

6/10/2022

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON PUBLIC PROPERTY
AND PUBLIC WORKS

Remote location using Microsoft® Teams
Friday, June 10, 2022
10:00 a.m.

PRESENT:

COUNCILMAN CURTIS JONES, JR., CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILMAN ALLAN DOMB
COUNCILWOMAN JAMIE GAUTHIER
COUNCILWOMAN HELEN GYM
COUNCILMAN DAVID OH

BILLS: 220289, 220290, 220322, 220496,
220507, 220521, 220522, 220524,
220525

6/10/2022

1 - - -

2 COUNCILMAN JONES: Good
3 morning, everyone, and good morning
4 particularly to the members of the
5 Committee.

6 This is the public hearing of
7 the Committee on Public Property and
8 Public Works. Before we begin this
9 hearing, I'd like to recognize
10 Ms. Samantha Williams, Esquire, to
11 read an important and necessary
12 announcement.

13 THE CLERK: Thank you,
14 Mr. Chairman. I understand that state
15 law currently requires that the
16 following announcement be made at the
17 beginning of every remote public
18 hearing as follows: Due to the
19 current public health emergency, City
20 Council Committees are currently
21 meeting remotely. We are using
22 Microsoft Teams to make these remote
23 hearings possible.

24 Instructions for how the
25 public may view and offer public

6/10/2022

1 testimony at public hearings of
2 Council Committees are included in the
3 public hearing notices that are
4 published in the Daily News, Inquirer
5 and Legal Intelligencer prior to the
6 hearing and can also be found on
7 PHLCouncil.com.

8 Everyone who has been invited
9 to the meeting to testify should be
10 aware that the public hearing is being
11 recorded. Because this hearing is
12 being recorded, participants and
13 viewers have no reasonable expectation
14 of privacy. By continuing to be in
15 this meeting, you are consenting to
16 being recorded.

17 Additionally, prior to
18 Councilman Jones recognizing Members
19 for questions or comments they have
20 for witnesses, I will note for the
21 record at this time that the chat
22 feature available in Microsoft Teams
23 is only to be used to allow Members to
24 signify that they wish to be
25 recognized. In order to comply with

6/10/2022

1 the Sunshine Act, the chat feature
2 must only be used for this purpose.

3 Thank you.

4 COUNCILMAN JONES: Thank you,
5 Ms. Williams, and we will call the
6 roll. And will Members say some words
7 so that your image will appear on the
8 screen.

9 THE CLERK: Councilmember
10 Domb.

11 COUNCILMAN DOMB: Good
12 morning, Mr. Chair and colleagues. I
13 am present.

14 THE CLERK: Councilmember
15 Gauthier.

16 COUNCILWOMAN GAUTHIER: Good
17 morning, Mr. Chair, colleagues and to
18 all the witnesses. Present.

19 COUNCILMAN JONES: Good
20 morning.

21 THE CLERK: Councilmember
22 Gym.

23 (No response.)

24 THE CLERK: Councilmember Oh.

25 COUNCILMAN OH: Good morning,

6/10/2022

1 Chair and colleagues. I'm present.

2 COUNCILMAN JONES: Good
3 morning.

4 THE CLERK: Vice-Chairman
5 Squilla.

6 (No response.)

7 THE CLERK: And, Chairman
8 Jones.

9 COUNCILMAN JONES: I am
10 present, and a quorum has been
11 established. Can we continue by
12 reading the titles of the bills before
13 us today.

14 THE CLERK: Bill No. 220496,
15 an ordinance authorizing the
16 Commissioner of Public Property, on
17 behalf of the City of Philadelphia to
18 grant PECO Energy Company an easement
19 for the purpose of installing
20 transmission lines across a portion of
21 the parcel or parcels of land in an
22 area bounded by 34th Street, Grays
23 Ferry Avenue and the Schuylkill River
24 Pierhead Line, under certain terms and
25 conditions.

6/10/2022

1 And Bill No. 220521, an
2 ordinance authorizing the Chief
3 Information Officer for the City of
4 Philadelphia, on behalf of the City of
5 Philadelphia, to enter into a
6 professional services agreement for up
7 to 60 months in order to obtain
8 hosting and manage services for the
9 OnePhilly HR, Benefits, Payroll, Time
10 and Attendance system, all under
11 certain terms and conditions.

12 And Bill No. 220524, an
13 ordinance authorizing the Commissioner
14 of Public Property and the Director of
15 Commerce, on behalf of the City of
16 Philadelphia, to enter into a lease
17 agreement with the Commonwealth of
18 Pennsylvania for property within the
19 Commonwealth of Pennsylvania's
20 Interstate 95 right-of-way between
21 Spring Garden Street and Allegheny
22 Avenue, as well as certain portions of
23 the Commonwealth of Pennsylvania's
24 North Delaware Avenue right-of-way
25 between Spring Garden Street and

6/10/2022

1 Allegheny Avenue and certain portions
2 of the Commonwealth of Pennsylvania's
3 Richmond Street right-of-way between
4 Spring Garden and Allegheny Avenue to
5 be further subleased by the City to
6 the Delaware River Waterfront
7 Corporation, all under certain terms
8 and conditions.

9 And Bill No. 220525, an
10 ordinance authorizing the Commissioner
11 of Public Property, on behalf of the
12 City of Philadelphia, to convey to the
13 Commonwealth of Pennsylvania, all or a
14 portion of a parcel or parcels of land
15 in and about the area bounded by Front
16 Street, East Allen Street, Canal
17 Street and Laurel Street, all under
18 certain terms and conditions.

19 And Bill No. 220522, an
20 ordinance authorizing the Commissioner
21 of Public Property, on behalf of the
22 City of Philadelphia, to convey to the
23 Philadelphia Authority of Industrial
24 Development, all or a portion of
25 certain parcels of land in and about

6/10/2022

1 an area bounded by Wharton, 12th,
2 Reed, and 11th Streets for further
3 conveyance; to enter into a sublease
4 agreement with the Philadelphia
5 Authority for Industrial Development
6 for use by the City of Philadelphia of
7 a premises located at 1357 South 12th
8 Street, Philadelphia, Pennsylvania;
9 and to acquire fee simple title or a
10 lesser real estate interest by
11 purchase, condemnation, or otherwise,
12 in a portion of certain parcels of
13 land in and about the area bounded by
14 Wharton, 12th, Reed, and 11th Streets;
15 all under certain terms and
16 conditions.

17 And Bill 220322, an ordinance
18 amending Chapter 16-400 of The
19 Philadelphia Code, entitled "Surplus
20 Properties," by adding criteria for
21 evaluating noncompetitive
22 dispositions, all under certain terms
23 and conditions.

24 And, Councilmember Jones,
25 Bill Nos. 220507, 220289 and 220290

6/10/2022

1 are being held at the request of the
2 bills' sponsors.

3 COUNCILMAN JONES: Thank you
4 so very much, Ms. Williams.

5 Do any of the members of the
6 Committee have any opening remarks on
7 any of the bills aforementioned?

8 (No response.)

9 COUNCILMAN JONES: Seeing
10 none, can we --

11 COUNCILWOMAN GAUTHIER:
12 Mr. Chair.

13 COUNCILMAN JONES: Yes.

14 COUNCILWOMAN GAUTHIER: I was
15 hopeful to make opening remarks when
16 my bill is actually up; is that okay?

17 COUNCILMAN JONES: You can
18 choose to do so now or you can choose
19 to do so later or you can choose to do
20 both.

21 COUNCILWOMAN GAUTHIER: I
22 would like to do so later. I just
23 wanted to make sure I was not losing
24 my opportunity.

25 COUNCILMAN JONES: You got

6/10/2022

1 it.

2 All right. With that in
3 mind, can you read, Ms. Williams, the
4 panel of the first witnesses to
5 testify. Please call them in order of
6 their testimony.

7 THE CLERK: Sure. We're
8 going to start with Bill No. 220496,
9 and the first witness is Susan Buck.

10 COUNCILMAN JONES: Ms. Buck,
11 are you connected? Ms. Buck --

12 MS. BUCK: Yes, I am,
13 Councilman. Good morning, everyone.

14 COUNCILMAN JONES: State your
15 name for the record and please begin
16 your testimony.

17 MS. BUCK: My name is Susan
18 Buck. I'm the Deputy Commissioner of
19 Parks & Recreation.

20 COUNCILMAN JONES: Please
21 proceed.

22 MS. BUCK: Good afternoon --
23 good morning, Chairperson Jones and
24 members of the Committee on Public
25 Property and Public Works. My name is

6/10/2022

1 Sue Buck and I'm the Deputy
2 Commissioner of Operations for the
3 Department of Parks & Recreation. I
4 am here today to testify in support of
5 Bill No. 220496, an ordinance
6 authorizing the Committee of Public
7 Property on behalf of the City of
8 Philadelphia to grant PECO Energy
9 Company an easement for the purpose of
10 installing transmission lines across a
11 portion of the parcel or parcels of
12 land in the area bounded by 34th
13 Street, Grays Ferry Avenue and the
14 Schuylkill River Pierhead Line, under
15 certain terms and conditions.

16 The approval of this
17 ordinance will allow for an amendment
18 to an existing easement. The
19 amendment will add approximately
20 38,000 square feet of overhead
21 easement, permitting PECO to configure
22 an existing transmission line which
23 extends over the Schuylkill River.
24 The reconfiguration of this line will
25 allow PECO to enhance the capacity and

6/10/2022

1 reliability of their electrical
2 service to University City.

3 This proposal will not have
4 any effect on the Schuylkill River
5 Trail. In exchange for this
6 additional area, the City will be
7 compensated for the appraised value of
8 the additional easement area in the
9 amount of \$23,500. The Department of
10 Parks & Recreation supports this
11 measure and accordingly, I
12 respectfully request that City Council
13 approve Bill No. 220496. I'm also
14 requesting a suspension of the rules
15 so as to allow the first reading at
16 the next session of Council. I will
17 be happy to any answer questions you
18 may have. Thank you.

19 COUNCILMAN JONES: Thank you
20 so much for your testimony.

21 Are there any questions for
22 Ms. Buck?

23 (No response.)

24 THE CLERK: Seeing none,
25 thank you very much for your

6/10/2022

1 testimony.

2 And can we call the next bill
3 and are there any other witnesses on
4 this bill, Ms. Williams?

5 THE CLERK: There are no
6 other witnesses for this bill. We can
7 move now to Bill No. 220521. And the
8 first and only witness for that bill
9 is Mark Wheeler.

10 COUNCILMAN JONES:
11 Mr. Wheeler, are you connected?

12 (No response.)

13 COUNCILMAN JONES:
14 Mr. Wheeler?

15 MR. WHEELER: Yes, I am,
16 Councilmember Jones. I'm here.

17 COUNCILMAN JONES: Okay.
18 Thank you. State your name for the
19 record and please begin your
20 testimony.

21 (No response.)

22 COUNCILMAN JONES:
23 Mr. Wheeler, are you on mute?

24 MR. WHEELER: Can you hear
25 me?

6/10/2022

1 COUNCILMAN JONES: Yes, we
2 can hear you now.

3 MR. WHEELER: Good morning,
4 Chair Jones (inaudible) --

5 COUNCILMAN JONES: We're
6 having a little trouble --

7 MR. WHEELER: Let's see. I
8 apologize for that.

9 COUNCILMAN JONES: Quite all
10 right.

11 MR. WHEELER: Let's see if
12 this will improve the situation.
13 Joining me today is Prachi Sathe,
14 OnePhilly Director. I'm pleased to
15 appear before the Committee today to
16 support Bill No. 220521, which would
17 authorize the Office of Information
18 and Technology to enter into a multi-
19 year agreement up to 60 months in
20 order to obtain hosting and manage
21 services for the OnePhilly HR
22 Benefits, Payroll, Time and Attendance
23 system.

24 A multi-year agreement will
25 lower the total costs of the new

6/10/2022

1 contract with an industry-leading
2 hosting and manage service director
3 versus contracting with the same
4 provider for only one year with annual
5 recurring renewals. With a multi-year
6 contract, vendors are more likely to
7 make increased investments that will
8 lead to better services at lower
9 costs.

10 Implementing this contract
11 will include a transition of the
12 system to a new and more stable secure
13 and future-focused cloud
14 infrastructure platform. The contract
15 also strengthens the City's ability to
16 hold the vendor accountable for
17 performance when resolving
18 (inaudible). I respectfully ask the
19 Committee that the rules of Council be
20 suspended to allow this bill to be
21 reported out of the Committee to have
22 its first reading at the next session
23 of Council. Prachi and I stand
24 available to answer any questions
25 presented by the Committee. Thank

6/10/2022

1 you.

2 COUNCILMAN JONES: We don't
3 have Member Thomas on this call. Some
4 of the issues that he raised early on
5 in the budget, are they a part of the
6 fix here?

7 MR. WHEELER: No, Chair
8 Jones. This is a transition of the
9 system from one cloud-structured
10 environment and support manage
11 services contract provider to another.
12 We do expect with that transition
13 we'll have even better capabilities to
14 work with and hold the contractor
15 accountable for the system, but there
16 are no application changes or future
17 changes to be made.

18 And I should say we did have
19 a conversation with Councilmember
20 Thomas and his staff last month and
21 addressed many of the questions that
22 he had about this move, the benefits
23 and then any issues with the
24 performance of OnePhilly also.

25 COUNCILMAN JONES: Would you

6/10/2022

1 classify that conversation as
2 satisfactory to the Member, that it
3 resolved some of his concerns?

4 MR. WHEELER: I would, yes,
5 Chair Jones.

6 COUNCILMAN JONES: Okay.
7 Because I'm not -- I just know it was
8 a very public and personal impact to
9 him, which not only impacted him
10 personally but highlighted some of the
11 concerns system-wide. So this
12 solution is a hardware solution, not
13 an operational solution or are we just
14 changing the service?

