.4
25 million, nearly \$20 million less than

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2 last year. Over the last two years, the
3 amount of resources available to address
4 the City's growing housing and economic
5 and community development needs has
6 decreased by over \$36 million.

7 I say that to set the context
8 for understanding what we're presenting
9 today, that we're facing additional
10 federal reductions.

11 The Administration remains
12 steadfast in its commitment to serve low-
13 and moderate-income individuals and
14 families and revitalize neighborhoods.
15 The priorities to achieve this commitment
16 are to prevent homelessness by keeping
17 people in their homes, increasing
18 affordable housing by producing new
19 units, strengthen communities by
20 eliminating blight and promoting
21 neighborhood planning, and create jobs by
22 attracting and retaining businesses.

23 Although the City sustained a
24 \$16.5 million reduction in resources last
25 year, the City managed to maintain its

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2 community and economic development
3 programs relatively intact. In Year 38,
4 however, the City cannot sustain a
5 reduction of an additional 20 million and
6 manage to maintain the same level of
7 community and economic development
8 activities and programs.

9 The Year 38 budget process was
10 challenging, and tough choices had to be
11 made. The following is an overview that
12 presents that process and the strategy
13 for reductions.

14 The overall budget process
15 involved a thorough review and analysis
16 of each program for cost and
17 effectiveness in achieving priorities in
18 unmet priority needs, in prior program
19 and project funding commitments, and
20 potential alternative funding sources.

21 Through that process, we
22 identified core programs that are most
23 effective in meeting priorities and
24 addressing unmet priority needs. For
25 example, the Basic Systems Repair

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2 Program, BSRP, which provides home
3 repairs to enable low-income homeowners
4 to remain in their homes, has over 4,000
5 homeowners on the waiting list. This
6 program is cost effective in that the
7 average home repair cost is \$10,000
8 compared to the average cost of a shelter
9 stay, which is \$20,000. Given the unmet
10 need and the effectiveness of BSRP in
11 achieving the City's priority to keep
12 people in their homes, the City utilized
13 reprogrammed state funding and Housing
14 Trust Fund resources to maintain level
15 funding for this core program.

16 Another example would be the
17 City's Residential Mortgage Foreclosure
18 Prevention Program, which was created in
19 2008 to help low-income homeowners facing
20 foreclosure remain in their homes. This
21 is another effective core program, and we
22 maintained our level funding for that.

23 This strategic approach to the
24 budget resulted in other core programs
25 and services to be funded at the greatest

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2 levels possible, including housing
3 counseling, utility assistance, rental
4 assistance, new rental housing
5 development and the completion of the
6 pipeline for homeownership housing,
7 citizen participation through the
8 neighborhood advisory committees,
9 cleaning and greening of vacant lots
10 through the Philadelphia LandCare
11 Program, neighborhood commercial corridor
12 support and small business lending.

13 The Year 38 Consolidated Plan
14 budget includes 3.54 million in CDBG
15 funding for CDC community economic
16 development activities and programs.
17 This allocation exceeds the requirements
18 of Bill No. 000716 that at least 5
19 percent of CDBG funds be allocated to
20 economic development activities carried
21 out by community development
22 corporations.

23 In addition, the CDBG -- in
24 addition to CDBG and HOME, the Year 38
25 Consolidated Plan includes federal

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2 funding from the Housing Opportunities
3 for Persons with AIDS, known as HOPWA
4 program, which the City of Philadelphia
5 administers for a five-county
6 metropolitan region, including
7 Philadelphia, Bucks, Chester, Delaware
8 and Montgomery Counties. The federal
9 formula for HOPWA funds is based on the
10 historical and contemporary AIDS caseload
11 in the region. Rental assistance to
12 allow persons with AIDS to rent their
13 apartments or homes is the largest single
14 expenditure of HOPWA funds. In Year 38,
15 the City will receive 7.702 million in
16 HOPWA funds for the five-county region,
17 an increase of \$317,000 from Fiscal Year
18 '12. Prior year's reprogrammed HOPWA
19 funds will be used to implement
20 Philadelphia's pilot Housing First
21 program in partnership with ActionAIDS
22 and Pathways to Housing.

23 Another source of federal
24 funding in Year 38 is the Emergency
25 Solutions Grant. We anticipate receiving

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2 4 million in ESG funds in Year 38, an
3 increase of 1.75 million from FY12.

4 These funds, which are administered by
5 the Office of Supportive Housing, support
6 emergency shelter, homeless programs,
7 rapid rehousing and housing retention
8 services and programs.

9 The Section 108 loan program
10 enables the City to borrow funds against
11 future CDBG entitlement grants. In the
12 past, the City used the Section 108 loan
13 program to provide debt financing for
14 economic development ventures and to
15 support housing development ventures.
16 While economic development Section 108
17 loans are self-sustaining through the
18 repayment of debt, subsidies for housing
19 funded with Section 108 loans must be
20 repaid from CDBG entitlement funding. In
21 Year 38, no new Section 108 loan
22 authority will be sought for housing
23 activities, and budget authority for a
24 loan of up to 20 million is requested for
25 economic development activities

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2 administered by PIDC.

3 Thank you for this opportunity
4 to present testimony. In order for the
5 City to receive funding from HUD, the
6 City is required to submit an approved
7 Consolidated Plan to HUD no later than
8 August 16th, 2012. Additional tables and
9 information required by HUD as part of
10 the funding application will be included
11 in the final submission to HUD. In order
12 to permit expeditious transmittal of the
13 Consolidated Plan to HUD, suspension of
14 the rules to permit first reading at the
15 next Council session is requested.

16 COUNCILMAN GREEN: Thank you.
17 Thank you for your testimony.

18 Mr. Greenberger, did you have
19 any testimony?

20 DEPUTY MAYOR GREENBERGER: No.
21 I think we can go right into questions.

22 COUNCILMAN GREEN: Okay. I
23 just have one quick question and then I'm
24 going to recognize Councilman Jones, and,
25 that is, can you explain exactly what the

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2 August 16th deadline is?

3 MS. MCCOLLOCH: Yes. The
4 August 16th deadline is regulatory that
5 the Plan must be approved by HUD based on
6 the regulations in Congress, because this
7 funding that we're starting July 1st is
8 from the federal fiscal year that started
9 October 1st. So from the federal point
10 of view, we're already into the third
11 quarter, and it has to be approved -- the
12 Plan has to be approved by August 16th or
13 we'll lose the funding, because it's from
14 the federal fiscal year that started
15 October 1.

16 COUNCILMAN GREEN: It must be
17 approved by August 16th by the federal
18 government?

19 MS. MCCOLLOCH: By HUD, yes.

20 COUNCILMAN GREEN: There is no
21 approval required by this body by August
22 16th?

23 MS. MCCOLLOCH: Well, in order
24 for us to transmit it to HUD and get
25 approval by August 16th, it needs to be

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2 approved by this body before it goes into
3 recess on --

4 COUNCILMAN GREEN: Before
5 August 16th it has to be approved.

6 MS. McCOLLOCH: It has to be
7 approved by HUD by August 16th, and HUD
8 is allowed 45 days to review it. So it
9 really needs to be transmitted to HUD by
10 July 1st.

11 COUNCILMAN GREEN: Okay. And
12 in order to submit it to HUD, it is a
13 federal rule that it must be approved by
14 the local legislative body? Yes or no?

15 MS. McCOLLOCH: It must be --
16 yes.

17 COUNCILMAN GREEN: Okay. Thank
18 you.

19 Councilman Jones.

20 COUNCILMAN JONES: Thank you,
21 Mr. Chairman, for allowing me some
22 comments on your committee.

23 We're facing severe cuts in the
24 City of Philadelphia by way of our
25 proposed CDBG allocation. Give me a

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2 general sense -- I heard your testimony.
3 Give me a general sense of what that
4 means to low- and moderate-income
5 communities. What is the impact of those
6 cuts? What will it do?

7 MS. McCOLLOCH: The impact of
8 those cuts is that we have less money to
9 support programs that people have long
10 enjoyed and expected. We have less money
11 to support the Philadelphia LandCare
12 Program.

13 We have chosen to not reduce
14 funding for Basic Systems Repair Program
15 by using other sources of funding besides
16 federal funding to maintain that at a
17 level of approximately \$10 million,
18 because we think that's a core program.
19 The same with our housing counseling
20 program, that we've been able to shift
21 some other resources to ensure that that
22 program would be fully funded, but it
23 means taking reductions in community
24 economic development programs and other
25 programs across the board and new

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2 housing. And we have ensured that we
3 have sufficient funding in the housing
4 production line item to support
5 Low-Income Housing Tax Credits, but we've
6 not allocated funding to support
7 homeownership housing, simply to complete
8 what's in the pipeline.

9 So a range of programs that we
10 support have been reduced or eliminated.

11 COUNCILMAN JONES: So we've
12 experienced shifts in income, shifts in
13 population. Is that also going to be a
14 part of your consideration for this Plan,
15 as we start to look at areas that have
16 increased in income, other areas have
17 gone down in not only income but
18 population and available housing units.
19 In concert with that, we had
20 redistricting. Districts like
21 Councilwoman Blackwell's and mine, we
22 lost over 10,000 residents. We have
23 increased vacancies.

24 How is that, with limited
25 resources, going to -- how are those

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2 resources going to take into
3 consideration these demographic shifts in
4 our city?

5 MS. MCCOLLOCH: Well, for many
6 of the programs, the requirement is that
7 the eligible recipients are low- and
8 moderate-income folks. So, for example,
9 in the Basic Systems Repair Program,
10 which provides grants to homeowners,
11 that's a citywide program that low- and
12 moderate-income people are eligible for.
13 We've actually -- to ensure that we're
14 serving the neediest people, we actually
15 have a lower standard for the program
16 than is federally mandated so that we
17 ensure that we treat the people with the
18 greatest need.

19 In terms of housing production,
20 we have issued every year for the past
21 several years a request for proposals
22 from folks who bring proposals to us for
23 specific housing developments,
24 particularly around the Low-Income
25 Housing Tax Credit. So some of the

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2 requirement there again, the people that
3 are served by that must meet the income
4 guidelines. In other cases, we've chosen
5 to issue site-specific RFPs where we want
6 to ensure that some revitalization would
7 take place.

8 COUNCILMAN JONES: You can
9 find -- and I guess what I'm trying to
10 get to is that you can find poor people
11 in every part of Philadelphia
12 individually, but sometimes poor people
13 are congregated in areas that need to be
14 addressed, and I speak specifically in
15 the area of my district that deals with
16 north of Market Street up to the Carroll
17 Park area. It is very important for me
18 that that area get service. It is
19 critical for the City to pull back
20 population into those areas where we've
21 lost. Along Market Street, there are 40
22 percent vacancies. Now, we did a good
23 thing by investing in an infrastructure
24 there, but I can not so proudly say that
25 when I was a freshman, Maria made me

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2 tattoo the motto that the 7th District
3 was the poorest district in the City of
4 Philadelphia. Now, things have changed
5 since then, and we hope to get some of
6 those resources there, some of those
7 planning, great minds that the City have
8 to deal with the problem of loss of
9 population in geographic areas such as
10 the lower end of my district.

11 So I just -- that's not a
12 response, but I want that thought about
13 in the Plan.

14 With that, we're seeing
15 increased numbers of mortgage
16 foreclosures in those same areas, that
17 people are losing their homes and that
18 the services to help prevent loss of
19 homes that happen there needs to happen
20 in that regard.

21 So as we start to look at the
22 new shift in Philadelphia as to where
23 people that are living below the poverty
24 guidelines are, that shifting of those
25 resources to accommodate those needs

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2 happen in a thoughtful way. And we can
3 find poor people everywhere. There are
4 poor people in Chestnut Hill, I would
5 imagine, Bill, right? But not as many of
6 them. So we're hoping that we get some
7 consideration there.

8 Thank you, Mr. Chairman.

9 COUNCILMAN GREEN: Thank you.
10 Councilwoman Blackwell.

11 COUNCILWOMAN BLACKWELL: Yes,
12 please.

13 Philadelphia Neighborhood
14 Housing Services has been contacting us
15 regularly, even on our way into the room.
16 As you know, it's a really important
17 program that helps neighborhoods across
18 the City, always has from its inception,
19 and we would certainly like to talk about
20 that a little bit, see where we are and
21 to see what we can do to help them.

22 MS. MCCOLLOCH: I'm prepared to
23 work with Philadelphia Neighborhood
24 Housing Services. I just received a
25 proposal this week to provide some

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2 additional assistance in Carroll Park, as
3 Councilman Jones mentioned, and I'm
4 prepared to work with them to try to
5 craft a contract that will be providing
6 some additional services in that
7 neighborhood and help us continue to
8 support Philadelphia Neighborhood Housing
9 Services.

10 COUNCILWOMAN BLACKWELL: Well,
11 I hope you remember that's the 4th, not
12 the 3rd, and we need some help too on my
13 side of the tracks. Okay? I mean, I say
14 it jokingly, but I'm serious, we want
15 help in the 3rd as well.

16 COUNCILMAN GREEN: So for the
17 record, have you agreed to help the 3rd
18 additionally?

19 MS. McCOLLOCH: Have agreed to
20 help Philadelphia Neighborhood Housing
21 Services, and Philadelphia Neighborhood
22 Housing Services works in more than one
23 district.

24 COUNCILMAN GREEN: Okay. Thank
25 you.

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2 Councilmember Johnson.

3 COUNCILMAN JOHNSON: Yes.

4 Thank you, Deborah. I just
5 thank you for being here. I commend you
6 on your work that you have been doing,
7 the work you continue to do. Thank you
8 for not -- as you balance the budget, you
9 took in consideration one of my favorite
10 programs, which is the Basic Service
11 Repair Program, but also the program that
12 deals with the cleaning of lots just in
13 general. Those are the two like vital,
14 what I call, retail services that are
15 provided to constituents in the 2nd
16 Councilmanic District but also to
17 residents in the City of Philadelphia as
18 a whole.

19 Give me an idea of the current
20 negotiations with Local 1971, where it
21 stands. I know some employees will be
22 laid off, and from your perspective, your
23 views, what some of the issues are. Of
24 course, they got a proposal on the table.
25 They have expressed some concerns about

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2 being laid off in this process. And I
3 know that the economy is tight, so I get
4 it. The resources are low. We're
5 getting hit significantly on the federal
6 level, on the state level, but I have
7 been paying attention to the issue in
8 general. So they'll have their
9 opportunity to come up and state their
10 argument, but I figured since you are
11 here, the Administration is here, for you
12 to provide from your aspect what the
13 issues are, where we're at in the
14 process.

15 MS. MCCOLLOCH: Where we are in
16 the process is, we have recently agreed
17 to reestablish negotiations. At the
18 request of 1971, they ask that we not
19 schedule any additional sessions until
20 after this budget is passed, and there
21 may be some layoffs, as that may have an
22 impact on those negotiations. And then
23 we're prepared to go back and continue to
24 negotiate, which is what we've been doing
25 for a long time.

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2 COUNCILMAN JOHNSON: Okay. All
3 right. One of the things I just wanted
4 to put out there. And I think when I
5 went to the Tommy Massaro class, we had a
6 chance to look at CDBG funding and really
7 look at how the money is being
8 distributed, to be quite frank with you,
9 in terms of salary position versus
10 overall services. And one thing he
11 pointed out to us to pay attention to is
12 basically how that money is funneled, how
13 it's distributed and just taking a look
14 at how a significant portion of the
15 money, at least from the documents I
16 looked at prior to me coming into
17 Council, was geared toward basically
18 staff positions. And I followed with
19 exact numbers, but I just want to pay
20 attention to see as you go forward during
21 the negotiation process, that we can be
22 as mindful as possible if there can be
23 some shifting, supportive and then
24 minimizing as many layoffs as possible in
25 this process.

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2 MS. MCCOLLOCH: Absolutely. I
3 agree we want to minimize layoffs as much
4 as possible. We had a reduction last
5 year that matched our reduction in
6 federal funds. This year we've said we
7 cannot do that again, because we can't
8 carry out our programs and still have
9 that level of reduction in funding to
10 support staff at the various agencies
11 that are supported through this budget.
12 And we're looking again to minimize
13 layoffs by not filling vacancies and
14 doing what we can to reduce other kinds
15 of operating expenses.

16 There's a joke in my office
17 because people wanted a copier and I
18 said, Forget it, we're not getting new
19 copiers. We'll keep staff and use the
20 same old crummy copiers.

21 So we're trying to do what we
22 can to continue that process of keeping
23 our operating costs as low as we can and
24 avoiding layoffs as much as possible.

25 COUNCILMAN JOHNSON: Thank you,

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2 Deborah.

3 DEPUTY MAYOR GREENBERGER: To
4 reinforce Deborah's point, we're very
5 mindful of this balance between what we
6 need in staff to get the work done that
7 is still in the program and doing it as
8 efficiently as possible. And there is a
9 balance, and we've been very mindful.
10 There are also criteria about how much
11 you can devote to staff, and we fall
12 within those criteria, the federal
13 criteria.

14 COUNCILMAN JOHNSON: The
15 federal criteria. Okay.

16 Thank you.

17 COUNCILMAN GREEN:
18 Ms. McColloch, if you eliminate paper,
19 you won't need copiers. So that's my
20 suggestion to you to save money.

21 Councilwoman Sanchez.

22 MS. MCCOLLOCH: Thank you.

23 COUNCILWOMAN SANCHEZ: Thank
24 you, Mr. Chair.

25 I also want to thank OHCD. I

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2 know that the task before you has
3 increased while federal funding
4 decreases, and I was happy to see this in
5 your shifting of money, this adoption of
6 a housing preservation strategy, and even
7 though you keep a certain amount for new
8 housing, there's a focus on housing
9 preservation.

10 If you had to articulate what
11 our housing preservation strategy for the
12 City is, how would you put that or couch
13 that in a few words?

14 MS. MCCOLLOCH: I would say our
15 housing preservation strategy is to keep
16 people in their homes and that -- I
17 always maintain that it's really the
18 largest homeless prevention program in
19 the City, because we're committing
20 approximately \$10 million to keeping
21 people in their homes.

22 DEPUTY MAYOR GREENBERGER: And
23 to make sure that those homes have basic
24 systems that are working. So it's not
25 just keeping them in a home that's

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2 failing, but to keep them in one that is
3 actually okay.

4 COUNCILWOMAN SANCHEZ: One of
5 the things that as we work through this
6 and we begin to look in a more
7 comprehensive way of a housing
8 preservation strategy, one of our
9 frustrations has been sometimes like what
10 comes first, the cart or the horse, in
11 terms of someone needs a roof, but they
12 have a weatherization grant, they can't
13 get the weatherization unless the roof is
14 done.

15 What are some of the things
16 that internally you guys are talking
17 about to facilitate that process?
18 Because the goal is to keep someone in
19 their home, and clearly the roof is
20 first. And because we're juggling monies
21 and there are different pots of monies,
22 what are we going to be doing in the next
23 year to kind of tighten that up? That's
24 been one of the areas that I know Deb
25 gets frustrated. And is that a question

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2 of guidelines? And if in fact we were
3 putting general operating monies to some
4 of that, would that ease our ability to
5 make people whole quicker?

6 MS. MCCOLLOCH: Let me see if
7 my colleague from PHDC would like to
8 speak to that.

9 (Witness approached witness
10 table.)

11 COUNCILMAN GREEN: Thank you.
12 Please state your name for the record and
13 proceed.

14 MR. PORCELLA: Yes. Good
15 morning, Councilpeople. My name is Guy
16 Porcella. I'm the Interim Director of
17 Philadelphia Housing Development
18 Corporation and have been a Director of
19 Basic Systems Repair Program for a dozen
20 years or so.

21 So to answer your question, I'd
22 work backwards and say would the program
23 be better off with more money from the
24 General Fund? Absolutely.

25 COUNCILWOMAN SANCHEZ: Well,

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2 I'm looking for guideline restrictions,
3 because I always get the excuse of the
4 guidelines, lead abatement versus roof or
5 whatever, if this is an issue of our
6 guidelines, CDBG guidelines that limit
7 our ability to make people whole quicker.

8 MR. PORCELLA: Well, I can tell
9 you that how we have operated, there are
10 major areas in the house that are most
11 critical, the roof, the electric, the
12 plumbing, the structure and --

13 DEPUTY MAYOR GREENBERGER:
14 Boiler.

15 MR. PORCELLA: The heater, yes.
16 Thank you. So those are the critical
17 areas that we see. I know that we have
18 prioritized for a number of years heaters
19 in the wintertime and we have prioritized
20 what we call accumulated sewage that
21 might make the house very difficult to
22 live in. And clearly, when roofs are
23 causing damage to other elements of the
24 house, then they can be prioritized as
25 well.

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2 But, frankly, we find it
3 difficult to say let's just pick the
4 highest priority, when everyone who is
5 applying to our program has a critical
6 problem. So one of the elements that we
7 try to account for is what is the order
8 of application, and we want to respect
9 that as much as we possibly can. So
10 we've got -- we try to deal with people
11 as they apply, and they're already
12 waiting, many of them, for two to three
13 years. So it's very uncomfortable for
14 them and for us to say, Yeah, we know and
15 we have seen and we agree that you have
16 an emergency problem and we'll be there
17 in two years. But that's part of the
18 situation that we have, and we just try
19 to make our judgments as to which ones
20 are most critical when we visit them. We
21 do inspect all the properties before and
22 write the work up ourselves.

23 COUNCILWOMAN SANCHEZ: And I
24 guess what I'm looking for is that, is
25 some protocols that are more than just

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2 people's discretion around what goes
3 first and what goes second, you know. I
4 think part of what we have to talk
5 about -- I'd like to see us fund you
6 more, more aggressively. I'm always the
7 first one to agree when Deb says your
8 list is so much, can you put \$300,000. I
9 never say no. In fact, I always ask how
10 long is the list and can we do a little
11 bit more. You know, I get that. I just
12 want us to start thinking in a more
13 deliberate way, notwithstanding the
14 protocols of the application process, how
15 do we get someone whole in a process.
16 And I just find -- and we interface all
17 the time with Basic Systems. I have many
18 of my constituents on that list, and I
19 never get full -- I'm never clear about
20 what goes first, what's the protocol.
21 There is, I find, a level of discretion
22 there that I want folks to be flexible,
23 but I also want us to say this makes more
24 sense, even after we've gone down the
25 road a little bit.

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2 So I just think that as we move
3 along -- and I know there are other
4 conversations happening about the
5 different units that interface, RDA
6 versus PHDC and some of the NSP money
7 that was invested, but I'd like to get to
8 a place where we can get that clear. I
9 think it's important so that we could be
10 more supportive of what you're doing.

11 Clearly, there's a few of us on
12 Council who are very strongly urging the
13 Administration to add general operating
14 money, but I want to make sure that that
15 money goes to those departments so that
16 we can break those guidelines, and I want
17 those barriers -- and I want to know if
18 we create those barriers or they come
19 from the feds, and I can never get a true
20 clarity on that. So for me, that's
21 important.

22 So if you could spell out for
23 us what the guidelines are when you have
24 a situation where you have multi issues
25 in a house, that would be helpful to us,

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2 because I want to make sure that any
3 money we target potentially for general
4 operating goes to facilitate that for
5 you. So I need to understand what those
6 barriers are.

7 So thank you. I know it's
8 tough. Saying no is --

9 MR. PORCELLA: Well, it's a
10 favorite subject of mine, so if you'd
11 like to talk in more detail, any time.

12 COUNCILWOMAN SANCHEZ: Yeah. I
13 am going to send some specific questions
14 from our office so that as we do these
15 budget discussions, that it's clear for
16 me on that.

17 Deborah, I had a question. You
18 put in -- and then I'll give it back,
19 because I know other folks have questions
20 and I don't want to manipulate the time.

21 You mentioned about the Section
22 108 loan authority, and you put in here
23 that there's a request for \$20 million of
24 economic development loan money for PIDC.
25 Is that a normal amount? And then for

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2 clarity purposes, are we going to pay
3 that back to the CDBG or they pay it back
4 directly?

5 DEPUTY MAYOR GREENBERGER:

6 Well, the one thing to note, the
7 authorization is -- I don't think it's an
8 abnormal amount of money, but the thing
9 that you do need to know about that
10 doesn't show up is that the federal
11 guidelines say that your ability to loan
12 money is based on five times the CDBG
13 allocation itself. So as CDBG
14 allocations drop, the authorization to --
15 the entire pool of loan money or of loan
16 authorization drops with it. And so
17 while we still have this capacity to
18 provide these loans, we are now fast
19 reaching the end of what we can do. And
20 next year, especially if they drop the
21 CDBG allocation even more, we may not be
22 able to do any more HUD 108 loans, so --
23 unless, of course, the Congress acts to
24 change the regulation.