15 MR. WHEELER: We're changing
16 the hardware and how the hardware is
17 managed on our behalf and where the
18 hardware sits in the cloud and our
19 access to make changes to the system
20 as well.

21 COUNCILMAN JONES: Okay. Any
22 members of the Committee have any
23 further questions?

24 (No response.)

25 COUNCILMAN JONES: Hearing

6/10/2022

1 none, thank you for your testimony.

2 MR. WHEELER: Thank you.

3 COUNCILMAN JONES:

4 Ms. Williams, the next bill.

5 THE CLERK: We can move on to

6 Bill No. 220524, and the only witness

7 for that bill is Anne Nadol.

8 COUNCILMAN JONES: Ms. Nadol,
9 welcome. Are you --

10 MS. NADOL: Good morning,
11 Chairman Jones and members of the
12 Committee on Public Property and
13 Public Works. My name is Anne Nadol,
14 the Director of Commerce, and I'm here
15 to testify in support of Bill 220524,
16 which authorizes the Commissioner of
17 Public Property and the Director of
18 Commerce on behalf of the City to
19 lease with the Commonwealth for
20 property within the I-95 right-of-way.

21 The City intends to sublease
22 with the Delaware River Waterfront
23 Corporation, a nonprofit corporation
24 with a mission to design, develop,
25 program and maintain public amenities

6/10/2022

1 along the Central Delaware River
2 Waterfront. The portion of I-95 in
3 the Northern Liberties, Fishtown and
4 Port Richmond neighborhoods is built
5 on structure, creating areas of open
6 space underneath the highway.

7 To transform this open space
8 into a community asset, areas are
9 programmed to include landscaping and
10 stormwater management where feasible
11 and continuation of a waterfront
12 trail. This development will create
13 additional public space that is usable
14 and accessible and provide greater
15 amenities to the local communities.
16 There are also future opportunities
17 for parking. However, to ensure these
18 remain high quality public spaces, the
19 City and state need support from the
20 Delaware River Waterfront Corporation
21 on maintenance.

22 This lease agreement enables
23 the City, state and DRWC to work
24 together on providing and maintaining
25 the spaces under the highway,

6/10/2022

1 ultimately improving connections
2 between the neighborhoods and the
3 waterfront. The Department of Public
4 Property and the Department of
5 Commerce support this measure, and we
6 respectfully ask that Council approve
7 this bill and suspend the rules to
8 allow first reading at the next
9 session of Council. Thank you for the
10 opportunity to testify and I'm happy
11 to answer any questions you have.

12 COUNCILMAN JONES: Just a
13 few. How big a parcel are we talking
14 about and from where on the lower end
15 to the upper end are we talking?

16 MS. NADOL: I'm going to ask
17 if it's okay with you, Councilman, Tom
18 Forkin and Liz Lankenau to join to
19 answer these specific questions.
20 Elizabeth is on and I know Joe is in
21 the crowd.

22 COUNCILMAN JONES: Okay.
23 Please state your name and provide a
24 response.

25 MS. LANKENAU: Sure. Hi, I'm

6/10/2022

1 Elizabeth Lankenau. I'm the Director
2 of Infrastructure Program Coordination
3 in the Office of Transportation,
4 Infrastructure and Sustainability. I
5 would have to check on the exact
6 anchorage because some of the highway
7 is on fill, so you can't pass on under
8 it and some is on structure so it's
9 intermittent, but these areas do fall
10 between Spring Garden Street and
11 Allegheny Avenue.

12 COUNCILMAN JONES: That's
13 good. That's close. So how wide a
14 path, and you don't have to be exact,
15 I'm just trying to put my mind around
16 what are we improving and what impact
17 will it have to walk --

18 COUNCILMAN SQUILLA: Point of
19 information, Mr. Chair.

20 COUNCILMAN JONES: Yes.
21 Recognizes Vice-Chair Squilla. That's
22 your District, isn't it?

23 COUNCILMAN SQUILLA: Yes.

24 COUNCILMAN JONES: Okay.

25 COUNCILMAN SQUILLA: So we

6/10/2022

1 have something similar to this. It's
2 called Imlach(ph). It's an
3 organization that maintains and
4 facilitates under 95 from the Walt
5 Whitman Bridge to the Ben Franklin
6 Bridge. And what they do is they have
7 the ability to maybe lease or use
8 under their area, and therefore, that
9 has the resources and the maintenance
10 ability to go in there, maintain it
11 with lighting, with landscaping and
12 all those other things that are
13 important to the surrounding community
14 so that if it does become a blight, we
15 have somebody to go to.

16 Nothing against PennDOT or
17 anybody else, but when they deal with
18 these little small little projects in
19 and around the community, we need
20 somebody we can go to that's nimble
21 enough to get it fixed as quick as
22 possible, so that is the goal of this
23 moving forward. But on the northern
24 end under the new construction of
25 this, and hopefully it will create the

6/10/2022

1 same type of stewardship that we have
2 on the southern end --

3 COUNCILMAN JONES: That is a
4 good -- we have a twin on the
5 Schuylkill River Trail that we try to
6 maintain so I understand clearly how
7 without that kind of go-to person to
8 hold accountable, it can get away from
9 you real quick. So I'm glad to hear
10 that we're going to have more
11 walkability on that trail.

12 Are there any other questions
13 from Members?

14 (No response.)

15 COUNCILMAN JONES: Hearing
16 none, are there any other witnesses to
17 testify on this bill?

18 THE CLERK: Not for this
19 bill. We can move on to Bill No.
20 220525, and the only witness for that
21 bill is Elizabeth Lankenau.

22 COUNCILMAN JONES:
23 Ms. Lankenau, are you there?

24 MS. LANKENAU: I am here,
25 hello. Elizabeth Lankenau, Director

6/10/2022

1 of Infrastructure Program
2 Coordination, Office of the
3 Transportation, Infrastructure and
4 Sustainability. Good morning,
5 Chairperson Jones and members of the
6 Committee on Public Property and
7 Public Works. My name is Elizabeth
8 Lankenau and I am the Director of
9 Infrastructure Program Coordination at
10 the Office of Transportation,
11 Infrastructure and Sustainability.

12 I am here today to testify in
13 support of Bill No. 220525, an
14 ordinance authorizing the Commissioner
15 of Public Property on behalf of the
16 City of Philadelphia to allow the
17 Pennsylvania Department of
18 Transportation to purchase a fee
19 simple a parcel of land at 12 to 28
20 East Allen Street, under certain terms
21 and conditions.

22 PennDOT intends to purchase
23 this land for its limited access
24 right-of-way, which is needed for
25 construction, staging and placement of

6/10/2022

1 new bridge support structures. This
2 site is located within a residential
3 and commercial area of Fishtown.
4 However, its vertical development is
5 encumbered by an I-95 overpass. The
6 Department of Public Property and the
7 Office of Transportation,
8 Infrastructure and Sustainability
9 support this measure. And

10 accordingly, I respectfully ask that
11 City Council approve Bill No. 220525.
12 I am requesting a suspension of the
13 rules so as to allow for first reading
14 at the next session of Council. Thank
15 you and I will be happy to answer any
16 questions that you may have.

17 COUNCILMAN JONES: Thank you
18 so much for your testimony. How well
19 are we working with our state and
20 federal counterparts to get matching
21 dollars for programs like this? I
22 heard you mention the Commonwealth.

23 MS. LANKENAU: Yes. So when
24 I came to work at OTIS, my primary
25 function was to be that liaison

6/10/2022

1 between the City and state on the I-95
2 project. We got a lot of benefits out
3 of this. It's a disruptive project
4 and we are pretty lucky with the
5 PennDOT team that we have. They
6 understand the damage that the highway
7 going in, in the first place caused to
8 the City of Philadelphia.

9 And so, when -- we're getting
10 a lot of things constructed like bike
11 trails. The amenities under the
12 highway, they're putting in special
13 landscaping, special landscaping that
14 they might not otherwise understand
15 that this is going through an urban
16 area, people live next to this. So
17 there's a lot of extras we do get out
18 of this project. And that's why
19 I'm --

20 COUNCILMAN JONES: I'm glad
21 to hear that. And is that a precursor
22 to what we're going to kind of tag
23 team that infrastructure money coming
24 down the pike?

25 MS. LANKENAU: That's right.

6/10/2022

1 That's right. There is, for example,
2 an application going in for another
3 phase in the Girard Avenue area, the
4 northbound, southbound lanes that
5 PennDOT will be applying for funding,
6 and that is funding that will again
7 help make improvements to the street
8 network leading up to the highway.
9 That's just one example.

10 The I-95 cap project, the
11 Penns Landing Park which we'll hear on
12 Monday, it's another great example, so
13 yes.

14 COUNCILMAN JONES: So I'm
15 always glad to hear good things going
16 on in the 1st Councilmanic District.
17 Always a pleasure to hear those
18 improvements. But I'd like you to
19 give a little attention to the
20 Schuylkill side. We have some
21 challenges by way of traffic
22 overgrowth and look to at least
23 establishing some feasibility money to
24 do visibility studies to talk about
25 other crossways across the Schuylkill

6/10/2022

1 to ease some of the concerns about
2 traffic, the concerns about parking
3 and to see how we can kind of take
4 stranded assets at this point because
5 we don't have solutions to come up
6 with useful ways to incorporate land
7 masses on that side of the river too.

8 MS. LANKENAU: Absolutely. I
9 would be happy to speak with your
10 office about some examples that you
11 can give and then be in touch with
12 PennDOT about how to make those
13 improvements.

14 COUNCILMAN JONES: I
15 appreciate you much.

16 Are there any other questions
17 for the witness?

18 (No response.)

19 COUNCILMAN JONES: Seeing
20 none, thank you for your testimony.

21 MS. LANKENAU: Thank you.

22 COUNCILMAN JONES:

23 Ms. Williams.

24 THE CLERK: We can move on to
25 Bill No. 220522, and the first two

6/10/2022

1 witnesses for this bill are Anne
2 Fadullon and Thomas Dalfo.

3 COUNCILMAN JONES: Welcome.

4 Is everyone connected? Ms. Fadullon?

5 MS. FADULLON: I am here.

6 COUNCILMAN JONES: All right.

7 State your name for the record --

8 MR. DALFO: I am as well.

9 COUNCILMAN JONES: You are as
10 well. State your name for the record
11 and please begin your testimony.

12 MS. FADULLON: All right.

13 Good morning, Chairperson Jones and
14 members of the Committee on Public
15 Property and Public Works. My name is
16 Anne Fadullon and I'm the Deputy Mayor
17 of Planning and Development for the
18 City of Philadelphia. I'm here to
19 testify in favor of Bill No. 220522,
20 authorizing the City to convey to the
21 Philadelphia Authority for Industrial
22 Development, also known as PAID,
23 certain parcels of land for further
24 conveyance.

25 The parcels the City proposes

6/10/2022

1 to convey cover a large portion of a
2 square block between 11th and 12th
3 Streets and between Wharton and Reed
4 Streets. Portions of this parcel will
5 be conveyed while some will remain in
6 City ownership. In the fall of 2018,
7 the City issued an RFP for the
8 redevelopment of this property. After
9 a competitive process that produced
10 multiple proposals, the selection team
11 chose Alterra Property Group to
12 redevelop this parcel into a mixed-use
13 development.

14 Members of the community, the
15 District Councilmember's staff and
16 various employees of the City and PAID
17 participated on the Selection
18 Committee. In addition to this
19 project providing some much-needed
20 affordable housing, the City will
21 collect future tax revenue and create
22 both temporary and permanent jobs.
23 The community will receive 40 parking
24 spots in the lot across the street
25 from this property accessed on Reed

6/10/2022

1 Street, and the City will also receive
2 a new and modern fire station as well
3 as cash consideration for the
4 disposition of the property. The
5 purchase price was based on
6 appraisals.

7 The Administration, including
8 the Philadelphia Fire Department,
9 fully supports this project.

10 Accordingly, I respectfully ask that
11 City Council approve Bill No. 220522,
12 and I am requesting a suspension of
13 the rules so as to allow for the first
14 reading at the next session of
15 Council. Thank you and I will be
16 happy to answer any questions you may
17 have.

18 COUNCILMAN JONES: We're
19 going to hold questions until the
20 second panelist gives their testimony.
21 Please begin your testimony.

22 MR. DALFO: Good morning,
23 Chairperson Jones and members of the
24 Committee on Public Property and
25 Public Works. My name is Thomas

6/10/2022

1 Dalfo. I'm the Senior Vice-president
2 for Real Estate Services at PIDC, and
3 I'm here to testify in favor of Bill
4 No. 220522, and I'm going to talk
5 about the process that we went through
6 for this.

7 PIDC managed a public
8 competitive developer selection
9 process for the property that
10 Ms. Fadullon referenced. We issued
11 the request for proposals on October
12 17, 2018. And the responses to the
13 RFP were due January 18, 2019, which
14 was a date that was pushed back one
15 month to accommodate community input
16 that the Passyunk Square Civic
17 Association was gathering to inform
18 the process.

19 At the community's request,
20 PIDC and the City also modified the
21 development requirements for the
22 project to include an affordable
23 housing component, which is part of
24 the development program for the
25 project going forward. Three

6/10/2022

1 responses to the RFP were received.
2 Two firms were invited to make
3 presentations to the City Selection
4 Committee in April of 2019.

5 The Selection Committee
6 selected Alterra Property Group and
7 among the criteria that was considered
8 was the consistency of the proposed
9 development program with the City
10 Planning Commission 2035 plan for this
11 portion of the City. Throughout the
12 RFP process, there was extensive
13 communication with the surrounding
14 community, including a number of
15 community meetings both inperson prior
16 to the pandemic and virtual since that
17 time.