25 COUNCILWOMAN SANCHEZ: My

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2 question is, are we using our CDBG to pay
3 back PIDC money back?

4 MS. MCCOLLOCH: No.

5 DEPUTY MAYOR GREENBERGER: No.

6 COUNCILWOMAN SANCHEZ: So PIDC
7 is responsible for all costs --

8 DEPUTY MAYOR GREENBERGER: Yes.
9 That's a revolving program within PIDC.

10 COUNCILWOMAN SANCHEZ: Okay. I
11 just wanted that for clarity, because I
12 know we're paying down our 108 loan.

13 Can you tell me where we are
14 and when we will have paid off our 108
15 loan?

16 MS. MCCOLLOCH: Yes. As we
17 characterize them, the Housing 108 loans
18 are really given out as grants to support
19 a variety of programs, and each year in
20 the Consolidated Plan we show what is
21 remaining -- we have to show the payment
22 to be paid back. So I believe -- let me
23 double-check with my fiscal guy.

24 You can come up. I don't want
25 to give misinformation.

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2 (Witness approached witness
3 table.)

4 MR. CESARIO: Good afternoon.
5 My name is Paul Cesario. I'm the Fiscal
6 Director at OHCD.

7 My recollection is that we
8 have -- Year 38 we'll have two grants to
9 pay for, loans to pay back. Year 39 it
10 will be down to one, and then from there
11 on, we'll have six more years of paying
12 down the one loan.

13 COUNCILWOMAN SANCHEZ: Do you
14 know the amounts of those?

15 MR. CESARIO: Well, they
16 decline every year slightly based on
17 paying back the principal.

18 MS. MCCOLLOCH: We'll give you
19 the schedule.

20 COUNCILWOMAN SANCHEZ: If you
21 can give us a chart. Again, part of the
22 discussion around the allocation of
23 general operating funds, we have to take
24 this loan debt into consideration given
25 the large number of reductions that we

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2 continue to get at the federal level. So
3 we just -- for us, for the budget
4 discussion, I think it's an important
5 number to have and what your projected
6 phaseout of that payment plan is for that
7 money.

8 MS. MCCOLLOCH: Yes. And I
9 think in six years they'll be paid off
10 completely. One of them will be paid off
11 this year.

12 MR. CESARIO: Right. Correct.

13 MS. MCCOLLOCH: But we can give
14 you the schedule of how we phase that.

15 COUNCILWOMAN SANCHEZ: Of the
16 phaseout. Thank you.

17 I'm not going to manipulate,
18 Mr. Chair, because I can keep asking
19 questions.

20 COUNCILMAN GREEN: Thank you.

21 If there are no more questions
22 from the members, we will ask you to
23 stay, because several members have told
24 me they have questions for you after we
25 hear some additional testimony.

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2 DEPUTY MAYOR GREENBERGER:

3 Okay.

4 COUNCILMAN GREEN: Thank you.

5 Next we will hear from Dennis
6 Cook, Blain Stoddart, Stefanie Seldin and
7 Michelle Lewis.

8 (Witnesses approached witness
9 table.)

10 MR. COOK: We're a little
11 confused. There's two groups here. Who
12 were you hearing from first?

13 COUNCILMAN GREEN: The order I
14 have the testimony is Dennis Cook, WES
15 Health Systems; Blain Stoddart; Stefanie
16 Seldin; and Michelle Lewis. And if you
17 could proceed with your testimony in that
18 order. State your name for the record,
19 whenever you're ready.

20 MR. COOK: I'm Dennis Cook.

21 MR. STODDART: And I'm Blain
22 Stoddart. I'm with Mr. Cook at WES
23 Health Systems. I'm the consultant.

24 COUNCILMAN GREEN: Okay.

25 Mr. Cook, please proceed with your

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2 testimony.

3 MR. COOK: Okay. My name is
4 Dennis Cook and I'm the President and CEO
5 of WES Health System. WES Health System
6 provides behavioral health and physical
7 health services in mostly urban
8 environments. WES Health System is
9 dedicated to promoting the total wellness
10 of the community in which it serves
11 through the provision of high-quality
12 health and social services in a
13 compassionate and effective way. The
14 vision of WES Health System is for
15 everyone to have access to critical
16 services that promote the attainment of
17 his and her full emotional, intellectual
18 and physical potential in a culturally
19 diverse environment. Consequently, WES
20 Health System strives to ensure its
21 clients are safe, adequately housed,
22 healthy and well educated.

23 We at WES support the Year 38
24 Consolidated Plan submitted by OHCD to
25 the City Council. We recognize that

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2 there has been a 35 percent reduction in
3 federal Block Grant dollars to the City
4 of Philadelphia at a time when the need
5 for affordable housing is the greatest.
6 We encourage you to also consider some
7 dollars from the City's General Fund to
8 supplement the Block Grant dollars to
9 prevent further deterioration in some of
10 our neighborhoods.

11 To this end, WES has purchased
12 the Lindley Apartments at 1300 Lindley
13 Avenue in North Broad Street in the
14 Logan/Olney area and intends to work with
15 the City to take a once blighted
16 structure and convert it into a major
17 asset in the community. The building is
18 located in the Logan area of
19 Philadelphia. The neighborhood has a
20 long history of disinvestment, but now is
21 ripe for redevelopment.

22 The Lindley, as you may know,
23 has a significant history. On June 21st,
24 2008, 50 families were evicted live on TV
25 when the building was deemed

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2 uninhabitable by License and Inspections.
3 The building then went into bank
4 foreclosure and was finally purchased at
5 Sheriff sale by WES. We are proposing to
6 renovate this four-story structure and
7 place the building back in service.

8 Our vision is to take a
9 formerly blighted structure and transform
10 it into a neighborhood asset with senior
11 housing, community space and social
12 service provider offices. This \$12
13 million project will create approximately
14 48 new units of senior affordable
15 housing, 4,500 square feet of community
16 space and 17,000 square feet of offices
17 for service delivery to the community.
18 This project will create or retain 60
19 construction and 50 permanent jobs for a
20 total of 110 jobs.

21 We believe that the goals of
22 the Year 38 Plan are mutually beneficial
23 to the City, our neighborhoods and to WES
24 in several ways. The goals are:

25 To prevent homelessness by

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2 keeping people in their homes. We at WES
3 value adequate housing as a basic right
4 of every individual, and we are able to
5 deliver services more effectively when
6 that basic need is met;

7 To increase affordable housing
8 options. We are here today specifically
9 to increase the availability of
10 affordable housing in the City;

11 Number three, to strengthen
12 communities by eliminating blight.
13 Blighted properties decrease the tax base
14 and create public safety hazards, as
15 witnessed by the recent spate of fires in
16 Kensington;

17 Number four, to create jobs and
18 economic opportunity. WES has over 700
19 employees in Philadelphia, and we are
20 seeking ways to work with the City to
21 increase our employment base.

22 We are requesting your support
23 for the Lindley project for several
24 reasons. This project provides the
25 maximum leverage for the limited City

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2 dollars that are available.

3 This project is impactful in
4 that it revitalizes a whole City block at
5 one time and will spur development
6 throughout the neighborhood.

7 This project addresses a major
8 safety concern, as the building is a very
9 large vacant structure that sits on a
10 whole City block.

11 This project creates jobs and
12 economic opportunity immediately.

13 Thanks for your time and
14 attention to this matter.

15 COUNCILMAN GREEN: Thank you.
16 I'd like to please remind the witnesses
17 to try not to read their testimony and
18 summarize, if at all possible. Thank
19 you.

20 Please proceed, Ms. Seldin.

21 MS. SELDIN: Good afternoon,
22 Chairman Green, members of the Committee
23 on Finance and members of Council. My
24 name is Stefanie Seldin and I am the
25 Managing Attorney at Philadelphia VIP.

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2 Philadelphia VIP provides free legal
3 services to low-income Philadelphians by
4 providing them with pro bono attorneys.

5 VIP assists clients who are
6 facing tangled title issues. These are
7 clients who have a legal interest in the
8 property. However, the actual record
9 owner is probably a deceased relative or
10 they are victims of fraudulent deed
11 transfers.

12 I am here to thank City Council
13 and the Office of Housing and Community
14 Development for supporting VIP's tangled
15 title work. The funding provided through
16 OHCD allows us to assist over 400 clients
17 each year with title issues, and it also
18 supports the Tangled Title Fund, which
19 pays for the legal and administrative
20 costs associated with clients obtaining
21 title to their properties.

22 VIP knows that we are in an
23 enviable position. Due to reduced
24 federal dollars, we know that there were
25 many difficult choices that were made and

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2 many worthy agencies not in our place.

3 We do not take the City's support for
4 granted, and we want you to understand
5 the bang for your buck.

6 Tangled title is a pervasive
7 issue in the City of Philadelphia. I
8 provided Council with a study that shows
9 that there are at least 14,000 properties
10 with tangled title issues. It's color
11 coded and let's you know where the worst
12 places in the City are by zip code.

13 Individuals who are living in
14 homes with tangled title face significant
15 difficulties because they lack title.
16 For example, they can't apply for a Basic
17 Systems Repair grant, and I think many of
18 you will recall my testimony from Monday
19 where they have much difficulty getting
20 into real estate payment plans.

21 So what does VIP do to assist
22 these clients? I'll give you one brief
23 example. Let me tell you about Mr. Lee.
24 Mr. Lee entered into a lease/purchase
25 agreement with the record owner in 2005.

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2 After completing payments under the
3 agreement, he went looking for the owner,
4 who refused to put title into his name.
5 Our volunteer attorney tracked this owner
6 down, convinced her to put the deed in
7 his name. I think convinced maybe
8 because she threatened a lawsuit, which
9 our volunteer would have followed up
10 with, but thankfully that was
11 unnecessary. With the help of the
12 Tangled Title Fund, Mr. Lee was able to
13 pay the title insurance premium, the
14 transfer taxes that he otherwise would
15 not have been able to afford. Mr. Lee's
16 household income is only \$820 a month for
17 himself, his partner and their child.

18 All of our clients' household
19 income is 200 percent of poverty or
20 below. For a family of four, that's
21 \$46,000. The average cost of legally
22 transferring a title with -- transferring
23 title where there's a tangled title
24 problem is \$1,100. Our clients would
25 have to give up food, heat, electricity,

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2 gas in order to pay for this were it not
3 for the Tangled Title Fund.

4 Yesterday my office e-mailed
5 Council offices with the exact amounts
6 that families have needed for their cases
7 by City Council district, and I have
8 extras if anyone needs that today.

9 The availability of legal
10 services and Tangled Title Funds
11 positively impacts our entire community.
12 When individuals cannot resolve their
13 tangled title problems, they and their
14 families may be forced to leave their
15 homes due to tax foreclosure or lack of
16 resources to make their homes habitable.

17 With OHCD and Council's
18 continued support, VIP will have the
19 staff to serve tangled title clients. We
20 will continue to conduct outreach
21 programs that educate low-income
22 Philadelphians on identifying and
23 preventing tangled title problems. We
24 will actively recruit and train more
25 volunteers to help more low-income

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2 Philadelphians with tangled title
3 problems.

4 Thank you on behalf of all our
5 clients for your past and continued
6 support.

7 COUNCILMAN GREEN: Thank you.
8 Ms. Lewis.

9 MS. LEWIS: Thank you, and good
10 afternoon. And I will try, Councilman
11 Green, to be brief.

12 My name is Michelle Lewis and
13 I'm from Northwest Counseling Service.
14 I'm the President and Chief Executive
15 Officer. I also serve as the School
16 Director for the National Real Estate
17 Institute, which is also under contract
18 with the Office of Housing and Community
19 Development and provides the real estate
20 and housing education and training to the
21 counselors that provide housing
22 counseling in the City of Philadelphia.
23 Northwest Counseling Service has been
24 doing real estate and housing counseling
25 for the last 30 years.

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2 I'm also representing the
3 American Society for Certified Housing
4 Executives.

5 And let me just say this:
6 Basically we are supporting the OHCD
7 proposed Consolidated Plan, and the
8 reason we're supporting that is because,
9 frankly, what we're doing here in
10 Philadelphia works. Philadelphia is the
11 model for the entire nation with respect
12 to its ability to reduce foreclosures, to
13 spur homeownership. We came out number
14 one in, I want to say, 2002. When
15 everyone was pushing for homeownership,
16 we exceeded the 67 percent level
17 nationwide.

18 We are doing it right here.
19 And so to make it long and short, I think
20 we should continue to support this
21 strategy that OHCD has developed over the
22 years because it has proven itself. Our
23 agency alone, as an example, even in the
24 midst of this housing crisis that
25 economists say began in 2007, our

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2 retention rate actually increased. Our
3 retention rate in keeping people in their
4 homes, out of foreclosure and current in
5 their mortgage obligations, it actually
6 increased even in the midst of these
7 economic times, and that is largely
8 because of the support through OHCD, but
9 also the coordinated approach that has
10 been put together, including our renowned
11 Diversion Program, which incidentally is
12 unprecedented even in the state. We now
13 have 20 other diversion programs in the
14 State of Pennsylvania, but
15 Pennsylvania -- I mean Philadelphia's
16 program again is number one. It is
17 unmatched around the state. There are
18 some programs that do not even provide a
19 conference for people to present and try
20 and get some mediation to their program.

21 So I'm just saying again that
22 what we're doing here is very successful,
23 and I just support continuing doing that.

24 So thank you so much for having
25 me.

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2 COUNCILMAN GREEN: Thank you.

3 Any questions for this panel?

4 (No response.)

5 COUNCILMAN GREEN: Seeing none,

6 I will ask Veronica Pankey, Donald Kelly,

7 Jeffrey Cruse and Ellena Jonas to please

8 approach the witness stand.

9 (Witnesses approached witness
10 table.)

11 COUNCILMAN GREEN: Ms. Pankey,

12 if you're ready, please state your name

13 for the record and proceed with your

14 testimony.

15 MS. PANKEY: Good afternoon.

16 My name is Veronica Pankey. I am

17 President of AFSCME District Council

18 Local 1971 representing the labor members

19 at the Office of Housing and Community

20 Development, the Philadelphia Housing

21 Development Corporation and the now known

22 Philadelphia Redevelopment Authority,

23 formerly known as Redevelopment Authority

24 of the City of Philadelphia.

25 We are here today to give a

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2 proposal that was previously submitted to
3 Council and you have before you regarding
4 the budget deficit that is facing all of
5 the agencies in the City of Philadelphia
6 and the devastating impact it is having
7 at specifically the Philadelphia Housing
8 Development Corporation and the
9 Redevelopment Authority.

10 We have liability issues,
11 expenses in which these agencies will not
12 be able to afford to meet given the
13 deficit budget cuts that are before them.
14 Specifically, PHDC has an underfunded
15 pension liability. We are members of the
16 Philadelphia Pension Plan, and we have an
17 underfunded pension liability in which we
18 have been notified that the employers'
19 contribution will be 176 percent
20 beginning July 1st, 2012. We also have
21 become self-insured for our medical plan.
22 These are two expenses which PHDC cannot
23 afford to meet and maintain the level of
24 staff. On Thursday of last week, we were
25 issued ten layoff notices.

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2 You have heard testimony
3 earlier from Deborah McColloch with their
4 interest to continue to provide money for
5 the Basic Systems Repair Program. We
6 will not be able to deliver that program
7 with less people.

8 The Redevelopment Authority are
9 facing similar situations in that they
10 continue to have layoffs, and their
11 retirees have exhausted their
12 post-retirement medical benefit, which is
13 decreasing the number of bodies that they
14 are insuring, causing their medical
15 insurance to be astronomical. Since
16 2006, their medical premium has increased
17 58 percent, and they are looking at an
18 additional 5 percent increase for 2012.

19 These two issues alone has
20 brought this local to a position that we
21 bring before this body and ask that you
22 give strong consideration for, because we
23 are vehemently standing by this position,
24 and, that is, to completely dissolve PHDC
25 and to transition us down to the

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2 Redevelopment Authority. That would
3 eliminate the underfunded pension
4 liability and the self-insured medical
5 issue at PHDC, and it would increase the
6 population at the Redevelopment Authority
7 and will cause their medical premiums to
8 decrease.

9 We believe that this is simple
10 arithmetic. We do not believe it takes
11 much effort on behalf of anyone. Labor
12 is at the forefront of having this
13 happen. We have come to many
14 Councilpeople, to Councilmembers and
15 asked for their support of this, and we
16 are here asking this Committee to not
17 approve this budget allocating money to
18 PHDC to continue to exist, but rather
19 divert those allocated dollars into the
20 Redevelopment Authority, PRA, and that we
21 will be able to deliver the services to
22 the City of Philadelphia in a manner that
23 is appropriate and will be effective for
24 this city. If that is not done, there
25 will be a major issue in this city

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2 regarding BSRP, weatherization and to the
3 detriment of PHDC come this time next
4 year.

5 COUNCILMAN GREEN: Thank you,
6 Ms. Pankey. I know there are questions.
7 I'm going to have everybody in the panel
8 testify and then we'll get to questions.

9 MS. PANKEY: Thank you.

10 COUNCILMAN GREEN: Mr. Kelly.

11 MR. KELLY: Yes. Thank you,
12 Councilman Green. Don Kelly with the
13 Urban Affairs Coalition.

14 We'd like to support three
15 elements in particular of the
16 Consolidated Plan as proposed to Council
17 here, largely because they represent a
18 strategic investment of public resources
19 in ways that leverage private-sector
20 capital in our communities. One example
21 is the PHIL-Plus and Mini-PHIL Home
22 Improvement Loan program, which is a bank
23 loan program but bank loans to
24 Philadelphia homeowners who would not
25 normally be eligible for bank lending,

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2 who would normally turn to predatory
3 lenders. And so through this program
4 over nine years, 398 Philadelphia
5 homeowners were able to obtain loans
6 averaging \$20,000 from banks. Again,
7 these are loans that banks would not
8 normally have made.

9 Another example that's funded
10 in this proposed budget is support for
11 the volunteer income tax assistance
12 sites. In over ten years, those sites
13 have brought in \$198 million to
14 Philadelphia residents through state and
15 federal taxes, thereby increasing their
16 income and their economics ability. This
17 past year, 13,000 people were served
18 through this program, bringing in \$30
19 million, all through volunteer financial
20 experts who have volunteered their time.

21 So, again, an investment in an
22 agency that brings in additional money
23 into the City is a strategic investment
24 of public resources.

25 I would also like to support

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2 those that have advocated on behalf of
3 the housing counseling industry, again, a
4 very critical industry, people who are
5 the portals for bringing in more capital
6 into our neighborhoods. They enable
7 people to qualify for loans, including
8 our PHIL-Plus and Mini-PHIL, including
9 home purchase loans, and help them
10 preserve their equity through foreclosure
11 prevention.

12 It's an understaffed and
13 overburdened industry. We are working to
14 mobilize additional bank, foundation
15 support for housing counseling agencies,
16 but the role of the City has been very
17 admirable through the years and we
18 encourage you to maintain that at the
19 highest level you can. Again, it's a
20 strategic role that's being played.

21 Finally, I would just like to
22 add that we also support the proposal of
23 the Philadelphia Association of Community
24 Development Corporations to form a land
25 bank so that the disposition of

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2 City-owned foreclosed properties can
3 be -- those properties can be recycled
4 into productive uses more efficiently.

5 Thank you.

6 COUNCILMAN GREEN: Thank you
7 for your testimony. Thank you for the
8 work of the Urban Affairs Coalition.
9 Councilwoman Sanchez, with most of us up
10 here co-sponsoring, has introduced a land
11 bank bill which is before Council at this
12 moment.

13 Mr. Cruse.

14 MR. CRUSE: Good afternoon. My
15 name is Jeffrey Cruse. I'm the Executive
16 Director of the Philadelphia Council for
17 Community Advancement. PCCA has been
18 around longer than the Community
19 Development Block Grant fund. In 1962,
20 we were founded to provide housing,
21 community development and economic
22 development support to families and
23 communities throughout the City of
24 Philadelphia. As we celebrate our 50th
25 year of service, we have provided

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2 assistance in building over 4,000 units
3 of housing and provided housing
4 counseling services to over 80,000
5 residents of the City of Philadelphia.
6 We have been busy, and we're getting
7 busier. Last year we saw a 45 percent
8 increase in the amount of foreclosures
9 and counseling services to families
10 through the Diversion Court alone, and a
11 lot of them are from West Philadelphia
12 and Southwest Philadelphia, and we
13 believe that number is going to continue.

14 I just come in support of the
15 Consolidated Plan of OHCD, encourage
16 their continued support of housing
17 counseling. I appreciate them keeping
18 funding at the same level.

19 But I also come with a specific
20 request that the Carroll Park area that
21 has been without services, housing
22 counseling services, for quite some time
23 now be allowed to restore the services,
24 and PCCA is in fact ready to work in that
25 particular community to make sure those

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2 families are provided with adequate
3 services for housing counseling,
4 particularly those to preserve
5 homeownership.

6 Thank you.

7 COUNCILMAN GREEN: Thank you
8 for your testimony and the work of your
9 organization.

10 Ms. Jonas.

11 MS. JONAS: My name is Ellena
12 Jonas, Director of Housing with the
13 Philadelphia Corporation for Aging, which
14 is designated as the Area Agency for
15 Aging in Philadelphia. On a yearly
16 basis, we serve over 100,000 seniors and
17 individuals with disabilities with
18 various programs, senior centers, adult
19 daycare, housing services, counseling
20 services.

21 We'd just like to thank the
22 Office of Housing and Community
23 Development for their continued support
24 of the Senior Housing Assistance Repair
25 program for over 30 years now. Together

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2 we have provided needed support for
3 thousands of low-income seniors
4 throughout Philadelphia. Yet the number
5 of those in need continues to grow. We
6 estimate that approximately 55,000
7 Philadelphia homeowners age 60 and older
8 who have incomes less than 150 percent of
9 the poverty level, of those over 40
10 percent are in need of housing repairs.
11 Along with the housing repairs, there's
12 the physical conditions that take place
13 where individuals are in need of
14 railings, canes, 31 percent using canes
15 and walkers. And the bottom line is that
16 many seniors, frail seniors, whose
17 housing costs and conditions are creating
18 major impediments in their health and
19 safety needs.

20 My purpose today is to speak
21 about the SHARP services, which has
22 always been delivered in a manner that
23 reflects the best of our organizations.
24 As I was writing this testimony, I
25 received a phone call from a woman who

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2 was just so grateful for a wooden rail to
3 her basement. She was actually afraid to
4 go down to the basement because of so
5 many falls. So a simple wooden rail, you
6 know, made a significant difference.

7 Another consumer calling
8 talking about a wrought iron rail on the
9 front of her house. She was able to
10 proudly enter her home without the
11 children in the neighborhood laughing at
12 her, because she had to crawl up the
13 steps, you know, to get into her home.

14 Certainly we're now facing
15 difficult times and we understand that
16 over a \$20 million reduction in the Year
17 38 funding, OHCD had to make very
18 difficult choices, and the issue, of
19 course, is the fact that with this
20 reduction of the \$325,000 -- we have been
21 informed that we will not be receiving
22 any more of this funding -- it's just
23 going to have a significant difference as
24 to how we're going to be able to serve
25 these seniors. We're certainly going to

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2 have to be reducing the number of
3 households that we're going to be able to
4 serve from 700 to 600 a year. We'll no
5 longer be able to provide windows or
6 storm doors, which certainly in the
7 summertime is ventilation for them.
8 There'll be no more wrought iron rails or
9 first-floor half baths for those
10 individuals that struggle to have to get
11 upstairs obviously for toileting needs.

12 So these cuts will certainly
13 have a significant impact on the
14 consumers that we are serving, which will
15 certainly put additional strain, we feel,
16 on the other programs in the City, the
17 Adaptive Mod program, Basic Systems, as
18 well as the weatherization program.

19 Philadelphia Corporation for
20 Aging is requesting reconsideration to
21 restore the CDBG funds for the important
22 housing needs for the seniors.

23 Thank you so much for the
24 testimony.

25 COUNCILMAN GREEN: Thank you

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2 for your testimony. Thank you for the
3 work of PCA. And I often say budgeting
4 is choosing between competing ideas for
5 good with limited resources, and it's
6 very difficult to make these choices. I
7 know it was agonizing for OHCD to have to
8 make a lot of tough choices this year,
9 and certainly we're in a similar
10 situation, so -- I don't know what else
11 to say. Thank you for your testimony.

12 MS. JONAS: Thank you. Thank
13 you for your time.

14 COUNCILMAN GREEN: Are there
15 questions for anyone other than
16 Ms. Pankey?

17 (No response.)

18 COUNCILMAN GREEN: Thank you.
19 Councilwoman Blackwell.

20 COUNCILWOMAN BLACKWELL: Thank
21 you.

22 We wanted to note, and I'm sure
23 Chairman was ready to note, the retired
24 head of PHDC, Anthony McIntosh, in the
25 room, and we're certainly grateful to

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2 have him.