18 PIDC presented to the
19 Passyunk Square Civic Association on
20 November 6, 2018, again on December
21 16, 2019 and then virtually on both
22 July 20th and October 14, 2021. There
23 was also a site tour that was held
24 during the RFP process and community
25 members were invited and did

6/10/2022

1 participate in that process in
2 November of 2018.

3 The Selection Committee also
4 included a member from the Passyunk
5 Square Civic Association to review the
6 proposals. In addition, three members
7 of the Passyunk Square Civic
8 Association also participated in the
9 developer interviews of the two
10 finalists that had been considered for
11 the site. And I would note that the
12 duration and the depth of coordination
13 with the community for this site was
14 extraordinarily extensive and more
15 than we've done in projects in the
16 past. It really serves as what I
17 would say as a poster child for a
18 model for PIDC to follow going forward
19 and we've started to do that already
20 in some additional properties where
21 we're marketing on the City's behalf.
22 So I would thank you for the
23 opportunity to testify and I'm happy
24 to answer any questions you may have.
25 COUNCILMAN JONES: So let me

6/10/2022

1 get this right, Member Squilla, in
2 your community benefits agreement, you
3 not only negotiated affordable housing
4 but a brand new fire station?

5 COUNCILMAN SQUILLA: That
6 is --

7 MS. FADULLON: That is
8 correct.

9 COUNCILMAN JONES: Say that
10 on the record --

11 COUNCILMAN SQUILLA: -- that
12 is absolutely correct.

13 MS. FADULLON: And plus a
14 consideration for the property itself.

15 COUNCILMAN SQUILLA: And we
16 were able to retain the fleet building
17 property and not demolish it to be
18 reused as repurposed on that parcel.

19 I just want to say one thing,
20 Mr. Chair, also is that this process
21 has been a long time, but it really is
22 something that I want to try to use as
23 a model moving forward for a lot of
24 our RFPs that go out there.

25 The community being part of

6/10/2022

1 the RFP process, having their input,
2 again not everybody agrees on every
3 part of this development and they
4 never will. You know, we got
5 complaints during it. It's too much
6 density, it's not enough density.
7 It's too much parking, it's not enough
8 parking. We went through this whole
9 gyrations of many meetings. It's a
10 lot of pressure on the community group
11 though. It's a lot of pressure on
12 them because as they're a part of this
13 process, they have to answer the
14 questions that normally I gave up my
15 seat to have the community represent
16 on that seat, so a lot of the
17 questions have to be answered by the
18 community. And they're a volunteer
19 group that takes a lot of time and
20 hours, and I want to really thank
21 Passyunk Square Civic Association who
22 was a part of this process, and you'll
23 hear them testify later on.

24 But it also goes to the
25 ability of the City to work in

6/10/2022

1 partnership with the community as
2 we're building this out, adding
3 affordability to the project on a
4 private developer basis, sometimes not
5 the easiest thing, but having the
6 leverage of working with the City and
7 the value of the property and also
8 being able to get a brand new
9 firehouse out of it again was a
10 win-win for everybody, for most
11 people.

12 There's still -- like I said,
13 there's still some folks that aren't
14 happy with the final outcome. Some
15 folks believe that during our 2035
16 plan and study, things have changed in
17 the community so maybe we should
18 relook at things. But overall, the
19 process has been something that I'm
20 really proud of and I'm really excited
21 to hopefully produce again in the
22 future working with PIDC and the City,
23 so thank you. And I want to thank Tom
24 and Ann and Bridget and all the people
25 who are working with this.

6/10/2022

1 Again, there's
2 miscommunication sometimes through
3 these processes, but having all these
4 meetings and doing inperson, virtual,
5 it was a long haul getting through
6 COVID and everything, but I think
7 we're finally at a point where we're
8 happy to move forward.

9 COUNCILMAN JONES: Well, any
10 time you want to lend a hand in the
11 4th District to negotiate community
12 benefits agreement, you are welcome at
13 our table. All right. Thank you very
14 much.

15 Are there any other questions
16 from Members?

17 (No response.)

18 COUNCILMAN JONES: Are there
19 any other witnesses to testify on this
20 bill?

21 (No response.)

22 COUNCILMAN JONES: Ms. --

23 THE CLERK: The next panel is
24 Mark Cartella.

25 COUNCILMAN JONES:

6/10/2022

1 Mr. Cartella, are you connected?

2 MR. CARTELLA: Can you hear
3 me?

4 COUNCILMAN JONES: Yes, I
5 can. Please state your name for the
6 record and begin your testimony.

7 MR. CARTELLA: Good morning,
8 everyone. My name is Mark Cartella.
9 I am the VP of Development and
10 Construction at Alterra Property
11 Group. Thank you, Mr. Chairman and
12 Committee members for allowing me to
13 share our testimony to support this
14 important Bill 220522. I will save
15 all of our accounting of the history
16 because I think the previous
17 testimonies were extremely
18 comprehensive and detailed. So for
19 time's sake, I will skip through that
20 portion of my testimony I was planning
21 to share, needless to say, the level
22 of community engagement and
23 collaboration has been nothing short
24 of robust and extensive.

25 I'd like to point out a few

6/10/2022

1 things. Important design features of
2 the project have been produced as a
3 result of hearing feedback from the
4 community as well as our partners in
5 the City and that includes, but is not
6 limited to, a reduction of unit count
7 from 107 to 155 units, an introduction
8 of mixed income with 20 affordable
9 units now being part of the property
10 as you've just heard, an enhanced
11 traffic study that was produced in
12 consideration of ride-sharing and
13 commercial parcel deliveries, an
14 enhanced landscaping package and
15 revised architectural features
16 incorporating more masonry to better
17 adhere to the neighborhoods existing
18 character and charm.

19 Alterra has made an
20 unwavering commitment to the public
21 process and community engagement
22 accommodative to the community's input
23 regarding both needs and preferences,
24 and remain committed to the ongoing
25 inclusion of community stakeholders

6/10/2022

1 throughout the project's development
2 cycle. In closing, Alterra is
3 extremely grateful to be part of this
4 critical project. We're very proud of
5 the work that's been accomplished thus
6 far and look forward to continuing the
7 redevelopment process of both the City
8 and the community.

9 We strongly feel this
10 redevelopment process is a model that
11 can and should be replicated in other
12 parts of our City, as Councilman
13 Squilla just alluded to. Many thanks
14 to the Councilman, his office for
15 their leadership, planning, for their
16 vision, PIDC for their administration,
17 Public Property for their
18 collaboration and of course, the
19 Passyunk Civic Association for their
20 continued engagement and input
21 resulting in a better project. Thank
22 you.

23 COUNCILMAN JONES: Thank you
24 so much. All I'll say is in a lot of
25 our negotiations we're glad if we can

6/10/2022

1 get some lighting and some parking and
2 some area for green space. May I be
3 so intrusive as to ask what the total
4 project development cost is?

5 MR. CARTELLA: Sir, yes. It
6 is -- well, if you --

7 COUNCILMAN JONES: All right.
8 I'm going to take you off the hook.
9 Don't answer. I could just tell if
10 you're building fire stations, this is
11 a big project.

12 MR. CARTELLA: It's a multi-
13 phase, large multi-million dollar
14 project.

15 COUNCILMAN JONES: All right.
16 Thank you for that.

17 Are there any questions for
18 this panel?

19 COUNCILMAN SQUILLA:
20 Councilmember -- Council Chair.

21 COUNCILMAN JONES: Yes.

22 COUNCILMAN SQUILLA: Mark
23 Squilla. Thank you. Quick question,
24 Mark, and I know this process has been
25 long, but I mean what we want to hear

6/10/2022

1 still is that the sale goes through,
2 everything moves forward, apply for
3 building permits. We still would like
4 to see a coordination and
5 collaboration with the Civic
6 Association for possible things that
7 are going on in the future. I know
8 you have committed that with the
9 Passyunk Square Civic Association.

10 I just want for the record to
11 see like even during construction will
12 there be anybody who will be a direct
13 contact with the community, will there
14 be a liaison or anything like that
15 that we could work with?

16 MR. CARTELLA: Absolutely,
17 Councilman, yes. We've said that very
18 publicly and we meant what we said
19 when we said it. Sarah Anton has been
20 phenomenal to work with that leads up
21 the Passyunk Square Civic Association,
22 and that dialogue and coordination and
23 collaboration will continue throughout
24 the life cycle of the project through
25 groundbreaking construction and

6/10/2022

1 completion.

2 COUNCILMAN SQUILLA: Okay.

3 That's just important too as we move
4 forward to continue that. Sometimes
5 people think that even after you pull
6 permits, that there's no other work
7 that needs to be done. This needs to
8 be done all the way through, and I
9 appreciate your willingness to do that
10 because it makes it a lot easier for
11 us as also Councilmembers that we
12 don't have to be in the middle as
13 things go wrong and things are seen on
14 the street that they could have a
15 direct access and contact to you and
16 the development team.

17 MR. CARTELLA: Thank you,
18 Councilman. And just for the record,
19 I will be the point of contact.

20 COUNCILMAN SQUILLA: That's
21 even better. Thank you so much.

22 COUNCILMAN JONES: Well,
23 done, Member Squilla. Well done.

24 Are there any other questions
25 from members of the Committee?

6/10/2022

1 (No response.)

2 COUNCILMAN JONES: Seeing
3 none, Ms. Williams.

4 THE CLERK: Councilmember, we
5 can move on to Bill No. 220322. And I
6 believe that Councilmember Gauthier
7 had wanted to make opening remarks.

8 COUNCILMAN JONES:
9 Outstanding. All right. Member
10 Gauthier, you are recognized on this
11 important piece of legislation.

12 COUNCILWOMAN GAUTHIER: Thank
13 you, Mr. Chair.

14 And good morning, everyone.
15 Thank you to all of my colleagues on
16 the Public Property Committee for the
17 opportunity to be recognized on Bill
18 220322. This legislation proposes a
19 change to the City's noncompetitive
20 vacant land disposition policy to help
21 address the affordable land crisis
22 affecting our City.

23 Rapidly spiking market forces
24 are making an already bad affordable
25 housing and affordable food landscape

6/10/2022

1 even worse. But by passing
2 legislation that creates a pathway for
3 community-led organizations to acquire
4 permanently affordable land, we can
5 help to address these issues. Bill
6 220322 proposes that applications to
7 acquire land from the City submitted
8 by community land trusts and other
9 community ownership structures will
10 receive additional scoring in the
11 noncompetitive disposition process and
12 would allow organizations that qualify
13 as CLTs to enter into one- to five-
14 year leases with the City to allow
15 time for permitting and fundraising to
16 eventually purchase the land outright.

17 Given the state of our local
18 affordability crisis, the City's
19 thousands of vacant parcels offer a
20 unique and important opportunity to
21 secure land uses that our communities
22 need and can benefit from the most.
23 Community ownership models like
24 community land trusts result in
25 equitable development because the

6/10/2022

1 community sets the rules for how the
2 land is used and ensures any future
3 development continues to benefit
4 residents.

5 Their decision-making
6 structure ensures that a community-run
7 board retains ownership of the land,
8 which gives the community a direct
9 stake in the future of their own
10 neighborhoods. City-support types of
11 groups is not a new idea. Los Angeles
12 and Chicago currently leave the
13 management and stewardship of their
14 affordable housing units to CLTs, and
15 several states have set aside funds to
16 help CLTs acquire municipality-owned
17 property. The disposition policy
18 edits you will hear about this morning
19 would also include and benefit others
20 such as CDCs that partner with land
21 trusts on disposition applications to
22 acquire property.

23 I'd like to take a moment
24 here to be clear about what this bill
25 does and does not do. This bill does

6/10/2022

1 not change the competitive disposition
2 process or how the City is currently
3 posting RFPs for minority developers
4 and affordable homeownership on its
5 vacant land. It does not change any
6 of the other ways someone can apply to
7 develop City vacant land through
8 noncompetitive disposition.

9 An application that is viable
10 today would still be viable under the
11 terms of this bill. It does not
12 compel the Land Bank to automatically
13 grant leases or dispositions. The
14 agency and City Council always retain
15 the right to not select an applicant
16 or keep a property unavailable. It
17 does not come with hundreds of parcels
18 automatically granted to community
19 groups.

20 And lastly, the bill does not
21 change the District Councilmembers
22 role in the land disposition process.
23 All multi-year leases and dispositions
24 require Council action, and the land
25 agencies work very closely with

6/10/2022

1 Council to ensure their priorities are
2 informing this work. What the bill
3 does aim to do is reduce the barriers
4 of entry for grassroots community
5 organizations. It gives residents of
6 changing neighborhoods more of a
7 chance to be considered, to have more
8 of an ownership stake in publicly-
9 owned property and provides the time
10 and space in fast-paced markets for
11 community members to fully develop
12 projects that will be beneficial to
13 them and their neighbors, all elements
14 that should be prioritized with the
15 land owned by our taxpayers.

16 I'd like to thank the
17 legislation's cosponsors. Their input
18 very much helped improve the bill.

19 I'd also like to thank the
20 Administration for their collaboration
21 on the amended version of this bill
22 that you will see here today. Thank
23 you so much.

24 COUNCILMAN JONES: Thank you,
25 Member, for this important piece of

6/10/2022

1 legislation to be considered today. I
2 had an opportunity to talk with you
3 briefly about some of the nuances of
4 the bill, and I'd like to put some of
5 them on the record in the sense that
6 you said each of those agreements
7 could, the term, the length, be
8 negotiated per parcel on an individual
9 basis; is that correct?