3 (Applause.)

4 COUNCILWOMAN BLACKWELL:

5 Certainly we won't press upon him, but
6 we'd love to hear his opinion on all
7 this, but it's okay.

8 We also noted that Reverend
9 Dr. Albert Campbell was in the room from
10 Mt. Carmel Baptist Church. We thank him
11 for being here. I'm sure for Carroll
12 Park, Councilman. And certainly we're
13 very, very glad to see him.

14 And I would like to -- other
15 people may have specific questions. I
16 would like to hear Deb McColloch comment
17 on the proposal that Ms. Pankey set forth
18 with regard to what you think and what
19 the department thinks about dissolving
20 PHDC and transferring folks into RDA.
21 That's my question.

22 COUNCILMAN GREEN: And can we
23 also have the Interim Director of PHDC
24 respond to this question as well, if he'd
25 come forward. Thank you.

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2 (Witnesses approached witness
3 table.)

4 MS. MCCOLLOCH: Thank you. I
5 just wanted to make the point, because
6 Ms. Pankey commented on the layoffs that
7 took place at PHDC last week, that those
8 layoffs were a result of the reduction in
9 the Recovery Act funding, that when those
10 folks were hired three years ago, it was
11 based on that increase, that specific
12 increase from the Recovery Act funding
13 that the City received, and folks knew
14 that it was for that specific period of
15 time. So those layoffs were actually
16 separate from any layoffs that we may
17 have to have as a result of the
18 Consolidated Plan that is before you
19 today.

20 I'm not saying that to make it
21 any less impactful for those people, but
22 that it's a separate funding source and
23 that that was what the deal was when
24 those particular people were hired.

25 COUNCILMAN GREEN: This is an

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2 election year and I won't have you
3 blaming President Obama for layoffs in
4 OHCD or PHDC. Thank you.

5 With respect to the question
6 that we're asking.

7 MS. MCCOLLOCH: So I just want
8 to make sure that there was some
9 clarification on that.

10 On the other question about a
11 merger, I think was the word you used,
12 between PHDC and the Redevelopment
13 Authority, I think that is under
14 consideration, with a range of options
15 that are being considered. I think the
16 pension cost issue is a big issue, and
17 until it is known what the cost of that
18 would be, it's not possible to figure out
19 what the cost of any merger would be
20 between PHDC and the Redevelopment
21 Authority. And that pension cost that
22 Ms. Pankey referred to, that number is a
23 number that is given to the agencies by
24 the Department of Finance and the Pension
25 Board about what cost we need to use to

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2 calculate the pension. And until that
3 number is clarified from the Finance
4 Department and the Pension Board, we
5 can't have a realistic picture of what a
6 cost would be to merge the agencies. And
7 so that is a cost that we need to know,
8 and we need to look at the other costs
9 that would be included to try to make any
10 kind of a rational decision about that.

11 COUNCILWOMAN BLACKWELL: We
12 would like to certainly know from the
13 Finance Department, if we're in a
14 position to vote for the Plan by June
15 21st before we recess, we need the
16 information. This is extremely
17 important. It's important for the
18 citizens of Philadelphia. It's important
19 for this union. And we need to know
20 before we expect to vote on the Plan just
21 where we are and where we're going and
22 what's happening with this department and
23 what's happening with the services and
24 the employees.

25 So we are making that request.

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2 I don't know if you know when the
3 response should come, but we need to know
4 that before we vote on this Plan.

5 COUNCILMAN GREEN: So the
6 question would be, has the question been
7 asked of the Finance Department?

8 MS. MCCOLLOCH: Yes.

9 COUNCILMAN GREEN: Okay. And
10 is this something that if the numbers
11 come back as suggested by Local 1971 as
12 correct or if there's any savings at all,
13 is this something that PHDC and RDA and
14 everybody is in fact considering doing?

15 MS. MCCOLLOCH: It would be
16 under consideration. I cannot commit
17 that it would happen by July 1st, which
18 would be the beginning of the fiscal
19 year.

20 COUNCILMAN GREEN: That's not
21 the question. I mean, within several
22 degrees of magnitude, the question is, if
23 there are in fact some significant
24 savings or if there are in fact savings,
25 is this something that the Administration

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2 or is this something that PHDC thinks,
3 RDA thinks is a good idea?

4 MS. McCOLLOCH: I think it
5 depends on those costs. I think --

6 COUNCILMAN GREEN: So if there
7 are savings --

8 MS. McCOLLOCH: I think it's
9 under consideration, yes.

10 COUNCILMAN GREEN: -- would you
11 proceed?

12 MS. McCOLLOCH: If there are
13 savings given -- there would be a range
14 of things to consider, the pension being
15 one of them, that we would look at those
16 savings, yes.

17 COUNCILMAN GREEN: If
18 ultimately there were savings, would you
19 proceed?

20 Wasn't something like this
21 suggested in fact by the reorganization
22 that was proposed during the Street
23 Administration as part of that report
24 that never got implemented because there
25 was so much opposition?

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2 MS. MCCOLLOCH: Yes.

3 COUNCILMAN GREEN: This was
4 part of the --

5 MS. MCCOLLOCH: This was the
6 suggestion at that time, yes.

7 COUNCILMAN GREEN: And so for
8 all sorts of good reasons, it was
9 suggested at the time. I imagine those
10 reasons have not gone away. The reason
11 it wasn't done at the time was politics.
12 The politics seemed to be favoring a move
13 that made a lot of sense a few years ago,
14 and I would like to understand why we
15 wouldn't do it, given that report and
16 potential savings.

17 MS. MCCOLLOCH: I think we need
18 to look -- the issue is, we need to look
19 at what the real costs and what those
20 savings may be, and then make a rational
21 decision.

22 COUNCILMAN GREEN: I understand
23 that you can't give a firm response, but
24 basically you're not opposed?

25 MS. MCCOLLOCH: No.

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2 COUNCILMAN GREEN: It was part
3 of the consolidated proposal under the
4 Street Administration, and so you would
5 look to proceed if everything turned out
6 okay?

7 MS. McCOLLOCH: Yes.

8 COUNCILMAN GREEN: Okay. Is
9 there any different testimony from PHDC?

10 MR. PORCELLA: No.

11 COUNCILMAN GREEN: Okay.

12 COUNCILWOMAN BLACKWELL:

13 Mr. Chairman, I know we fought
14 vociferously against that. Who knows
15 what a year brings and what happens, but
16 certainly we are open to considering all
17 of these things if we can, again, protect
18 the employees and protect the citizens of
19 Philadelphia who need the services and if
20 it works for everybody. And I think
21 that's the bottom line of that issue.

22 Tony, you agree?

23 No, no, no. It's all right.

24 And before you -- not on this
25 issue, but for PCA, we use them all the

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2 time. It's invaluable for our seniors.
3 I hope we're okay with PCA and where
4 we're going. You can respond to that
5 after we finish with 1291 (sic). I
6 neglected to mention that we do need to
7 talk about their funding.

8 COUNCILMAN GREEN: I have no
9 more questions for Ms. Pankey. So if you
10 would address Councilwoman Blackwell's
11 question about PCA.

12 MS. MCCOLLOCH: PCA funding was
13 reduced in the budget because we had a
14 \$20 million reduction and we had to make
15 tough choices, and because PCA has the
16 resources to continue the program. The
17 \$325,000 of CDBG funds support staff
18 costs at PCA to run the program, and as
19 the testimony indicated, the reduction in
20 funding is not eliminating the program.
21 The reduction in funding means that they
22 can provide fewer services. And that is
23 unfortunate, and I understand that and am
24 sympathetic to that, but we had to
25 reduce -- we had to make cuts and make

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2 funding choices about how we were going
3 to put together the Plan. And so because
4 that program could continue, albeit at a
5 reduced number of units, the decision was
6 that was a program that would continue
7 without the -- could and would continue
8 without the CDBG support.

9 COUNCILWOMAN BLACKWELL: Is
10 OHCD willing to, as they say, keep its
11 mind open if we end up in some emergency
12 situation with the level of need in that
13 area, would you consider that as the year
14 progresses?

15 MS. McCOLLOCH: I'm not exactly
16 sure. Would we consider --

17 COUNCILWOMAN BLACKWELL: Would
18 you consider some level of funding --

19 MS. McCOLLOCH: Oh, if we had
20 the resources?

21 COUNCILWOMAN BLACKWELL: No;
22 based on need, if the need expands to
23 that degree during these harsh economic
24 times.

25 MS. McCOLLOCH: I don't

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2 question the need for the program. I
3 question the resources that we have, what
4 resources would we use to support the
5 program, because the only thing we would
6 do would be taking resources from another
7 program to support that program.

8 COUNCILMAN GREEN: So,
9 Ms. McColloch -- excuse me, Councilwoman.

10 Ms. McColloch, so it is your
11 testimony that everything that the Plan
12 is funding is more important in terms of
13 the overall goals of OHCD and the City's
14 goals, et cetera, than everything that
15 you decided to lower or de-fund?

16 MS. MCCOLLOCH: And that that
17 is still an ability for PCA to carry out
18 the program. It's not eliminating the
19 program, because PCA has resources to
20 carry out the program, although it is
21 reducing the number of services that can
22 be provided. I'm not questioning that at
23 all.

24 COUNCILMAN GREEN: So is that a
25 yes or no to my question? Do you believe

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2 that everything that you've funded is
3 going to produce better results, et
4 cetera? Obviously some things are just
5 required, but of the choices that you
6 made, all the choices you made to fund
7 are more important for us than the things
8 that you decided to de-fund?

9 MS. MCCOLLOCH: Yes.

10 COUNCILMAN GREEN: So thank
11 you.

12 COUNCILWOMAN BLACKWELL:
13 Mr. Chairman, one last question for
14 Ms. Pankey, and, that is, we've been
15 through this before. What is your
16 position with regard to our recess on the
17 21st and the timing of all of this, and
18 how do you see -- and do you support Deb
19 McColloch's comment on the Finance
20 Department, and, finally, is there
21 anything else that you would like to tell
22 us that we haven't mentioned?

23 MS. PANKEY: Yes. Thank you.

24 Regarding Ms. McColloch's comment, she's
25 correct. Those ten individuals were

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2 stimulus-hired employees. However,
3 keeping in mind, as she testified, that
4 they want to continue, is budgeted to
5 continue the Basic Systems Repair
6 Program. And seven of those staff people
7 that were laid off were field people. So
8 no matter how you slice it and dice it,
9 it has -- no matter what their funding
10 was, they were still housed at PHDC.
11 They may have come in under a particular
12 funding source, but they did work across
13 the board for all the programs.

14 Aside from that, in terms of
15 what we're proposing and where we stand
16 and the pension issue, just as a matter
17 of fact -- because I do sit on the
18 Pension Board, I am a trustee for the
19 Pension Board. So I understand what
20 they're waiting for now is a response
21 from Mr. Dubow for an adjustment to the
22 figure that had already been submitted to
23 PHDC. And just as a matter of fact, that
24 176 percent that we were issued back in
25 February based on our current level of

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2 employees is going to cost PHDC \$2.3
3 million. That's fact based on the level
4 of staff that we currently have now that
5 are paying into the "J" Plan. When you
6 compare that to that of the Redevelopment
7 Authority and what they pay for -- what
8 they would pay for those same employees,
9 if we transition down there, pure
10 elementary, \$400,000. Okay?

11 COUNCILMAN GREEN: Ms. Pankey,
12 I have no doubt that your numbers are
13 correct.

14 MS. PANKEY: The response that
15 they want -- that they're getting from --
16 they are looking for a response from the
17 Pension Board for an adjustment in the
18 pension rate. They may get it, but it
19 will be for the short term. We're
20 looking for longevity. We're looking to
21 be able to retire as Mr. McIntosh did
22 from PHDC. That's not going to happen.

23 We came before this body,
24 before Council, in 2006 and we stated if
25 in fact -- we asked, if it is your

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2 intention to have PHDC continue to exist,
3 that committed dollars from the General
4 Fund be given to the budget. Clearly,
5 that's not going to happen either,
6 because we had two layoffs in 2006.

7 Although we testified in June of 2006, we
8 had two layoffs in 2006, a layoff in 2011
9 and now we're facing a layoff in 2012.

10 It's now time to stop kicking the can.

11 It is time to address the issue. This
12 has been an issue that has been attempted
13 by many mayors in trying to reorganize.