10 COUNCILWOMAN GAUTHIER: That
11 is correct.

12 COUNCILMAN JONES: And so,
13 you know --

14 COUNCILWOMAN GAUTHIER: It
15 just gives the option to go up one to
16 five years, yes.

17 COUNCILMAN JONES: That's an
18 important distinction. Also, there is
19 room for joint ventures with public-
20 private partnerships --

21 COUNCILWOMAN GAUTHIER: Yes.

22 COUNCILMAN JONES: -- that
23 can be recruited around the site
24 acquisition of a particular piece of
25 land?

6/10/2022

1 COUNCILWOMAN GAUTHIER: Yes.

2 COUNCILMAN JONES: And the
3 third and more important, the District
4 Councilperson gets to sign off on any
5 said agreement to make sure it's right
6 for their individual District?

7 COUNCILWOMAN GAUTHIER:
8 Absolutely. As is the case today,
9 there is no long-term lease and no
10 land disposition that will be able to
11 move forward without legislation from
12 the District Councilmember.

13 COUNCILMAN JONES: Are there
14 any questions from other members of
15 the Committee?

16 (No response.)

17 COUNCILMAN JONES: Seeing
18 none, can we bring the first panel to
19 testify on this bill.

20 THE CLERK: The first witness
21 on this bill is Anne Fadullon.

22 COUNCILMAN JONES:
23 Ms. Fadullon.

24 MS. FADULLON: Good morning
25 again. Good morning, Councilmember

6/10/2022

1 Jones and other members of the Public
2 Property and Public Works Committee
3 and members of City Council. I am
4 Anne Fadullon, Deputy Mayor for the
5 Department of Planning Development,
6 and I'm here to present testimony on
7 behalf of the Administration on Bill
8 No. 220322, which provides a
9 preference for community organizations
10 who are pursuing the development of
11 permanent affordable housing or green
12 space on publicly-owned land.

13 Further, the bill provides
14 for an extended lease term of up to
15 five years for community organizations
16 to garner neighborhood input and
17 secure project financing and also,
18 this bill adds some additional notice
19 provisions to the community in the
20 case of disposition actions.

21 The Administration shares the
22 sponsor's commitment to affordable
23 housing and food access uses on public
24 land. Further, we understand that it
25 is important to allow time for

6/10/2022

1 community voices to be heard and for
2 organizations to be provided with the
3 time needed to secure project
4 financing. It is important to note
5 that good custodial care must be taken
6 on vacant land until such time, as it
7 can be put back into productive use.
8 Therefore, it is imperative that until
9 such time as these community groups
10 are able to pursue full disposition of
11 public land, the community
12 organizations must provide insurance
13 and show proof of funds to be able to
14 maintain the properties in good order
15 for the entire lease term.

16 Further, no development of
17 any type of structure can take place
18 on the land during the lease term.
19 Once the community organization
20 secures the funding to develop the
21 land, the appropriate path is to then
22 pursue full disposition. Thank you
23 for the opportunity to present this
24 testimony. I will be happy to answer
25 any questions any members of the panel

6/10/2022

1 may have. Thank you.

2 COUNCILMAN JONES: Yes, very
3 quickly, Ms. Fadullon. Thank you for
4 your testimony. This doesn't deviate
5 much from what we used to do for
6 individual properties. Under the
7 Vacant Property Review Committee, we
8 would offer a license agreement for a
9 period of time to allow for
10 development and if at such time that
11 development happened, that's
12 wonderful, there would be a deed
13 restriction so that they could not
14 transfer it for speculators
15 profitability. But also, if they
16 could not find a way to pass through
17 development, it would revert back to
18 the City. Is this similar in that
19 nature?

20 MS. FADULLON: So it is very
21 similar to both a license agreement
22 and to some extent a reservation
23 letter. It's probably more similar to
24 a license agreement. It's not
25 necessarily a deed restriction because

6/10/2022

1 it's not being fully transferred with
2 a deed transfer. It's a lease
3 agreement. And, yes, under the terms
4 of the lease agreement if the
5 community organization was not able to
6 come up with project financing or
7 decided they're not going to pursue
8 the development anymore, the lease
9 would be terminated and the property
10 would come back into -- it would still
11 be in inventory of the land-holding
12 agency, but in this state it would
13 come back as then available land.

14 COUNCILMAN JONES: Thank you
15 so very much.

16 COUNCILWOMAN GAUTHIER:
17 Mr. Chair.

18 COUNCILMAN JONES: Yes,
19 Member Gauthier.

20 COUNCILWOMAN GAUTHIER: I'd
21 just like to add in that another
22 important distinction is that this
23 pathway would prioritize organizations
24 that can demonstrate at least 51
25 percent community ownership and that

6/10/2022

1 can demonstrate they wish to use the
2 land for a community beneficial
3 project, including permanently
4 affordable housing, community
5 facilities or urban gardens.

6 COUNCILMAN JONES: So those
7 uses are prioritized or restricted
8 too?

9 COUNCILWOMAN GAUTHIER: In
10 this pathway, the uses are restricted
11 to the three that I mentioned.
12 However, anybody will still be able to
13 apply under the noncompetitive process
14 for other uses.

15 COUNCILMAN JONES: That's
16 very clear. Thank you so very much.

17 Any other questions for this?

18 COUNCILMAN SQUILLA: Thank
19 you, Mr. Chair. I have a --
20 Councilman Squilla.

21 COUNCILMAN JONES: Member
22 Squilla.

23 COUNCILMAN SQUILLA: Yes.
24 Anne, when we first did the Land Bank
25 and we were building out the Land

6/10/2022

1 Bank, we had a lot of support
2 obviously from the community land
3 trusts and we all supported that
4 because the disposition of land was so
5 confusing and it was so complicated,
6 we wanted to streamline it and do the
7 Land Bank.

8 VPRC was a hindrance in that
9 it was another obstacle in being able
10 to dispose of properties. When we put
11 these properties in a hole into the
12 land trusts, they go in anywhere from
13 one to three years, and I understand
14 that it's up to the Councilmember to
15 introduce a resolution to do that -- I
16 mean one to five years. I'm sorry.

17 Do you see that -- I mean,
18 wouldn't this slow the process down to
19 be able to do affordable development?

20 MS. FADULLON: So not
21 necessarily, right. This is -- so as
22 we spoke about, right, to some extent
23 there's something very similar to this
24 already available under the existing
25 legislation, right. These types of

6/10/2022

1 uses can already come in
2 noncompetitive. They can already get
3 a lease term of up to five years to
4 allow time to as we said get input or
5 gather financing because, Councilman,
6 as you know it takes a long time to
7 get financing together, particularly
8 for a tax credit project and it takes
9 some time. And this really would kind
10 of set aside these properties in order
11 to allow time to pursue that financing
12 or to garner City input -- or excuse
13 me, community input.

14 So for example, we've already
15 got a couple of these leases in place.
16 There's something already in place
17 with HACE that I think they have
18 upwards of 100 properties that are
19 kind of in a lease agreement for them
20 to try to figure out some different
21 uses that they're looking at. I
22 believe there's also a lease agreement
23 in place with the Community Justice
24 Land Trust as well.

25 I think the difference with

6/10/2022

1 this legislation is that under the
2 situation where, I don't know, let's
3 say somebody applies for the property
4 because they're going to create market
5 rate housing but it's going to have
6 some affordability at 120 percent of
7 median and then someone also applies
8 for this property that's a land trust
9 or qualifies under this legislation
10 and wants to do permanent affordable
11 housing, that the Land Bank would
12 essentially look at or the land
13 management agencies, excuse me, would
14 look at the application from the land
15 trust and a deeper affordability prior
16 to the other application. And --

17 COUNCILMAN SQUILLA: But
18 that's what --

19 MS. FADULLON: -- if the land
20 trust's application was qualified,
21 then it would go that direction.

22 COUNCILMAN SQUILLA: All
23 right. That's what I understand,
24 because I've worked with land trusts
25 in my District. We've done these

6/10/2022

1 projects, right. We put properties on
2 hold and went through it with WCRP and
3 some other folks and did great jobs,
4 they do take long. But we already do
5 that. I'm trying to understand why we
6 would codify this in some special
7 language that doesn't give us the
8 ability to work with our community
9 land trust partners on all these
10 projects we work so well with?

11 COUNCILWOMAN GAUTHIER: I
12 would just put out there that in
13 practice --

14 COUNCILMAN JONES: Chair
15 recognizes Member Gauthier.

16 COUNCILWOMAN GAUTHIER: All
17 right. Sorry. Thank you. I would
18 put out there that in practice even
19 though that is our goal as a Land
20 Bank, in practice we haven't sent most
21 of those properties for these types of
22 uses. And so, this legislation helps
23 to codify all of the things that we
24 originally aim to do with the Land
25 Bank and also gives a few more points

6/10/2022

1 for some of those things that are
2 important, including the community
3 control component, including the
4 permanently affordable component and
5 also asks for what we would consider
6 genuinely affordable housing if
7 housing is going to be built.

8 While I understand that much
9 of the disposition policy allows for
10 120 percent of AMI, in reality that's
11 far beyond the reach of what most
12 Philadelphia residents can afford.
13 And so, this is codifying some of the
14 things that we already said were
15 important to us with the structure of
16 the Land Bank.

17 COUNCILMAN SQUILLA: All
18 right. Let me just ask a quick
19 question. And, Councilmember, back to
20 Councilwoman Gauthier: Have you
21 worked with the land trusts in a
22 project in your District to see how
23 that works? Because when you do that,
24 that's exactly what you're doing
25 already. How many land trust projects

6/10/2022

1 do you have?

2 COUNCILWOMAN GAUTHIER: I

3 couldn't name them off the top of my

4 head. But, yes, we're working with

5 several -- especially community

6 gardens in my District trying to make

7 sure that they can be permanently on

8 the land that they're operating on and

9 that they get ownership. We're also

10 working with groups that are pushing

11 forward affordable housing projects.

12 But if you would like an exhaustive

13 list, I would have to get my staff to

14 put that together.

15 COUNCILMAN SQUILLA: I'm not

16 saying -- I mean, since you have

17 worked with them, you see how that

18 works with the Councilperson and the

19 land trusts because they're our

20 partners, and I think what we can do

21 is help these land trusts and

22 organizations partner with each other

23 or partner with private developers to

24 be able to better be able to do this.

25 It seems like my concern is

6/10/2022

1 then to be able to have this done,
2 you're saying we have to do it. But
3 once it goes through the Land Bank and
4 they have to prioritize that in there
5 and they send it to us, it's almost
6 impossible for us to say, no, we're
7 not going to introduce this resolution
8 for them to hold it for one to five
9 years. It makes us contentious.

10 So when the land trusts or
11 the nonprofits come to us with the
12 project that they're interested in, we
13 work with them and we know they're
14 interested in it. They could put that
15 property on hold, give them an
16 agreement for a little bit of time to
17 see if they can get their finance,
18 work with them, support their
19 financing, whether it's tax credit
20 dollars or whatever else is necessary.

21 So I just don't -- it seems
22 like we're adding another step. We
23 were trying to streamline processes to
24 move properties out of control. Now,
25 we're going to add another step. I

6/10/2022

1 mean, this is my opinion. I don't
2 know enough about it. You know,
3 there's been a lot of things going on,
4 and I apologize for not diving in as
5 deep as I should on this. But --

6 COUNCILWOMAN GAUTHIER: Thank
7 you so much.

8 COUNCILMAN SQUILLA: -- I
9 just have so many questions on it.
10 And so, therefore I'm most likely
11 going to exempt my District from this
12 and --

13 COUNCILWOMAN GAUTHIER: Thank
14 you. We've had a number of
15 conversations on both the prior
16 versions, the current version. Your
17 concerns are noted. I would just put
18 out there that not only did we work
19 with PCAC, a coalition of upwards of
20 70 community organizations who find
21 this important and would like to see
22 more traction towards getting vacant
23 land into community control and for
24 community beneficial uses.

25 We worked very closely with

6/10/2022

1 the Administration to make sure the
2 changes we were asking for were things
3 that the Administration could do and
4 that would meet the mission of what
5 we're trying to do. And I would ask
6 we have a number of -- I understand
7 your perspective and I thank you. We
8 also have a number of witnesses that
9 are here to talk about the fact that
10 they do support this bill. And I
11 would ask that we can move on in that
12 regard.

13 COUNCILMAN SQUILLA: And I
14 understand that and I appreciate it.
15 And I know there's -- and listen, I
16 think what gives us the ability to
17 eventually, you know, if this works
18 well in your District and you see how
19 good it works in other Districts, we
20 could then work with that. There's
21 just so much that I need to understand
22 before that point, so I would --

23 COUNCILWOMAN GAUTHIER:
24 Noted.

25 COUNCILMAN SQUILLA: --

6/10/2022

1 listen to everybody who's testifying.
2 I'll listen to all these people who
3 are supportive of this and
4 understanding why, but they could tell
5 you also that when they work in our
6 District or at least in my District,
7 that we're able to work together to do
8 these already, so that's my only
9 concern. So thank you, sponsor of the
10 bill Councilmember Gauthier, and
11 Mr. Chair, for allowing my comments.

12 COUNCILWOMAN GAUTHIER: Thank
13 you so much.

14 COUNCILMAN JONES: I think
15 dialogue and discussion of issues is
16 an important way that we make better
17 legislation, so thank you for your
18 input.

19 Do I note Member Domb? Are
20 you interested?

21 COUNCILMAN DOMB: Yes.

22 COUNCILMAN JONES: Chair
23 recognizes Allan Domb.

24 COUNCILMAN DOMB: Thank you,
25 Mr. Chair.

6/10/2022

1 And good morning, everybody.

2 And I guess my questions are for Anne
3 Fadullon. I first want to just say
4 that I agree with the goals of
5 increasing more affordable housing in
6 the City, but I want to be clear on
7 what this bill will do to the process
8 because I have some concerns,
9 especially hearing now that some of
10 our District Councilpeople are wanting
11 to opt out their Districts.

12 So what my first question,
13 Anne, is the Executive Director of the
14 Land Bank, Angel Rodriguez, is he here
15 today?

16 MS. FADULLON: No, he was not
17 able to join today.

18 COUNCILMAN DOMB: He's the
19 Executive --

20 MS. FADULLON: I'm here
21 representing.

22 COUNCILMAN DOMB: He is the
23 Executive Director of the Land Bank
24 that we put in this position that has
25 done a great job and he's not here for

6/10/2022

1 this bill?

2 MS. FADULLON: Correct.

3 COUNCILMAN DOMB: Can you
4 tell me his position on this
5 legislation?

6 MS. FADULLON: The testimony
7 that I gave was produced in
8 cooperation with him. He's been in
9 all the meetings that we've had with
10 the Councilwoman's office on this
11 bill. And again, I think we're
12 supportive of the intent of the bill
13 which is to provide a preference for
14 affordable housing and community
15 gardens and open space. I do think
16 Angel has concerns about the
17 operations of this and the capacity of
18 the Land Bank, because when you're
19 dealing with groups that maybe need to
20 take a little bit more time or maybe
21 don't have as much capacity as some
22 other groups, that takes additional
23 staff time to get them through the
24 process. And so, I do think there's
25 some concerns with the operational

6/10/2022

1 capacity.

2 COUNCILMAN DOMB: So I'm
3 trying to be clear, are you saying
4 that the head of the Land Bank is in
5 favor of this bill or not in favor of
6 this bill?

7 MS. FADULLON: Again, I don't
8 want to speak for the head of the Land
9 Bank, but he was consulted throughout
10 the process. And he and I worked
11 on -- because I knew that he would not
12 be available to testify this morning,
13 he and I worked together on the
14 testimony. And I'm just going to
15 leave it there.

16 COUNCILMAN DOMB: It's
17 suspicious to me that we have a bill
18 and the head of the Land Bank isn't
19 weighing in on to hear his opinion,
20 because I do put a lot of faith and
21 trust in the head of the Land Bank.
22 And so --

23 MS. FADULLON: As do I.

24 COUNCILMAN DOMB: -- I think
25 it's pretty imperative though that the

6/10/2022

1 person who administers this proposal
2 be present to tell us how it impacts
3 the community they serve. I mean, do
4 you think that is important?

5 MS. FADULLON: I do, and
6 that's why he was included in all the
7 meetings and conversations about this.

8 COUNCILMAN DOMB: Something
9 doesn't sound right to me, but I'm
10 going to let it go for now. With that
11 in mind, can you tell me whether or
12 not community land trusts are excluded
13 from the current process?

14 MS. FADULLON: They are not.

15 COUNCILMAN DOMB: And just so
16 I'm clear because I'm learning about
17 this myself, I just want to make sure
18 the public understands the current
19 process. So can you walk us through
20 and describe how community land trusts
21 can access land currently in the Land
22 Bank?

23 MS. FADULLON: Sure. They
24 would submit an application to the
25 Land Bank for whichever properties

6/10/2022

1 they are interested in, and then they
2 would qualify currently if they were
3 doing 51 percent or more of the
4 housing development. If they're doing
5 housing development, they will qualify
6 currently. If they were doing 51
7 percent or more affordable at 120
8 percent of median below, they will
9 qualify for noncompetitive.

10 Also, if they were submitting
11 for a community garden open space,
12 they would also currently qualify for
13 a noncompetitive application, so they
14 would submit the application. There's
15 a time frame in which the Land Bank
16 staff has to review that application.
17 I believe it's up to 75 days and then
18 the Land Bank either makes a
19 determination that the application is
20 qualified and complete and provides a
21 lease agreement or a purchase
22 development agreement.

23 Again, under current process,
24 you can qualify for a lease up to five
25 years, so either a purchase agreement

6/10/2022

1 or a lease agreement is then provided
2 to the applicant. I believe they have
3 45 days to then sign that agreement
4 and send it back. And once the Land
5 Bank received that signed agreement,
6 then it goes to the next Land Bank
7 Board meeting for review. If it
8 successfully comes out of the Land
9 Bank Board meeting, then it's referred
10 to City Council for introduction of
11 the resolution to dispose of the
12 properties.

13 During that initial 75 days,
14 there may be some back and forth
15 between the staff reviewing the
16 application and the applicant, you
17 know, to make technical corrections to
18 see if there's missing information,
19 maybe to clarify something, so that
20 goes back and forth. But the goal is
21 to have a signed agreement in place
22 within 120 days of receiving an
23 application.

24 COUNCILMAN DOMB: What
25 percentage -- and this would be simple

6/10/2022

1 so can give you quick answers on
2 these -- what percentage is deemed
3 qualified applicants?

4 MS. FADULLON: I don't have
5 that percentage in front of me. But I
6 would say probably that the bulk of
7 applications that are rejected are
8 because it's either an incomplete
9 application or the applicant isn't
10 qualified, and really to qualify what
11 you have to do is have no outstanding
12 tax liability or violations with the
13 City. And often times sometimes
14 that's difficult for folks to get,
15 particularly if you're a new
16 organization, you just might not have
17 the records yet. So a large number
18 kind of initially is rejected and then
19 we try to work with applicants to get
20 to the point where they meet thresh --
21 where they're considered qualified and
22 then we can go on to the additional,
23 more substantive information about
24 what are you trying to do, do you have
25 the financing, what do your plans look

6/10/2022

1 like.

2 I think what makes it a
3 little bit difficult right now for
4 some of these organizations that we're
5 talking about with this legislation is
6 that somebody who is able to have all
7 the financing in place and have full
8 plans and that kind of information
9 right now has sort of a leg-up because
10 they kind of meet more of the hard and
11 fast requirements about getting your
12 project done, but we do have
13 mechanisms as we discussed before, a
14 reservation letter or a license
15 agreement to support that. But this
16 legislation sort of makes that more
17 prominent I would say.

18 COUNCILMAN DOMB: And just
19 again, give me a quick answer because
20 we have a big hearing today. How long
21 does it take currently to dispose of
22 land in the Land Bank depending on the
23 process, the competitive versus the
24 nonprofit?

25 MS. FADULLON: So to actually

6/10/2022

1 get to settlement probably takes
2 between a year and 18 months. That's
3 because we don't settle until all the
4 financing and permits are in place.
5 And depending on the nature of the
6 project, that can sometimes take time
7 if you have to get a variance, if
8 something happens with your financing,
9 if your costs go up, et cetera,
10 et cetera.

11 If you're looking at open
12 space disposition, so side yards
13 aren't as complicated. But again,
14 through the nature of the applicants,
15 sometimes there's a lot of back and
16 forth to get them to provide the
17 needed documentation and get some
18 signatures. And so, it really depends
19 on how long it takes to get through
20 usually the financing and permitting
21 process.

22 COUNCILMAN DOMB: And you can
23 give me a one-sentence answer on this
24 next question. What do you think is
25 the biggest roadblock to creating more

6/10/2022

1 affordable housing units?

2 MS. FADULLON: Cost.

3 COUNCILMAN DOMB: Cost of
4 building it?

5 MS. FADULLON: Cost of -- and
6 securing the money, the limited
7 resources. The cost, the high cost
8 with limited resource availability.

9 COUNCILMAN DOMB: And isn't
10 that going to be more challenging for
11 us today than six months ago when
12 building supply costs are up, interest
13 rates have doubled? I just think it's
14 going to be a lot more challenging
15 right now based on --

16 MS. FADULLON: I --

17 COUNCILMAN DOMB: How many of
18 these CLTs would you think would meet
19 the requisite financing qualifications
20 necessary to apply for this land?

21 MS. FADULLON: Again, through
22 this legislation the financing
23 component gives them time to get that
24 financing together, right. So I think
25 today if you had the -- if the CLTs

6/10/2022

1 had to show up at the Land Bank today
2 and say what we want to do, and I'm
3 making this up, is build 50 units of
4 affordable housing, it's going to cost
5 \$15 million and here's our \$15
6 million, almost nobody can do that
7 today, right. And what this does is
8 allow them to have the time to be able
9 to get that money together.

10 COUNCILMAN DOMB: Where's
11 that money coming from?

12 MS. FADULLON: It comes from
13 City subsidy. It comes from a PHFA
14 tax credit award. It comes from PHFA
15 fair money. It can come from Federal
16 Home Loan Bank. It can come from a
17 whole variety of sources. I always
18 tell people that do private
19 development if they saw the capital
20 stack on one of these affordable
21 housing developments, their heads
22 would explode because it's not easy
23 and it's complicated.

24 COUNCILMAN DOMB: Very
25 complicated. Ho many CLTs hopefully

6/10/2022

1 have been successful so far to develop
2 projects using Land Bank parcels?

3 MS. FADULLON: As Councilman
4 Squilla alluded to, I believe that
5 Community Justice Land Trust has done
6 one in his District. I think they've
7 also done one in the 8th District and
8 the 2nd District. I believe they're
9 testifying later so they can probably
10 give you the full rundown. And then I
11 know that HACE has a land trust
12 project that they're working on right
13 now and I do believe that there's
14 one -- and again, Councilwoman
15 Gauthier can correct me if I'm wrong
16 on this one, that Mt. Vernon is
17 pursuing in the 3rd District.

18 COUNCILMAN DOMB: And the
19 other question I have --

20 MS. FADULLON: And then just
21 one other thing that's not housing-
22 related, but then Neighborhood Gardens
23 Trust is a big sort of land trust on
24 the community garden front.

25 COUNCILMAN DOMB: I want to

6/10/2022

1 try to be as brief as possible in
2 efforts of time here. But what I'm
3 hearing and it sounds like the
4 qualified community land trusts can
5 access the land now, but it's the
6 unqualified entities that cannot, that
7 need some help here. This bill forces
8 the City into accepting applicants
9 that wouldn't qualify under the
10 current rules?

11 MS. FADULLON: I think this
12 would allow groups that do have
13 capacity, but may not have all the
14 financing and everything in place yet.
15 It would give them time to get the
16 financing in place to be able to
17 compete on a more level playing field
18 with particularly well-financed
19 private developers.

20 COUNCILMAN JONES: Member
21 Gauthier, I see you breaking out in
22 words. Would you like to give some
23 input?

24 COUNCILWOMAN GAUTHIER: I
25 just wanted to push back against the

6/10/2022

1 notion that this legislation would
2 allow for unqualified groups to get
3 land. We make the qualifications.
4 The qualifications were not something
5 that came down from high, right. We
6 decide what the qualifications are,
7 and this would tweak the
8 qualifications to say that an
9 organization that can demonstrate the
10 capacity to undertake a project but
11 may not have financing can have the
12 time and space to get their financing
13 together.

14 The qualifications are
15 something that are made by us. I will
16 also point out that the organization
17 would have to show that they have the
18 money in the bank to ensure and
19 maintain the property as well so that,
20 you know, to make sure that the
21 property was in good condition until
22 the financing was put together.

23 COUNCILMAN DOMB: Okay. Two
24 more quick questions and I'll be done.
25 Well, actually as an aside, how long

6/10/2022

1 are we giving CLTs time frames for
2 putting financing together, that's
3 one? And number two, under this
4 legislation if a CLT cannot get the
5 project done with current financing
6 with the time they have, how does it
7 go back to the Land Bank? And do we
8 do another round of another 60 days to
9 allow preference to another CLT, how
10 does that process work?

11 MS. FADULLON: Yeah, so a
12 couple of things. Currently, a CLT
13 could come in and get a lease. Staff
14 has the ability to authorize a lease
15 up to one year. Anything beyond a
16 year requires an act of Council. And
17 then because it's a lease, if the
18 lease terminates because the term
19 expires or they're not able to meet
20 the requirements of the lease,
21 essentially the lease terminates and
22 the property just becomes available
23 again.

24 I would assume -- you know,
25 haven't been through this process yet.

6/10/2022

1 We're talking about the legislation
2 now. But let's say CLT1 puts together
3 something, gets the property for a
4 certain amount of time, can't get to
5 the point where they can fully develop
6 it and acquire it fully and they
7 decide to give it back to the Land
8 Bank. I would assume under this
9 legislation that then if CLT2, I would
10 think it probably is some sort of
11 different type of CLT then applies for
12 it, that they would get that 60-day
13 preference as well. Thanks.

14 COUNCILMAN DOMB: Anne, I
15 just want to be clear for the record.
16 I know Angel Rodriguez, head of the
17 Land Bank is not here and has not
18 weighed in on this Committee hearing,
19 which I find hard to understand, okay.
20 I'll leave it at that. But where do
21 you stand on this? Are you a yes or a
22 no for this legislation?

23 MS. FADULLON: I'm a yes. I
24 have to say I wasn't very enthusiastic
25 about this legislation. In the

6/10/2022

1 initial form we saw, it would have put
2 a very undue burden on the Land Bank
3 and staff with operations. There were
4 these notice requirements, there were
5 a lot of complicating things.

6 Honestly, I think probably about 90
7 percent of this legislation has been
8 rewritten since we first saw it. I
9 think we've streamlined it.

10 That being said, I would not
11 be surprised that we continue to work
12 on the operations of this should it
13 pass out of Committee and passed in
14 order to further make sure that it
15 doesn't put undue burden on either the
16 organizations applying or the staff.
17 But again, I do believe that it makes
18 policy sense to provide a preference
19 for affordable housing and the garden
20 space would.