14 The only one that has been successful is
15 that of the Brophy report that was
16 implemented in 1992, which was also
17 inclusive of your package. And that was
18 successful why? Because labor was
19 involved. And when we were involved from
20 the beginning, we had a dialogue. We had
21 negotiations. We looked at everything,
22 and we made it happen, and it worked.

23 We believe that this can work
24 as well. We believe that it would not
25 take a long period of time. We don't

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2 believe that it would take a lot of
3 negotiations, because the model that we
4 are proposing to use is that of the
5 Brophy report, that which worked.

6 COUNCILMAN GREEN: Yes. So I
7 mentioned that report before. I
8 personally -- I can't see how
9 Ms. McColloch could go any further than
10 she went. She went pretty far to say if
11 everything works out the way everybody is
12 saying, this seems to make sense. It was
13 part of the Street Administration
14 Consolidation Plan, and I think the
15 Councilwoman's question is just if you
16 could -- are you comfortable with that
17 answer, is really the question. And from
18 my perspective, I don't see how we can
19 get any more certainty by June 21st.

20 MS. PANKEY: Well, in that I'm
21 not comfortable with it because we
22 haven't been called to the table to have
23 discussion as this even being a
24 possibility other than that with --
25 actually, I had a meeting with PHDC

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2 yesterday, and they wanted some
3 clarification on some issues.

4 COUNCILMAN GREEN: Okay.

5 MS. PANKEY: But we need to
6 have some true dialogue other than that
7 with PHDC and those that -- which we are
8 initiating ourself. They have not
9 demonstrated, "they" being the managers
10 of the agencies, have not demonstrated an
11 interest in this proposal.

12 COUNCILMAN GREEN: Can I ask
13 the Interim Director of PHDC if you will
14 agree to meet with Ms. Pankey again this
15 week and again next week and then just
16 for report back to this Committee on
17 those discussions so we can make sure at
18 least that some conversation and dialogue
19 is happening. And if there's any
20 information either of you need, we'll be
21 happy to try to help that process along,
22 but I think at this point, that's the
23 best we can do.

24 Is that --

25 MR. PORCELLA: That's no

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2 problem.

3 COUNCILMAN GREEN: Thank you
4 very much.

5 COUNCILWOMAN BLACKWELL:
6 Mr. Chairman, my last question is, will
7 these 10 to 12 people, Ms. McColloch, if
8 this transfer happens, will they be
9 brought back, number one?

10 Number two, can we be assured
11 that there will be no further layoffs?

12 And, number three, my final
13 question is to the Chair, that we would
14 like to have Mr. Dubow come in and
15 testify before we pass this. We want to
16 see what we can do to have this issue
17 resolved as much as possible. I'm not
18 comfortable with recessing on the 21st
19 with this open-ended issue out there.
20 Been here too many times, and I'm afraid
21 to say let's vote it out and wait. I'm
22 afraid of that. Been here. Been here.
23 And I'd like Mr. Dubow to come and to
24 testify before this Committee so we are
25 sure where we're going.

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2 COUNCILMAN GREEN: I'll

3 consider that. My plan was to vote this
4 out today given the time constraints that
5 we have and an extremely long hearing on
6 the 11th, which is the next time we meet,
7 which will be also several hours and
8 involve, I think, six or seven bills. So
9 my plan was to vote this out today and
10 hold it, because no changes have to be
11 made to the Plan as a result of progress
12 here or not. So my intention would be to
13 vote this out today and hold it until we
14 see progress that's satisfactory.

15 COUNCILWOMAN BLACKWELL:

16 Mr. Chairman, I can't support voting it.
17 Obviously, you know, I respect you as
18 Chair and you must do what you have to
19 do, but if it's reported out today, I
20 will vote no.

21 COUNCILMAN GREEN: Thank you.

22 COUNCILWOMAN BLACKWELL: Thank
23 you.

24 COUNCILMAN GREEN: Thank you
25 for your testimony.

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2 Any other questions of the
3 panel?

4 (No response.)

5 COUNCILMAN GREEN: Ms.

6 McCulloch, you are the first
7 Administration official to answer a
8 question with a yes or no in this entire
9 budget process, and I want to thank you.

10 MS. MCCOLLOCH: You're welcome.

11 MS. PANKEY: Thank you.

12 COUNCILMAN GREEN: The next
13 panel we have, Jennifer Goldfarb, John
14 Rowe, Zac Sivertsen and Paula Fantroyal.

15 (Witnesses approached witness
16 table.)

17 COUNCILMAN GREEN:

18 Ms. Goldfarb, please state your name for
19 the record and proceed with your
20 testimony.

21 MS. GOLDFARB: Good afternoon.

22 My name is Jennifer Goldfarb. I'm a
23 Housing Coordinator at ActionAIDS.

24 The Housing Department at
25 ActionAIDS is dedicated to reducing and

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2 preventing hopelessness, as well as
3 promoting economic self-sufficiency
4 amongst people living with HIV and AIDS.
5 Our client base is comprised of
6 Philadelphia's most vulnerable citizens,
7 including, but not limited to, the
8 elderly, those facing mental health
9 challenges, addictive disorders and
10 intellectual disabilities. The majority
11 of ActionAIDS' clients live on a fixed
12 income at or below 50 percent of the
13 poverty line. Our clients face a severe
14 cost burden for housing, as an average
15 client receives \$720.10 a month. It's
16 impossible for our clients to access
17 affordable housing, as 30 percent of
18 their gross monthly income is \$216. The
19 median rent in Philadelphia in 2010 was
20 \$836.

21 In the experience of the
22 agency, the majority of clients identify
23 housing as their primary reason for
24 accessing case management services. In
25 2011, ActionAIDS provided housing

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2 services to over a thousand individuals
3 living with HIV and AIDS.

4 Fortunate to have a Housing
5 Department, the agency has the capacity
6 to work intensively with the client to
7 meet their housing needs. Despite this
8 capacity, staff and clients face
9 insurmountable barriers to accessing
10 housing that extend beyond shortage of
11 income. Barriers include, but are not
12 limited to, immigration status, active
13 drug addiction, untreated mental illness,
14 criminal history, poor life skills, proof
15 of engagement or completion in a mental
16 health or drug and alcohol treatment
17 program, long wait lists to access
18 psychiatric care which is needed to
19 provide psychiatric evals for
20 applications, proof of homelessness
21 status, proof of an AIDS diagnosis for
22 HOPWA-funded housing, citizenship
23 requirements, and lack of permanent
24 housing subsidies and programs.

25 The four objectives of the Year

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2 38 proposed Consolidation Plan will
3 provide assistance to many
4 Philadelphians, including clients of
5 ActionAIDS, but these objectives do not
6 address the barriers to safe and
7 affordable housing that our clients face.

8 To prevent homelessness by
9 keeping people in their homes: Very few
10 of our clients own their own homes, and
11 their income and credit history are
12 barriers to mortgage approval.

13 HOPWA is an invaluable resource
14 for our clients. Its inclusion in the
15 Plan is of utmost importance to the
16 HIV/AIDS community. It would be an even
17 more invaluable resource should clients
18 with an HIV diagnosis who are still
19 active in addiction and untreated for
20 mental illness be permitted to apply for
21 the program.

22 Increase affordable housing:
23 The majority of ActionAIDS clients are
24 extremely low income and would benefit
25 from the development of rental and

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2 special needs developments. The waiting
3 time and eligibility requirements are of
4 concern to our clients, as many are
5 currently homeless either on the street,
6 in shelters or living with friends
7 temporarily. To strengthen communities,
8 eliminate blight and support neighborhood
9 planning. Many of our clients are
10 displaced in their communities because of
11 stigma related to their illness. Once
12 placed in subsidized housing, our clients
13 would benefit from the support of local
14 community-based organizations. It's very
15 important that our clients feel safe in
16 their community.

17 To create jobs by attracting
18 and retaining business: Mirroring the
19 general population of Philadelphia, the
20 majority of our clients who do work work
21 in the service sector. The creation of
22 jobs in this sector would greatly benefit
23 our clients.

24 ActionAIDS would like to
25 propose that more funds be directed

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2 toward a Housing First model, as this
3 would greatly assist our clients in
4 transcending barriers and accessing safe,
5 permanent, affordable housing. This type
6 of program would allow ActionAIDS to
7 reach and serve multiple populations who
8 are difficult to engage in healthcare,
9 who are living with mental illness,
10 active drug addiction and are chronically
11 homeless. By providing a client with
12 housing first, the client is stabilized
13 in their own home and then linked to
14 mental healthcare, drug and alcohol
15 treatment and HIV/AIDS care as
16 appropriate. Clients who are housed
17 first have access to clean water,
18 bathrooms and refrigeration, all vital
19 for adhering to medication regimens and
20 appointments. Once a client is stable in
21 mental healthcare, drug and alcohol
22 treatment, HIV/AIDS care and obtains the
23 necessary life skills for independent
24 living, they can then begin the process
25 of accessing employment and training

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2 services, ultimately leading to the
3 securing of independent housing.

4 Thank you.

5 COUNCILWOMAN TASC0: Thank you
6 very much for your testimony.

7 Mr. Rowe. John.

8 MR. ROWE: Thank you.

9 COUNCILWOMAN TASC0: Summarize
10 your testimony, because we've all
11 received the testimony, and the full
12 testimony will be in the record.

13 MS. ROWE: Thanks. I will.

14 Thank you, members of the
15 Finance Committee. I want to thank OHCD
16 and City Council for support over the
17 last 30 years and especially the last
18 five, with the funding cuts and just how
19 hard it is. I just want to acknowledge
20 that.

21 UESF provides emergency
22 financial assistance to prevent utility
23 terminations or to get utilities turned
24 back on. We've served 160,000 families
25 over the last 30 years due to this

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2 partnership. Over the last five years,
3 we've served 24,000 families. Last year
4 we served almost 5,000 families. I've
5 included a map of where we serve families
6 for all Councilmembers previously to the
7 hearing.

8 There's a proposed cut --

9 COUNCILWOMAN TASC0: Do we have
10 that?

11 MS. ROWE: You have it. I have
12 extra copies that you may have also.
13 This was given to the Chair.

14 COUNCILWOMAN TASC0: We have
15 it. It's here.

16 MS. ROWE: There's a proposed
17 cut of \$455,000 from last year to next
18 year. The impact of this proposed cut of
19 \$455,000 would be that 1,200 very
20 low-income families would be without
21 utility service in Fiscal Year 2013. And
22 since UESF is the last resort, these
23 families would have no other recourse.
24 These families are very poor. The annual
25 income is about \$13,000, or about 75

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2 percent of the federal poverty level.

3 Eighty-two percent are female heads of
4 household.

5 If the cut is allowed to
6 happen, an additional \$455,000 of
7 leveraged funds would be lost. This
8 would result to a total loss of over
9 \$900,000. We leverage every dollar we
10 receive dollar for dollar.

11 The program that we run is very
12 cost effective. The funds are used only
13 for grants. All funds are used for
14 emergency grants, and none are used for
15 administration. We raise our own
16 operating funds from non-City resources.

17 The need for utilities
18 assistance is immense and it's growing.
19 UESF provided emergency financial
20 assistance at the unprecedented level of
21 \$885,000 preceding the 2011 and '12
22 winter moratorium. We're turning
23 families away right now. We're turning
24 families away at the rate of about 500
25 families a week. There are probably a

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2 whole lot more families who need
3 assistance who are not applying because
4 they already know that we are out of
5 funds.

6 The effect upon vulnerable
7 families goes well beyond the lack of
8 utility service. Families run the risk
9 of becoming homeless. Families have to
10 have the choice of either heat or eat.
11 And it affects children, and there's
12 long-term effects in terms of kids'
13 performance in school and over the long
14 term.

15 For the purpose of brevity, I
16 sincerely ask that the City Council
17 considers reinstating the \$455,000 for
18 the benefit of the 1,200 families who
19 definitely will be without utility
20 service next year. The \$455,000 would be
21 leveraged into \$910,000.

22 Thank you for your time.

23 COUNCILWOMAN TASC0: Thank you
24 very much. The interesting thing is --
25 (Applause.)

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2 COUNCILWOMAN TASC0: The
3 message has to go to the Congress. The
4 National League of Cities and those of us
5 who participate with the National League
6 of Cities have fought all year to prevent
7 the cuts and the Community Development
8 Block Grant funding, and so that leaves
9 the City budget to pick it up. So that's
10 going to be a challenge for us. So we'll
11 see what we have to do, but the message
12 is clearly on the federal government --

13 MS. ROWE: Yes, it is.

14 COUNCILWOMAN TASC0: -- to fund
15 this program. Thank you.

16 Councilwoman Blackwell.

17 MR. ROWE: Thank you very much.

18 COUNCILWOMAN BLACKWELL: Thank
19 you.

20 Mr. Rowe, we want to thank you
21 for your commitment. You're a good man.
22 You're committed to the people who use
23 this program and those who need it. We
24 thank you for your commitment. We're
25 with you a thousand percent.

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2 MS. ROWE: Thank you. I thank
3 you for your support.

4 COUNCILWOMAN BLACKWELL: Thank
5 you.

6 COUNCILWOMAN TASC0: Thank you.
7 Next.

8 MS. FANTROYAL: I have been
9 sitting next to him, but I have been a
10 recipient of his program.

11 So I'm here for you too.

12 MR. ROWE: Thank you very much.

13 MS. FANTROYAL: My particular
14 reason --

15 COUNCILWOMAN TASC0: What's
16 your name first?

17 MS. FANTROYAL: My name is
18 Paula Fantroyal and I am a recipient of
19 the Senior Assistance Program and the
20 Community Improvement Program, and I made
21 initial -- I just want to get real short.

22 I made initial application
23 after the earthquake 5.9 August the 23rd,
24 2011, and I would like to submit into
25 testimony the damage, which there was

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2 already deterioration of the wood, but
3 the pillar of my house actually slipped
4 under my porch.

5 COUNCILWOMAN TASC0: Do you
6 need those photographs?

7 MS. FANTROYAL: No, I don't. I
8 want you to keep them.

9 COUNCILWOMAN TASC0: Thank you.

10 MS. FANTROYAL: My budget and
11 income gross is \$878 a month; net, after
12 taxes, it's \$598 a month. And I was
13 informed about this program, made
14 application and was a very good recipient
15 of the program. All these things I was
16 eligible for under this community
17 involvement program.

18 The work that was actually done
19 was, my front porch, not the pillar, and
20 a pipe downstairs in my basement, because
21 I was told that there was this decrease
22 in the budget that was coming up.
23 Initially I was told that when the budget
24 came in in July of this year, the balance
25 of this work would be done, and now I'm

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2 finding out that they're closing, people
3 are leaving and there is not going to be
4 a new budget. That's what I'm told.

5 I'd like to know, in my
6 position, when I got this particular
7 estimate, only up to this particular
8 point where you see there were other
9 things added that came to like \$5,485.
10 The only way that I could ever get this
11 work done, which is a one-time deal for
12 me, was to borrow out of my retirement.
13 I am on disability retirement, but I had
14 to borrow out of my retirement. I have
15 to repay IRS \$1,223 for work that's not
16 even going to get done.

17 So I just really kind of really
18 want to understand as a recipient -- I
19 live in the 19143 area. It was supposed
20 to be a targeted area. And I want to
21 understand if this program is really
22 going to be implemented again in July.
23 From what I'm told, that they were
24 closing down, the staff has been cut
25 back, and I can't really get any good

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2 answers. And I want you to understand
3 that there's an impact to an individual.
4 We're talking about numbers of people,
5 and I do understand numbers of people,
6 but I want to get a face on what one
7 person did, because I would not be able
8 to ever get this much work done again.

9 COUNCILWOMAN TASC0: Thank you
10 for your testimony. 19143, that's
11 Councilwoman Blackwell's district.

12 MS. FANTROYAL: And there was
13 supposed to be a designated territory of
14 Cobbs Creek for this money that has now
15 just kind of fell out the window.

16 COUNCILWOMAN BLACKWELL: That
17 is definitely my area. That is
18 definitely my district. That is
19 definitely my neighborhood. It's
20 technically the 3rd Ward. That's
21 definitely all of West Philadelphia. And
22 this is one of the issues that I hope
23 Ms. McColloch is considering. Where
24 there are already commitments, what
25 happens? If a person is in the middle of

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2 it, as she says she is, if there's
3 been -- if there's been commitments,
4 that's a whole different thing. If a
5 person has notice that they're getting
6 funded, how do we -- it seems to me we've
7 got to at least, at the very least,
8 complete those who have letters of
9 commitment. We can't leave them hanging
10 in the middle.

11 Would you consider that and let
12 us know before the end of today, or
13 you're welcome to come up now.

14 (Witness approached witness
15 table.)

16 MS. MCCOLLOCH: I apologize. I
17 don't know the specifics of your
18 individual case, but from what I
19 understand from your testimony, this was
20 a case that was started through
21 Philadelphia Neighborhood Housing
22 Services, and as I said before, we're
23 going to work with PNHS going forward,
24 and I'll try to figure out the details of
25 this case. I can't commit to something

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2 here without --

3 COUNCILWOMAN BLACKWELL: That's
4 fine. You will meet with her and see
5 what we can do to work it out?

6 MS. MCCOLLOCH: And work with
7 the staff at PNHS.

8 COUNCILWOMAN BLACKWELL: Thank
9 you. Thank you very much.

10 MS. FANTROYAL: Thank you.

11 COUNCILWOMAN BLACKWELL: Thank
12 you.

13 COUNCILMAN GREEN: I think the
14 next to testify will be Zac Sivertsen.

15 MR. SIVERTSEN: Good afternoon.
16 My name is Zac Sivertsen and I represent
17 the People's Emergency Center. PEC
18 provides comprehensive supportive
19 services to homeless women and their
20 children, works to revitalize our West
21 Philadelphia neighborhood and advocates
22 for social justice. I appreciate the
23 opportunity to submit testimony today,
24 and I would like to make the following
25 recommendations.

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2 COUNCILMAN GREEN: Thank you.

3 Your testimony is part of the record, so
4 if you can summarize it, we'd appreciate
5 it.

6 MR. SIVERTSEN: Okay. I'll
7 just cover a few things.

8 We believe it's critical to
9 continue funding for the targeted
10 homeownership preservation and
11 preservation of older affordable housing.
12 We also believe it is important to have
13 funding available to support in-fill
14 homeownership development. We believe
15 the Administration has done a good job
16 allocating the scarce resources that are
17 available, but we think it is imperative
18 that the City expand its commitment to
19 affordable housing, neighborhood economic
20 development and effective vacant property
21 system.

22 We're happy to see that the
23 City has maintained funding for
24 commercial facade improvements, although
25 at a lower level. We would like to voice

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2 our support for this program.

3 We applaud the Mayor and City
4 Council for their continued support for
5 the CDC Tax Credit Program. We urge the
6 City to provide more similar flexible
7 resources that will support mixed-use
8 real estate development, streetscape and
9 facade improvements, and revitalization
10 of disinvested commercial corridors.

11 And we also urge the City to
12 identify new resources for acquisition to
13 ensure that critical developments
14 continue to flow through the pipeline.

15 Once again, PEC appreciates
16 past support, and we believe that we have
17 consistently provided an important return
18 on this public investment.

19 Thank you again for the
20 opportunity to provide our testimony.

21 COUNCILMAN GREEN: Thank you
22 very much.

23 Councilmember Blackwell.

24 COUNCILWOMAN BLACKWELL: Yes.

25 As many of you know, PEC is the

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2 oldest shelter in the state. We worked
3 with them from the beginning since they
4 were at 3311 Chestnut Street way back
5 early in Lucien Blackwell's career since
6 we've been here. We've been here 30
7 years. So certainly we thank you. We
8 thank PEC. We thank its former and
9 current leadership and its commitment to
10 people in need. Thank you.

11 MR. SIVERTSEN: We thank you
12 for your support.

13 COUNCILMAN GREEN: Thank you
14 for your testimony.

15 Next we have Cicely
16 Peterson-Mangum, James White, Alizul
17 Rosado, Bernard Hawkins and Michael
18 Roepel.

19 (Witnesses approached witness
20 table.)

21 COUNCILMAN GREEN: Ms.
22 Peterson-Mangum, please state your name
23 for the record and proceed with your
24 testimony.

25 MS. PETERSON-MANGUM: Good

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2 afternoon. My name is Cicely
3 Peterson-Mangum and I'm going to ask you
4 to forgive me. I just had an eye
5 appointment, so my pupils are dilated, so
6 I'm going to do the best I can to read --
7 just summarize?

8 COUNCILMAN GREEN: We have your
9 testimony as part of our record. We've
10 all reviewed it, and if you can summarize
11 it, speak from your heart.

12 MS. PETERSON-MANGUM:
13 Absolutely.

14 COUNCILMAN GREEN: It will have
15 far more impact. Thank you.

16 MS. PETERSON-MANGUM: Okay.
17 Again, I'm with Logan CDC. We're a
18 community development corporation. We
19 serve the Logan neighborhood of
20 Philadelphia. Our mission is to enhance
21 the quality of life for Logan businesses
22 and residents through transformative
23 community and economic development.

24 I'm just here to thank you,
25 Council, for your support and to just

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2 emphasize the partnership that we
3 currently have with the Office of Housing
4 and Community Development. But for their
5 support, we would not be able to do all
6 of the wonderful work that we've done in
7 such a short period of time, including
8 our Neighborhood Advisory Committee,
9 vacant lot cleanups. For the first time
10 ever in the history of the Logan
11 neighborhood, we had banners heralding
12 the kickoff of the North Broad Street --
13 of the Broad Street Run that takes place
14 in Logan every year for the past 34
15 years.

16 Also, we have the Logan
17 Incentivized Facade Target Program where
18 some of our businesses have taken
19 advantage of the storefront improvement
20 program. And we have additional support
21 from Wells Fargo to provide businesses
22 who want to take advantage of it but
23 can't because they don't even have the
24 matching support.

25 Again, like my predecessor just

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2 said, we thank you for supporting the tax
3 credit partnership. I'm really excited
4 that for the first time we have a tax
5 credit partner. So we will definitely
6 leverage any support or continued support
7 that we receive from OHCD. I'm very
8 grateful to have this opportunity.

9 Also, we're a benefit bank
10 site, where we provide assistance to low-
11 and moderate-wage earning individuals and
12 families who file income tax returns.
13 Last year our staff helped more than 40
14 individuals access over \$20,000 in
15 unclaimed federal and state money.

16 We are pursuing real estate
17 development and have recently completed a
18 real estate development manual. I'm also
19 happy to report that we completed a
20 strategic plan.

21 So we are definitely committed
22 to this vision that we have for Logan,
23 and I'm sure that James will really
24 convey all of the support that we're
25 looking for in terms of affordable

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2 housing development and vacant property
3 maintenance.

4 So I thank you, and I just
5 solicit your support when you make your
6 decision.

7 COUNCILMAN GREEN: Thank you.

8 Mr. White, please state your
9 name and proceed with your testimony.

10 MR. WHITE: Good afternoon, and
11 thank you for the opportunity to testify.
12 My name is James White, and I'm the
13 Policy Coordinator of the Philadelphia
14 Association of Community Development
15 Corporations.

16 COUNCILMAN GREEN: And,
17 Mr. White, we do have your entire written
18 testimony here. If you can summarize it,
19 we'd appreciate it.

20 COUNCILWOMAN TASC0: We know
21 your script.

22 MR. WHITE: I see the longest
23 running play in Council.

24 On that note, I will briefly
25 speak about our priorities for affordable

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2 housing many of our members have alluded
3 to.

4 We're grateful to the City for
5 partnering with CDCs through the
6 Philadelphia Housing Trust Fund and other
7 federal and state programs to expand
8 affordable housing, homeownership and
9 rental housing opportunities for
10 residents. We agree with the priorities
11 of supporting development of affordable
12 rental housing, housing counseling,
13 foreclosure prevention and the
14 preservation of existing affordable
15 housing inventory. Along these lines, we
16 believe it is critical to continue
17 funding for targeted homeownership
18 preservation and preservation of older
19 affordable rental housing in need of
20 investment. To wit, programs such as
21 BSRP, targeting housing preservation, HRP
22 that have been at risk and been cut
23 because of federal and state funds, need
24 our support more than ever. It's
25 critical that you continue to support

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2 these programs so we don't have like
3 Mrs. Fantroyal who get caught in the
4 middle, left without shelter, left
5 without repairs or maintenance for their
6 shelter.

7 The other priority -- and I'll
8 talk briefly here, because we all know
9 that I talk about this all the time, and
10 I thank you for listening and taking
11 action.