21 COUNCILMAN DOMB: Would it
22 make sense to pilot it in one
23 District, see if it works and let
24 others opt in?

25 MS. FADULLON: You know,

6/10/2022

1 that's always an option.

2 COUNCILMAN DOMB: Okay.

3 Thank you very much.

4 Thank you, Mr. Chair.

5 Thanks.

6 COUNCILMAN JONES: Thank you,

7 Member Domb. Any other responses to

8 some of those comments, Member

9 Gauthier in particular? No? Are

10 there any other questions --

11 COUNCILMAN SQUILLA: One more

12 question, Mr. Chair. Yeah, one more

13 question.

14 COUNCILMAN JONES: Member

15 Squilla.

16 COUNCILMAN SQUILLA: I guess

17 it's either Councilmember Gauthier or

18 Anne Fadullon. If there's a side yard

19 that's not a competitive bid, this

20 would not have to go through that

21 process?

22 MS. FADULLON: So a side yard

23 is still eligible for noncompetitive.

24 COUNCILMAN SQUILLA: Right.

25 MS. FADULLON: I would think

6/10/2022

1 if we ended up getting a CLT
2 application under this legislation, I
3 think frankly we'd have a conversation
4 with the Councilperson and figure that
5 out because I think, you know, we all
6 understand what this ideal program is
7 intended to do which for those folks
8 who may not be familiar is if you have
9 a property owner that has a -- the
10 owner-occupied structure and adjacent
11 either on the side or in the rear,
12 there's a city-owned lot and it's just
13 that one lot essentially, there is a
14 very proactive effort to get that
15 homeowner to acquire that lot so they
16 have some yard space. It is deed-
17 restricted. They can't go out and
18 sell it. They have to commit to using
19 it for 30 years as a yard space, and
20 it does carry a 30-year mortgage --

21 COUNCILMAN SQUILLA: But what
22 I'm saying is it won't be part of
23 this. Because even though it's
24 noncompetitive, right, it's direct
25 sale, it would be excluded from this

6/10/2022

1 process.

2 MS. FADULLON: I honestly
3 can't tell you that that is the case
4 with the most recent version of the
5 legislation. I would assume that
6 there could be an amendment made to it
7 that would clarify that anybody who's
8 applying for a side yard would not be
9 subject to this legislation.

10 COUNCILWOMAN GAUTHIER:

11 The --

12 COUNCILMAN JONES: Member
13 Squilla, thank you for that --

14 COUNCILWOMAN GAUTHIER:

15 Sorry, Mr. Chairman. I'm sorry.

16 COUNCILMAN JONES: That's all
17 right. I think that needs to be
18 clarified. In the case of 55th and
19 Poplar, there is a very robust lawn,
20 vegetable flower arrangement out there
21 and it comes sometimes in competition
22 with development so we need to kind of
23 clarify who's on first, what's on
24 second so that we were able to resolve
25 it. But hypothetically, it could have

6/10/2022

1 been a line-in-the-sand kind of thing.
2 And so, we might want to be a little
3 clearer about that particular
4 provision.

5 Member Gauthier.

6 COUNCILWOMAN GAUTHIER: We'd
7 be happy to make that clarification.

8 COUNCILMAN JONES: Thank you
9 so very much. Any other comments on
10 this portion?

11 THE CLERK: Councilmember Oh
12 has a question.

13 COUNCILMAN JONES: Member Oh.

14 COUNCILMAN OH: Thank you
15 very much, Chair.

16 This is a question for Anne
17 Fadullon. Can you just simply say
18 that this bill increases the
19 opportunity, increases the amount of
20 affordable housing this City is going
21 to see, that's what it does; is that
22 your testimony?

23 MS. FADULLON: My testimony
24 is this has the potential to increase
25 the level of more I would say deeper

6/10/2022

1 affordable housing that we would see.
2 I don't -- I don't know that we would
3 see more affordable housing, but I do
4 think this bill puts a preference for
5 deeper affordable housing.

6 COUNCILMAN OH: What is
7 deeper affordable housing?

8 COUNCILWOMAN GAUTHIER:
9 Rather than being affordable let's say
10 at 120 percent of median or 100
11 percent of median or 80, this bill --
12 I can't remember frankly the latest
13 language, and I'm sure the
14 Councilwoman would help me out here,
15 but I think it really requires 50
16 percent of median, so that's what I
17 mean by deeper. It's affordable to
18 people who earn a lower income.

19 COUNCILMAN OH: More
20 affordable for those with lower levels
21 of income?

22 MS. FADULLON: Yes.

23 COUNCILMAN OH: Because
24 currently that's not being done?

25 MS. FADULLON: It is being

6/10/2022

1 done. But currently, the
2 noncompetitive for affordable housing
3 is kind of wide open, where if you're
4 doing 51 percent or more up to 120
5 percent of median, you would
6 qualify -- you would still do that,
7 right, you could still qualify for
8 that. But this sort of gives -- the
9 folks that are generally applying
10 under that noncompetitive process are
11 private developers that are well-
12 resourced and that's great and
13 wonderful to have that public-private
14 partnership.

15 What this legislation does is
16 sort of if somebody's coming in under
17 that affordable housing piece, it
18 gives preference to the application
19 that's coming in to be more affordable
20 for people at a lower income.

21 COUNCILMAN OH: So other than
22 the preference, in other words I will
23 like your opinion, theory versus
24 reality, other than theoretically more
25 affordable, is anyone doing that? Is

6/10/2022

1 the problem that the land is not being
2 made available in the District for
3 deeper affordable housing and
4 therefore this bill will somewhat
5 correct a problem that is currently
6 existing in the Districts?

7 MS. FADULLON: I think --
8 look, it's hard to prove out because
9 we haven't done it yet, right. But I
10 do think the intent of this is again
11 to level the playing field so that
12 developers who may be more resourced
13 and are able to show up at the table
14 with a full package more quickly than
15 organizations that may not be as well-
16 resourced and have to take some time
17 to get those resources, it sort of
18 provides more of an even playing field
19 so that folks are competing on a more
20 equal level --

21 COUNCILMAN OH: That I don't
22 understand. Can you explain this to
23 me? In other words, what does it
24 matter that someone shows up with
25 money and someone shows up without if

6/10/2022

1 they're going to build affordable
2 housing? I understand the point where
3 if you want to not provide that
4 property unless it is going to be
5 either built at a lower cost or if
6 it's built at a greater cost, at least
7 offered to people, you know, at a
8 lower cost or lower fee, then I could
9 understand at least the point that
10 you're trying to make.

11 But if someone shows up with
12 money or they show up without money,
13 someone needs more time, if they show
14 up with money and they're going to
15 offer affordable housing, my
16 understanding is we are deeply behind
17 in this City in providing affordable
18 housing and we're trying to provide
19 affordable housing. Does this speed
20 that process along or does it
21 basically provide a cushion for a
22 nonprofit to try to get their act
23 together to provide affordable
24 housing?

25 Is it the same level

6/10/2022

1 affordability or what you're saying is
2 at a certain point in time the private
3 developers are not offering deep
4 affordable housing whereas the
5 nonprofit or community land trust will
6 work to get their financing, hang on
7 to the property and during that
8 process hopefully provide a greater
9 level of affordability for a group of
10 people that has less finances. Is
11 that in your opinion really what the
12 bill does?

13 MS. FADULLON: Yes.

14 COUNCILWOMAN GAUTHIER: Point
15 of information. I wanted to clarify
16 the affordability levels for this
17 path, the CLT path which will only be
18 in the noncompetitive portion of the
19 land disposition process. It will
20 require if an organization, a
21 nonprofit would like to do housing, it
22 will require that rental housing be at
23 50 percent of AMI. It will require
24 that homeownership be at 80 percent of
25 AMI.

6/10/2022

1 The rest of the disposition
2 policy as I understand it, and Anne
3 can correct me, allows for
4 affordability to be classified all the
5 way up to 120 percent of AMI. I know
6 because I did a study of my District
7 with the reinvestment fund about a
8 year ago. The average 3rd District
9 resident is at 34 percent of AMI.
10 That's a big gap between what would be
11 considered genuinely affordable.

12 And so, this path allows for
13 a community-controlled and community-
14 minded organization to apply and to
15 get some additional points, and we've
16 included the rubric so that you can
17 see those additional points for being
18 community-controlled and for pursuing
19 that genuinely affordable housing. It
20 also allows for them to have the
21 ability to enter into a long-term
22 lease to put together their financing.
23 And that's not about a nonprofit not
24 having their act together. It's more
25 so about this being a hot market where

6/10/2022

1 for-profit developers have a
2 substantial leg-up on community
3 members that would like to develop
4 community-minded projects. And so, I
5 just wanted to make that point.

6 COUNCILMAN OH: Okay. So on
7 that point to Anne Fadullon, that is
8 something that District Councilpeople
9 cannot do already. They cannot say,
10 listen, I'm not going to -- I want
11 more affordability, deeper
12 affordability, but I'm just stuck, I
13 have to give it to a commercial
14 developer, private developer, they
15 cannot do that?

16 MS. FADULLON: No, they can.
17 They could issue an RFP for a site
18 specific and say that they want to get
19 a certain level of affordability.
20 They could do it that way. But
21 through a noncompetitive, I think this
22 just again clarifies that if there
23 were more than one noncompetitive
24 application for a same site, that the
25 preference at the land management

6/10/2022

1 level, right, would be for the
2 community-controlled entity that was
3 providing the most affordable and
4 longest-term affordable housing or
5 community garden access to food, fresh
6 food use would get a sort of priority
7 over an other type of application.

8 And frankly, if that is the
9 application, let's say the community
10 land trust application under this
11 legislation moved forward through the
12 Land Bank and then the Councilmember
13 did not support that, then they could
14 introduce a resolution or not. As I
15 think was talked about at the
16 beginning of this, nothing in this
17 legislation changes sort of the
18 Charter requirement that that any
19 disposition or at least longer than
20 one year requires an act of City
21 Council.

22 So again, it would be in the
23 purview of the Councilperson to say
24 that they wanted to support this or
25 not, which is frankly why we tell

6/10/2022

1 applicants to go talk to your
2 Councilmember early on. But, yeah, it
3 would still be at the discretion of
4 the City Council.

5 COUNCILMAN OH: Okay. Thank
6 you very much.

7 Thank you, Chairman.

8 COUNCILMAN JONES: Thank you
9 so much, Member.

10 Do we have any other
11 questions for this group?

12 (No response.)

13 COUNCILMAN JONES: Seeing
14 none, Ms. Williams, who's the next
15 panel to testify on this bill?

16 THE CLERK: The next panel of
17 witnesses are Mindy Watts, Ashley
18 Allen and Joyce Smith.

19 COUNCILMAN JONES: In that
20 order, can you tell me that you're on
21 the call, still connected.

22 MS. WATTS: Good morning.
23 This is Mindy Watts.

24 COUNCILMAN JONES: Hey,
25 Ms. Watts. State your name for the

6/10/2022

1 record and begin your testimony.

2 MS. WATTS: Sure. My name is
3 Mindy Watts. I am a principal at
4 Interface Studio which is a city
5 planning firm based here in
6 Philadelphia at 12th and Callowhill.
7 Thank you to the Committee for hearing
8 my testimony on Bill 220322 this
9 morning.

10 Since 2005 I've had the
11 opportunity to work on citywide policy
12 plans, including the original Land
13 Bank's strategic plan published in
14 2015 and the Land Bank's current
15 strategic plan which was published in
16 2019. I've also worked on many
17 neighborhood plans developed along
18 community organizations and residences
19 across Philadelphia, often in
20 neighborhoods that have experienced
21 decades of disinvestment often
22 apparent in the vacant lots and
23 structures seen block-to-block.

24 Vacant or surplus publicly-
25 owned land is a limited resource.

6/10/2022

1 It's a public asset with the potential
2 to do an immense amount of good as it
3 is brought back into productive use by
4 and for communities. The current Land
5 Bank's strategic plan shows that the
6 City owns more than 5,000 parcels of
7 surplus vacant land. And as you know,
8 the Land Bank's mission is to return
9 that underutilized property to
10 productive use.

11 The Land Bank's disposition
12 policies spell out the types of land
13 uses eligible to be sold or
14 transferred either through competitive
15 sale in which entities bid on land or
16 through a noncompetitive sale in which
17 people or entities apply for that
18 land. The noncompetitive sale option
19 is available for specific land uses,
20 among them side yards, community
21 gardens, affordable mixed-income and
22 workforce housing and community-based
23 facilities.

24 The problem is that the
25 City's current process for making

6/10/2022

1 decisions about property dispositions
2 through noncompetitive sales does not
3 provide any guidance for prioritizing
4 what communities need most. There is
5 no mechanism for taking into account
6 what the local community says it
7 needs. The current process also does
8 not prioritize the depth of
9 affordability offered by a given
10 project. This means that a
11 development proposing homes affordable
12 to buyers earning 120 percent of Area
13 Median Income or over \$110,000 per
14 year get the same consideration as a
15 development that would build homes
16 affordable to households earning 50
17 percent of Area Median Income or
18 \$48,000 per year.

19 And in fact, there's a
20 mismatch between the pricing of homes
21 that have been built on City land and
22 the dollars that Philadelphia
23 households can spend on housing. For
24 example, between 2016 and 2020 only 7
25 percent of the homes built on City

6/10/2022

1 land were affordable to the most
2 vulnerable families earning less than
3 30 percent of Area Median Income or
4 \$31,000 per year even though
5 households in that income bracket make
6 up 31 percent, nearly a third of the
7 City's population. So we know that
8 there are nearly twice as many
9 low-income renter households in our
10 City as the number of housing units
11 that they can afford. Families are
12 struggling to find and keep housing
13 and to remain in the communities that
14 they have always called home.