12 We are delighted to see the
13 City plans to continue investment in
14 community economic development and, in
15 particular, commercial corridor
16 revitalization by providing direct
17 assistance to businesses, including
18 facade improvements, assistance to CDCs
19 for staffing for commercial corridor
20 revitalization strategies, and support
21 for commercial real estate investment,
22 although we are concerned that in the
23 Consolidated Plan, both the Commerce
24 Department and the Office of Housing and
25 Community Development have zeroed out

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2 funding for the City's Mixed-Use
3 Development Fund. As you know, there are
4 many vacant properties on neighborhood
5 commercial corridors throughout the City.
6 Ground-level storefronts with residents
7 above them, rehabilitation and new
8 construction of mixed-use buildings offer
9 the potential to revitalize neighborhood
10 commercial corridors and give residents
11 access to employment, services, shopping
12 and dining. It will create safe, vibrant
13 and active streetscapes while
14 strengthening the City's tax base. We
15 urge you to restore the Mixed-Use
16 Development Fund.

17 On that note, I will make one
18 comment. The City has moved forward by
19 opening a front door towards vacant
20 property acquisition and disposition,
21 with new policies that encourage
22 residents, businesses, developers,
23 for-profit and non-profit, the
24 opportunity to take these blighted and
25 abandoned properties, often tax

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2 delinquent, and put them back to
3 productive use. We look forward to the
4 opportunity to work with the City to
5 implement an equitable Consolidated Plan
6 and delivery system to strengthen the
7 City's neighborhoods and address
8 residents' housing and community
9 development needs in this environment of
10 diminished funds.

11 Thank you.

12 COUNCILMAN GREEN: Thank you.
13 As you know, Councilwoman Sanchez and I
14 think everybody up here --

15 MR. WHITE: Including you, sir.

16 COUNCILMAN GREEN: -- signed a
17 land bank bill. So we're going to try to
18 move forward.

19 The front door is essentially
20 the same as the City's 3-1-1 system,
21 which is, you call a central place and
22 then they have to call each individual
23 agencies again. The agency chooses what
24 properties it's going to put up. It's
25 not every property that you know

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2 available, et cetera.

3 So I appreciate what you said,
4 but thank you for your testimony.

5 MR. WHITE: I agree, sir. It's
6 not enough.

7 COUNCILMAN GREEN: Ms. Rosado.

8 MS. ROSADO: My name is Alizul
9 Rosado. I'm the Employment Counselor at
10 Southwest CDC. I'm here specifically to
11 speak about the employment factor in all
12 of the budget cuts that are happening
13 with the consolidation.

14 Our program, which is located
15 in Southwest, is the only program of its
16 kind that offers direct one-on-one job
17 counseling to the over 400 residents of
18 our area that need it or that are
19 unemployed and seeking employment. For
20 the last two years, our program has been
21 funded directly by the CDBG grant. And
22 during a meeting with the Department of
23 Commerce in March, I received news that
24 the grant -- that the entire budget for
25 the employment assistance was being cut

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2 and that our program might be at risk of
3 closing in November because of that.

4 So what I'm here to say today
5 is that our program is so necessary and
6 we are the only one of its kind. There
7 are mature workers who are 60 years old
8 who don't have their GEDs but can't
9 afford to retire. There are individuals
10 who have multiple Master's degrees who
11 unfortunately because of records are
12 underemployed. We are there to provide
13 them with the service of resume and cover
14 letters, we do mock interviews, these
15 direct services to help the individuals
16 secure employment.

17 I am aware that there is an
18 expansion of the Airport that is in the
19 works to occur, and it's imperative that
20 the community in the Southwest community
21 is prepared both in job readiness and
22 with the tools that they need to apply to
23 these positions so that that expansion is
24 serving the community that's going to
25 have the largest impact.

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2 All of my clients are low and
3 moderate income. None of them are
4 looking for higher pay. They just want a
5 job that they can go home, provide for
6 their families and feel accomplished.

7 I just want to add that I do
8 believe that this measurable and direct
9 service that we're providing to
10 individuals has a greater -- or is a
11 catalyst for greater economic
12 development. They are able to pay their
13 bills. They are able to pay their rent
14 when they secure employment. So
15 things -- we have individuals who come in
16 to Southwest CDC for help with UESF and
17 they are referred directly to me, because
18 that is one step to paying your bills, is
19 securing employment that can do that for
20 you. And also with the foreclosure, many
21 of our clients who are in the
22 foreclosure -- or the Housing Foreclosure
23 Assistance Program are also my clients
24 who I am trying to help secure
25 employment.

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2 You see in my testimony that
3 there's an example. I won't go into
4 great detail about Ms. Dingle, but I want
5 to say that there are more than 194
6 clients that I have served just since
7 September, and we have met all the
8 deliverables that were necessary that
9 were outlined in our contract, and it's a
10 great shame that it's been removed,
11 because it is a very, very necessary
12 program and, again, the only of its kind
13 in that area.

14 COUNCILMAN GREEN: Thank you.
15 I'm sorry for the loss of your program.
16 It sounds like a very good one. I wish
17 there were additional resources. Thank
18 you for your testimony.

19 Mr. Hawkins.

20 MR. HAWKINS: Good afternoon.
21 My name is Bernard Hawkins. I'm the
22 Executive Director of Philadelphia
23 Neighborhood Housing Services. I came
24 here to testify today because our budget
25 for the Year 38 was zeroed out. A little

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2 bit earlier you heard testimony from a
3 citizen regarding the project that she
4 was expecting to have completed on her
5 home that the funding was no longer
6 available. Well, that was us. So I was
7 very happy to hear earlier that OHCD will
8 reconsider our funding, and I'm very
9 hopeful that we'll be able to complete
10 the project that we had committed to
11 earlier.

12 The only other thing I would
13 add to my testimony today is that the
14 homeownership programs have taken a hit
15 in the Year 38 budget. I would like to
16 express my support for the continuation
17 of at least two of those programs.

18 The Homeownership
19 Rehabilitation Program needs to be
20 continued. They are not receiving
21 funding or not scheduled to receive new
22 funding in the current proposed budget.
23 And also the Targeted Housing
24 Preservation Program, a very good program
25 that needs to be funded, and it provides

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2 more money for home repairs. And the
3 Basic Systems Repair Program, I can tell
4 you now, \$10,000 does not get it done,
5 will not get it done. We're working with
6 a family now, South Philadelphia, a
7 vacant property that needs repair,
8 \$70,000 is what they need. We're
9 leveraging what they need against the
10 subsidies we have, our loan program and
11 the Pennsylvania Housing Finance Agency
12 Renovate and Repair Loan Program to
13 secure the necessary resources to get the
14 project done.

15 That's what we do, and I thank
16 you for your support.

17 COUNCILMAN GREEN: Thank you
18 very much for your testimony.

19 Mr. Roepel.

20 MR. ROEPEL: Yes. I'm Michael
21 Roepel. I'm the Board President for the
22 Philadelphia Neighborhood Housing
23 Service. I just really came here to
24 support my Executive Director and also
25 want to let you know that West

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2 Philadelphia does need attention,
3 Councilwoman Blackwell, especially on the
4 south side.

5 COUNCILWOMAN BLACKWELL: I
6 know.

7 MR. ROEPEL: And we're here.
8 We've been relocated from 121 North Broad
9 to 52nd and Chestnut Street, and we're
10 right in the neighborhood. We're right
11 there. And we can support all the
12 housing services that's necessary in
13 Cobbs Creek and Carroll Park and all
14 along the reconstruction of the El,
15 because it was a slight West Philly
16 tsunami with the El reconstruction.

17 So thank you for your support.

18 COUNCILMAN GREEN: Thank you
19 for your testimony. Councilwoman
20 Blackwell -- I love every neighborhood
21 exactly equally. Councilwoman Blackwell
22 would say west is the best.

23 MR. ROEPEL: Well, I just
24 happen to have been the West Philadelphia
25 planner for the Philadelphia City

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2 Planning Commission for five years, so I
3 watched it evolve from a professional
4 perspective.

5 COUNCILWOMAN BLACKWELL: Thank
6 you.

7 COUNCILMAN GREEN: Councilwoman
8 Tasco.

9 COUNCILWOMAN TASCO: I think
10 she had it first.

11 COUNCILMAN GREEN: Oh, I'm
12 sorry. Councilwoman Blackwell.

13 COUNCILWOMAN BLACKWELL: Thank
14 you.

15 Yes. And all realize what the
16 El did to businesses on 52nd Street and
17 how much the residential community, it
18 spilled over into. That was also
19 affected.

20 So when Philadelphia
21 Neighborhood Housing Association looks at
22 properties, you deal with all loans that
23 the City has or all programs, loans and
24 grants? Explain to the Committee what
25 you do. You mention \$10,000. Go into a

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2 little more detail about what you
3 provide.

4 MR. HAWKINS: The OHCD has been
5 providing funding under the program
6 called Community Improvements. Those are
7 subsidy funds for improvements to the
8 exterior facades of properties. Windows,
9 doors, roofs, heating systems, sidewalks,
10 porch repairs, things of that nature, are
11 supported at 80 percent, with the
12 homeowner providing 20 percent of the
13 cost for that program.

14 We also have a revolving loan
15 fund, so homeowners who need to make
16 other repairs or to support their share
17 of the costs of the exterior facade
18 repairs are able to borrow the funds that
19 they need for those additional home
20 repairs or their share of the costs. And
21 we've been working under the
22 Homeownership Rehabilitation Program and
23 the Targeted Housing Preservation Program
24 as well. We have a --

25 COUNCILWOMAN BLACKWELL:

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2 Provides how much?

3 MR. HAWKINS: The Targeted
4 Housing Preservation Program is limited
5 to targeted blocks that are approved by
6 PHDC, but it could provide up to \$20,000
7 to a homeowner for home improvements.

8 We also have administered the
9 program we call the Major Systems Repair
10 Program. That's been privately funded by
11 several insurance companies over the
12 years, and we've been providing grants
13 for roofing, plumbing, heating,
14 electrical repairs. We started out about
15 \$2,500 per system. We're down to about
16 \$1,500 per system, but we still have some
17 funds available for that as well.

18 COUNCILWOMAN BLACKWELL: Thank
19 you. Thank you. So this is a
20 comprehensive program. We certainly
21 wanted the Committee to note that makes a
22 big difference when they focus in on a
23 property and makes a big difference for
24 the resident and the homeowner.

25 Thank you.

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2 MR. HAWKINS: Thank you.

3 COUNCILMAN GREEN: Councilwoman
4 Tasco has a call-in question.

5 COUNCILWOMAN TASCO: First I'd
6 just like to thank all of you who work in
7 the community and provide housing
8 services to our citizens. It's a lot of
9 hard work. It's certainly sort of like,
10 you know, you're not sure every day where
11 you're going to get the money from to do
12 the work, but you've been in it for a
13 long time and you persevered.

14 We worked together on some
15 money we got from Nationwide many years
16 ago, and I wish there was -- I wish
17 Lorraine was still there.

18 But I also want to say thank
19 you to my Executive Director of the Logan
20 CDC. We have come a long way under the
21 leadership of Cicely. And thank the
22 Office of Housing and Community
23 Development for working with them,
24 because they know the importance of that
25 Logan area. Without them, that area

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2 would not have the services that they
3 provide.

4 So all of you I want to say
5 thank you who are involved in the
6 community in which you do and constantly
7 worrying about where you're going to get
8 the money from. So I just wanted to say
9 that.

10 MR. HAWKINS: Thank you.

11 COUNCILMAN GREEN: I thought
12 maybe she called for a life line.

13 COUNCILWOMAN TASCO: I wish I
14 could.

15 COUNCILMAN GREEN: So we will
16 recess the hearing and go into the
17 meeting on Bill No. 120434.

18 It is my intention to move the
19 bill today. I don't believe there are
20 any recommended amendments, and we should
21 move this bill with a suspension of the
22 rules.

23 Councilwoman Tasco, would you
24 please call for a --

25 COUNCILWOMAN TASCO:

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2 Mr. Chairman, I move that Bill No. 120434
3 be reported out of Committee with a
4 favorable recommendation and that the
5 rules of Council be suspended so this can
6 be heard at Council's next session.

7 (Duly seconded.)

8 COUNCILMAN GREEN: Having been
9 moved and seconded, all in favor?

10 (Aye.)

11 COUNCILMAN GREEN: All opposed?

12 COUNCILWOMAN BLACKWELL: No.

13 COUNCILMAN GREEN: Let the
14 record reflect that Councilwoman
15 Blackwell voted no. The bill is reported
16 out of Committee with a suspension of the
17 rules.

18 We will adjourn the meeting on
19 Bill No. 120434.

20 Thank you, everybody who
21 testified and came here today.

22 (Committee on Finance concluded
23 at 4:15 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 on June 6, 2012, and that
this is a true and correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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