15 So the language proposed in
16 the bill under consideration today
17 provides solutions to these
18 challenges. It calls for a community-
19 based plan for the reuse of surplus
20 vacant land, a document that clearly
21 states residents' values and needs.
22 It calls for the City to prioritize
23 projects that serve community needs
24 over the long term by prioritizing
25 dispositions to community land trusts

6/10/2022

1 who commit to providing deeper
2 affordability, permanent affordability
3 and community control of proposed
4 developments.

5 The bill allows for the time
6 necessary for the community land trust
7 to work with neighbors to come to
8 consensus around the land's reuse and
9 it allows time for the community land
10 trust to get financing for the
11 project. And lastly, the bill calls
12 on communities through community land
13 trusts to make sure that public land
14 will support uses such as housing,
15 growing space and community-serving
16 businesses that remain stable and
17 affordable for generations to come.

18 Community land trusts are a
19 tool that can help Philadelphia's
20 communities remain intact and benefit
21 from long overdue reinvestment rather
22 than be priced out by it. Thank you.

23 COUNCILMAN JONES: Thank you
24 for your testimony. We're going to
25 hold questions until the end of this

6/10/2022

1 panel.

2 Ms. Williams, who's next?

3 THE CLERK: Ashley Allen.

4 COUNCILMAN JONES: Ms. Allen,
5 are you connected?

6 DR. ALLEN: Yes, I am.

7 COUNCILMAN JONES: Very good.

8 Will you please state your name for
9 the record and please begin your
10 testimony. Thank you for your
11 patience.

12 DR. ALLEN: Thank you. Good
13 afternoon. My name is Dr. Ashley
14 Allen and I'm the Executive Director
15 of the Houston Community Land Trust.

16 COUNCILMAN JONES: Proceed.

17 DR. ALLEN: Okay. Thank you.
18 I am here today to give you examples
19 of what it looks like when you
20 prioritize CLTs with Land Bank
21 partnership. We have been working
22 with the Houston Land Bank now for
23 approximately three years. The city
24 of Houston has always been known as an
25 affordable city, but recently due to

6/10/2022

1 an influx of new residents along with
2 the impact of natural disasters such
3 as Hurricane Harvey, housing supply
4 has greatly reduced and the need has
5 greatly increased.

6 And so, the city of Houston,
7 this current administration under
8 Mayor Sylvester Turner, has made
9 affordable housing a priority for the
10 city of Houston, but understanding
11 that the traditional means of doing so
12 would not work. Therefore, they
13 decided to invest not only in the
14 Houston Community Land Trust, but the
15 Houston Land Bank as well as partners
16 to ensure for permanent affordability
17 of housing throughout the city of
18 Houston.

19 Through these partnerships
20 we've been able to secure over 104 of
21 permanently affordable homes in the
22 city of Houston over the last three
23 years. What does affordability truly
24 look like? That means we work with
25 buyers under 80 percent of the Area

6/10/2022

1 Median Income with our average
2 homebuyer being at 63 percent AMI.

3 As previously mentioned in
4 many of the previous testimonies, when
5 we do not involve tools such as the
6 Land Bank and the Community Land Trust
7 to create permanent true
8 affordability, for-profit developers
9 will come in and usually aim for 120
10 AMI. But those are not -- while there
11 is need for that type of housing, the
12 need for housing that can reach lower
13 AMIs, again that deep subsidy and that
14 deep affordability, is what we're
15 aiming to do here in the city of
16 Houston.

17 And so, we have been able to
18 not only work with our Land Bank, but
19 the Land Bank has prioritized builders
20 who build at certain price points
21 capping it currently at 212 and it
22 will go up to approximately 240,000.
23 What does that mean? That means that
24 they can then dispose of properties
25 and give priority to those who are

6/10/2022

1 building affordable such as CDCs,
2 Habitat for Humanity.

3 Then the CLT is able to come
4 in and partner with those
5 organizations and we do that. We've
6 been able to create affordable housing
7 utilizing our Land Bank and the
8 disposition of land to affordable
9 builders. So I'm here today to really
10 encourage City Council to really think
11 about the best way to utilize the Land
12 Bank and Land Trust partnership.

13 I understand that there are
14 already mechanisms in place for the
15 Land Bank and the CLT to operate, but
16 the partnership between both
17 organizations and funding and building
18 capacity for both organizations not
19 only creates a better return on
20 investment into city funds to
21 affordable housing, because with the
22 Land Trust model you're only having to
23 invest one time because it's
24 permanently affordable and keeping the
25 affordability long term for generation

6/10/2022

1 after generation versus having to keep
2 reinvesting into affordable housing
3 without creating a net gain of
4 affordable units.

5 So currently, we are 104
6 units up on affordable housing here in
7 Houston in three years and currently
8 are on track to have 400 affordable
9 housing units by the end of 2024. So
10 that is what can happen if you
11 actually are able to utilize the
12 partnership between a Community Land
13 Trust and a Land Bank and creating
14 priority for the land trust, because
15 ultimately what you want is great use
16 of city funds and long-term
17 investment, and that is what you get
18 with the community land trust because
19 of the restricted resale price because
20 of the stewardship that the community
21 land trust can provide. So therefore,
22 you're actually saving money in the
23 long term by investing in community
24 land trust and land bank partnerships.

25 So Houston is just one

6/10/2022

1 example, but Atlanta has also been
2 able to do this with a land bank and
3 CLT partnership. Other cities such as
4 Chicago have also been able to do
5 this. So you all would be in great
6 company as far as being able to really
7 create that long-term affordability,
8 but you would also be setting a new
9 path by actually putting policies in
10 place to create that and put it in
11 writing and to prioritize the land
12 trust in decisions about affordable
13 housing. Thank you.

14 COUNCILMAN JONES: Thank you
15 so very much for your input and
16 testimony. Every book I've read about
17 from Seattle to here talking about
18 gentrification and issues, some of the
19 mistakes that were made by major
20 cities is that they too freely gave up
21 their publicly-owned land to never get
22 it back and to never be able to
23 control it.

24 And so, we need to be a
25 little more cautious and forward-

6/10/2022

1 thinking as we look at the one-time
2 utilization of this most important
3 land asset. So thank you for your
4 testimony.

5 Who's next, Ms. Williams?

6 THE CLERK: Joyce Smith.

7 COUNCILMAN JONES: Ms. Smith,
8 are you there?

9 MS. SMITH: Yes, I am.

10 Hello.

11 COUNCILMAN JONES: All right.

12 Okay. I can hear you. State your
13 name for the record, begin your
14 testimony and thank you for your
15 patience.

16 MS. SMITH: Thank you, Chair
17 Jones and the Public Property and
18 Public Works Committee for this
19 opportunity. And thank you,
20 Councilwoman Jamie Gauthier, for
21 authoring this important piece of
22 legislation. My name is Joyce Smith.
23 I'm a resident of East Parkside, a
24 section of West Philadelphia located
25 in the 3rd District.

6/10/2022

1 I've worked for many years as
2 a consumer housing paralegal at
3 Philadelphia Legal Assistance. I'm a
4 member of the Philadelphia Coalition
5 of Affordable Communities and I serve
6 as Interim President on the Board of
7 Centennial Parkside CDC. East
8 Parkside like other Philadelphia
9 neighborhoods has experienced decades
10 of disinvestment, redlining and
11 speculation.

12 72 percent of East Parkside
13 residents are renters and the
14 neighborhood's medium household income
15 is at \$14,000. We are seeing
16 speculating investors snatching up and
17 flipping land in our community. And
18 at the same time, we're experiencing a
19 high volume of RCO meetings, and
20 developers are asking for variances to
21 build units and houses that are
22 unaffordable for most of our
23 residents.

24 All this activity is driving
25 up prices in East Parkside. At

6/10/2022

1 community meetings we often encounter
2 developers who sidestep our questions
3 about affordability to talk about
4 their own economic hardship while
5 they're getting land relatively
6 cheaply in our community. Our long-
7 time renters are feeling very
8 vulnerable and scared of rent
9 increases, and rightfully so.

10 And the irony is that even
11 working class folks with homeowner
12 goals are being kicked out of East
13 Parkside by speculating investors
14 are -- I'm sorry, locked out of East
15 Parkside by speculating investors and
16 developers. East Parkside's 50-year-
17 old community garden is illustrative
18 of how community access the public
19 land has benefits way beyond its
20 intended use.

21 Gardeners not only share
22 their healthy harvest with other
23 residents in a neighborhood food
24 desert but the Viola Garden is also
25 about place-making, creating a sense

6/10/2022

1 of wellness, promoting healthy diet,
2 connecting and learning from others
3 and even building a stronger
4 community.

5 Our resident-led CDC has
6 proposed an equitable development real
7 estate strategy that aligns with our
8 housing and homeownership objective
9 because we see a really urgent need to
10 carve out a full affordability and
11 now. But our CDC just like the
12 residents can't compete with well-
13 connected capital-rich developers for
14 land. As a long-time housing
15 advocate, regurgitating these
16 conditions is exasperating. There are
17 scores of research on our housing
18 crisis such as Councilwoman Gauthier's
19 housing study, 2020 housing study and
20 the 2022 Fair Housing Assessment
21 Report.

22 We need solutions and then
23 actions. We need our City
24 representatives to help level this
25 field for their constituents. This

6/10/2022

1 legislation is proposing a solution.
2 We ask this Committee to take action
3 and pass Bill 220322. Thank you again
4 for this opportunity to hear how
5 important this legislation is to our
6 communities. And thank you,
7 Councilwoman Jamie Gauthier, for
8 introducing this legislation as well
9 as the cosponsors. Thank you.

10 COUNCILMAN JONES: Well,
11 Joyce, I almost -- I asked Member
12 Gauthier for you and East Parkside.
13 She would not let me have it in
14 redistricting, but I can dream.

15 All right. Who else do we
16 have, Samantha Williams?

17 THE CLERK: The next panel of
18 witnesses is Dominique Howell, John
19 Davis and Johnny Rashid.

20 COUNCILMAN JONES: In that
21 order, can you let me know that you
22 are connected.

23 MS. HOWELL: Yes. I'm
24 Dominique Howell and I am connected,
25 stating my name --

6/10/2022

1 COUNCILMAN JONES: Thank you
2 very much. Can you state your name
3 again for the record and begin your
4 testimony please.

5 MS. HOWELL: Dominique
6 Howell, PCAC member. Good morning.
7 My name is Dominique Howell. I am an
8 independent living specialist with
9 Liberty Resources, the leading center
10 for independent living for people with
11 disabilities. I'm also a member of
12 the Philadelphia Coalition for
13 Affordable Communities. I'm not only
14 an advocate for marginalized
15 communities, but my most significant
16 role is mom. I'm currently a resident
17 of Wynnefield, Philadelphia.

18 Born and raised in Northwest
19 Philadelphia well into adulthood, land
20 justice has always been important to
21 me because I have seen firsthand the
22 negative effects that vacant land has
23 in my community. Vacant land not only
24 decreases property value, but it also
25 takes away opportunities for the

6/10/2022

1 community of residents that need
2 affordable accessible housing.

3 The supply does not match the
4 demand in Philadelphia when it comes
5 to affordable, accessible housing, but
6 that all could change if we use the
7 vacant land to build what is needed.
8 Philadelphia's disabled population is
9 16 percent and growing. Most people
10 with disabilities face housing
11 security daily because of the cost of
12 living and the lack of accessibility.

13 Did you know that right now 1
14 out of every 2 renters and 1 out of
15 every 3 homeowners in our City is
16 housing cost-burdened? Meaning, once
17 they pay for their housing, there's
18 not enough left to feed and clothe
19 their families. This story is one of
20 my consumers who has faced -- this is
21 one of the stories of my consumers who
22 was faced with homelessness because
23 her building was sold and the market
24 value increased. She was lucky enough
25 to find rental assistance to be able

6/10/2022

1 to stay in the property, but is now
2 faced with the burden of finding a
3 roommate to help pay rent.

4 My consumer is a senior and
5 she should be able to move where rent
6 is affordable and not be forced to
7 live in a place she can't afford on
8 her own. However, that's her only
9 choice because otherwise she'd be
10 homeless. This is why allowing
11 community control is so important to
12 further the affordability of
13 Philadelphia housing. Since the
14 vacant land affects the residents
15 primarily, the residents should be
16 included in the decision as to what
17 happens with the development of that
18 land.

19 Today I am calling on City
20 Council to prioritize vacant land for
21 affordability and community control.
22 Give the choice back to the residents.
23 Vote yes. Thank you to City Council
24 and community members for listening to
25 my testimony.

6/10/2022

1 COUNCILMAN JONES: Thank you
2 so much for your testimony. Thank you
3 for your input and thank you for your
4 patience to wait to give it. I
5 appreciate you.

6 MS. HOWELL: Thank you.

7 COUNCILMAN JONES:
8 Ms. Williams, who's next?

9 THE CLERK: John Davis.

10 MR. DAVIS: Hello. I hope
11 that I'm connected and I hope that you
12 can hear me.

13 COUNCILMAN JONES: Yes, I
14 can.

15 MR. DAVIS: I see you nodding
16 so I will go ahead with my testimony.
17 Thank you, Chairman Jones. My name is
18 John Davis and I've been working with
19 community land trusts for over 40
20 years. I helped to create the CLT in
21 my city in Burlington, Vermont when
22 Bernie Sanders was mayor. I then
23 served for 10 years as the City's
24 Housing Director.

25 Since 1996, I've been part of

6/10/2022

1 a national consulting group that has
2 aided over 100 CLTs across the
3 country. So the first CLT was created
4 in 1969 as an outgrowth of the
5 Southern Civil Rights Movement, and
6 they're now over 300 community land
7 trusts across the United States. And
8 they come in many varieties, but there
9 are some features they all share.

10 They are all nonprofit
11 charitable organizations with a tax
12 exemption from the IRS. They have
13 governing boards where a majority of
14 the seats are reserved for people who
15 live, work or worship in the
16 neighborhoods served by the CLT. CLTs
17 acquire parcels of land and hold on to
18 the land forever with the intention of
19 never reselling it, never returning
20 the land to the market.

21 They then construct or
22 rehabilitate affordable housing on
23 that land, and then some CLTs also
24 support urban agriculture, vest-pocket
25 parks or develop buildings for small

6/10/2022

1 businesses. But in all cases, the CLT
2 then plays an active stewardship role
3 in making sure that the housing or
4 other uses remains affordable forever.

5 Now, many city governments
6 around the country have played a major
7 role in starting new CLTs or in
8 supporting the development of projects
9 being done on a CLT's land. In my
10 city, CLT was initiated by the city
11 government but was established as an
12 independent nonprofit. Today there
13 are over 3,000 units of housing in our
14 CLT's portfolio, including rental,
15 cooperative housing, homeownership.

16 So Burlington is not alone,
17 right. So city governments as diverse
18 as Boston, Durham, Denver, LA, Seattle
19 have also supported the development of
20 CLTs in their cities. And then such
21 support extends to working in
22 partnership with city land banks as
23 you heard from Dr. Ashley Allen.
24 Houston's not alone. There are also
25 partnerships between community land

6/10/2022

1 trusts and municipal land banks in
2 Atlanta, in Columbus, Ohio, in Albany,
3 New York. So why city officials
4 support community land trusts because
5 they've grown leary of seeing public
6 dollars, public lands and tax
7 abatements that were used to create
8 affordably-priced homes leak away into
9 the market after a few years.

10 The public investment is
11 lost. The homes are lost. Community
12 land trusts are a tool for plugging
13 the hole in the leaky bucket. So if
14 you adopt the measure before you,
15 Philly would not be the first city to
16 give support to CLTs, not even the
17 first land bank, but I don't know of
18 any other cases where a Land Bank's
19 disposition policy gives an explicit
20 preference to CLTs. So as Dr. Allen
21 stated, you would be blazing a trail
22 here. Other cities would look to you
23 for guidance and inspiration.

24 COUNCILMAN JONES: Thank you
25 for your testimony, and it's good to

6/10/2022

1 hear good things going on around the
2 country on this issue. It is
3 inspiring to Philadelphia.

4 Ms. Williams, who's next?

5 THE CLERK: Jonny Rashid.

6 COUNCILMAN JONES:

7 Mr. Rashid, are you connected?

8 PASTOR RASHID: Yeah, I'm
9 here and connected.

10 COUNCILMAN JONES: Thank you.
11 State your name for the record and
12 please begin your testimony.

13 PASTOR RASHID: I'm Jonny
14 Rashid, Pastor for Circle of Hope, a
15 network of churches in Philadelphia.
16 I use he, him pronouns. I live in
17 North Philadelphia and I'm a Pastor in
18 Fishtown. I'm a member of the
19 Philadelphia Coalition for Affordable
20 Communities. Housing is a human right
21 and every Philadelphian deserves to
22 live in a house they can afford, in a
23 neighborhood they can thrive in. And
24 it's a matter of human dignity that we
25 do this, that we care for the least of

6/10/2022

1 these among us.

2 And in my faith tradition,
3 it's precisely what Jesus meant when
4 he said to love our neighbor as
5 ourselves. So it's a matter of
6 morality. It's a matter of principle,
7 of decency, of brotherly love. And in
8 my community, affordable housing would
9 mean less displacement, more
10 consistency and longevity.

11 It would mean green space and
12 room for farms and gardens. It would
13 offer more of a sense of community
14 instead of the transients that my
15 neighborhood often feels. I am one of
16 three households on my block that has
17 remained consistent over the decade I
18 have lived there. We want more
19 consistency, more neighborliness and
20 affordable housing, and community land
21 trusts help make this happen.

22 We know that 1 in every 5
23 households in Philly earns \$15,000 or
24 less and can't afford to pay high rent
25 or maintain high rent housing, and a

6/10/2022

1 family earning 15,000 can afford a
2 rent of 377 a month. Yet the average
3 rent for an apartment in our City is
4 more than 1500. Even in subsidized
5 developments that have low-income
6 housing, most of the apartments or
7 townhomes are only affordable for
8 families who earn twice what you earn
9 from minimum wage.

10 So right now 1 out of every 2
11 renters and 1 out of every 3
12 homeowners in our City is housing
13 cost-burdened. Meaning, once they pay
14 for their housing, there's not enough
15 left to feed and clothe their
16 families. And this isn't just a
17 problem in North Philly where I live.
18 Where I work in Fishtown, a member of
19 our congregation is consistently
20 facing displacement because of an
21 increase in rent. He's a disabled man
22 who is in recovery and just finished
23 Community College at the age of 50.
24 He's being responsible for his life,
25 but he can't keep going if he doesn't

6/10/2022

1 have a place to be.

2 This is basically what we're
3 talking about. This legislation is
4 for him and for thousands of other
5 Philadelphians in the same position.
6 We want City Council to pass this
7 legislation that will prioritize city-
8 owned land for permanent affordability
9 and community control and are asking
10 for a yes vote on this legislation.
11 Thank you.

12 COUNCILMAN JONES: Thank you,
13 Pastor, for your contribution and
14 testimony.

15 Ms. Williams, who's next?

16 THE CLERK: Councilmember, at
17 this time we will need to take a brief
18 break so that the IT team can connect
19 the people we have registered for
20 public comment.

21 COUNCILMAN JONES: It is
22 12:03. We will reconnect at 12:10.
23 We'll take a brief break. You don't
24 have to disconnect, but we will take a
25 brief pause.

6/10/2022

1 (Brief recess.)

2 COUNCILMAN JONES: Thank you
3 very much and welcome back. This is a
4 continuation of the public hearing for
5 the Committee on Public Property and
6 Public Works. We are in the witness
7 testimony portion of the hearing.

8 Ms. Williams, who is the next
9 witness to testify?

10 THE CLERK: The next witness
11 is Mo Rushdy.

12 COUNCILMAN JONES: Mr. Mo
13 Rushdy, are you connected?

14 MR. RUSHDY: Good afternoon.
15 My name --

16 COUNCILMAN JONES: Good
17 afternoon --

18 MR. RUSHDY: Hello. Can you
19 hear me?

20 COUNCILMAN JONES: Yes, I
21 can.

22 MR. RUSHDY: Okay. Great.
23 Thank you. My name is Mo Rushdy and I
24 serve as Vice-president of the
25 Building Industry Association of

6/10/2022

1 Philadelphia. I am confused as I'm
2 hearing that a number of District
3 Councils are exempting themselves from
4 this bill, so I'm not sure why this
5 isn't a 3rd District bill. I do also
6 Co-chair the BIA's Affordable Housing
7 and Diversity, Equity and Inclusion
8 Committees and serve as the leadership
9 member of the Philadelphia Real Estate
10 Alliance. I want to thank Chairman
11 Jones and the rest of the Committee
12 for allowing me to provide testimony
13 today on Bill No. 220322.

14 Council wants to build 30,000
15 affordable homes by 2028 and the
16 private development community wants to
17 help in significant ways because we
18 recognize the need. This bill moves
19 the City in the wrong direction
20 however. It will result in much less
21 affordable housing being built that
22 can happen without it. The goals of
23 the community land trusts are worthy
24 and we certainly understand Council's
25 desire to help meet these goals, but

6/10/2022

1 this bill is not simply giving CLTs
2 preference of land and civilization.
3 It gives them a virtual veto power
4 over any noncompetitive Land Bank
5 conveyance.

6 The bill also gives CLTs sole
7 discretion as to whether they want to
8 try to develop parcel instead of a
9 private developer or to delay for
10 months the ability of any developer to
11 move forward. When Council created
12 the Land Bank in 2013 thanks to the
13 leadership of Councilmember Sanchez,
14 the development community had great
15 hopes of finding all the bureaucracy
16 and the red tape was at an end, and
17 the City would begin to release
18 thousands of vacant parcels that it
19 had been holding. That didn't happen.

20 In 2019, Council passed
21 additional legislation intended to
22 greatly streamline the process and we
23 have seen significant progress as a
24 result. So we're especially
25 frustrated to see legislation being

6/10/2022

1 considered that will reverse that
2 progress and create new considerable
3 (inaudible) instead.

4 I, for example, have
5 applications for hundreds of
6 affordable units that range between 60
7 percent AMI and 120 percent AMI, which
8 is \$750 to \$700 a month for a single
9 family home homeownership programs
10 creating quarter of a million dollars'
11 worth of wealth for people in the
12 neighborhoods. The Land Bank's stated
13 mission is to return vacant and
14 underutilized publicly-owned property
15 to productive use and thereby to
16 assist in revitalizing neighborhoods,
17 creating socially and economically
18 diverse communities and strengthening
19 the City's tax base.

20 The Land Bank's mission is
21 not, and again I repeat, it is not to
22 help struggling nonprofits become
23 successful affordable housing
24 developers. That might be a worthy
25 second goal some day if the Land

6/10/2022

1 Bank's primary goals are being met.
2 But currently, they most certainly are
3 not. This bill and its sponsor are
4 seeking a direct question, does
5 Council believe that Philadelphia is
6 facing a crisis due to lack of
7 affordable housing or a lack of
8 community land trusts? I think we all
9 know the answer.

10 It is worth noting that
11 currently there are a few community
12 land trusts in existence in
13 Philadelphia. They mean well, and BIA
14 would love to partner with them to
15 help the City's affordable housing
16 crisis, but these few CLTs should not
17 be able to put the brakes on every
18 future land disposition just because
19 they have a worthy mission.

20 The legislation would require
21 the Land Bank to give a five-year
22 lease for any parcel of a CLT
23 requested regardless of its ability to
24 build or if there is a more feasible
25 project proposed by a private

6/10/2022

1 developer with the intent that the CLT
2 will figure out later if it can
3 actually build the project.

4 The bill seems to imply it
5 should not be held against CLTs if
6 they cannot finance the project they
7 propose to build. But again, our
8 City's in crisis. Should we wait for
9 the student to finish medical school
10 or should we turn to the surgeon on
11 hand to perform the surgery required.
12 In the 3rd District, there are 647
13 publicly-owned parcels that can be
14 used to house these in need, 647
15 properties. CLTs do not have the
16 ability or capacity to develop a
17 fraction of those.

18 But I would like to propose
19 to the sponsor an alternative to this
20 legislation. Instead of creating new
21 permanent preferences and hurdles, why
22 not spend the summer identifying which
23 of the 647 parcels that CLTs want to
24 develop and then turn those over to
25 them immediately. And after you have

6/10/2022

1 done so, you could immediately make
2 all the remaining parcels available to
3 any developer that can meet your
4 affordable housing goals.

5 I happen to be the Chair of
6 the Philadelphia Accelerator Fund,
7 which recently devoted to enable
8 affordable home projects by primarily
9 Black and Brown developers. In just a
10 month, we are working on three
11 applications of close to 200
12 affordable units to be developed on
13 City land by for-profit Black and
14 Brown developers. The bill now
15 creates a mechanism that can change
16 them out of these projects and away
17 from Philadelphia.

18 In the BIA's blueprint, we
19 argue that the City's housing crisis
20 can be resolved if City Hall simply
21 increases its capacity and dispose
22 public land quickly to qualified
23 applicants. There is no question that
24 the private development community
25 presents the best opportunity to

6/10/2022

1 generate significant quantities of
2 affordable housing for its residents.
3 Unfortunately, this bill is a dramatic
4 example of City Hall trying to punish
5 the development community for the
6 shortfalls of its affordable housing
7 policies.

8 And before I end, I want to
9 mention a few bullet points: The
10 Housing Action Plan by City Council
11 requires 3,000 or sees that there's a
12 requirement of 3,000 to 5,000 homes
13 per year of affordable housing to be
14 produced. We are currently at 5 to 7
15 percent on that. The average person
16 that bought 120 percent workforce
17 housing home is \$24 an hour. That's
18 actually more like 72 percent AMI.
19 These are facts.

20 The PHFA rental marks 50
21 percent AMI one-bedroom at \$886
22 dollars, two-bedroom at \$1063, and a
23 three-bedroom at 1228. The for-sale
24 single family home at 80 percent AMI
25 is cheaper than the 50 percent AMI

6/10/2022

1 rental values. My point here is these
2 disposition policies is creating
3 wealth for the communities and for the
4 people in the neighborhoods. Please
5 let us take a step back and work
6 together. Thank you for your
7 consideration.

8 COUNCILMAN JONES: Thank you
9 so much for your testimony and your
10 patience.

11 Ms. Williams, who's next?

12 THE CLERK: Councilmember,
13 before we move on, we had instituted a
14 time limit for all witnesses. We were
15 not able to hear the buzzer when it
16 rang.

17 Can we do a test, Modesto?

18 (No response.)

19 COUNCILMAN JONES: Modesto?

20 COUNCIL TECH SUPPORT: Could
21 you hear the ringer?

22 THE CLERK: No, we could not.

23 COUNCILMAN JONES: So I
24 suggest we continue, try to work out
25 our technical difficulties and kind of

6/10/2022

1 do it by ear.

2 THE CLERK: Modesto, if you'd
3 like, I can try to institute the
4 timer. Just trying to make sure we
5 get to all the witnesses before we
6 need to end.

7 Councilmember Jones, I
8 believe Councilmember Domb had a
9 comment.

10 COUNCILMAN JONES: Chair
11 recognizes Councilmember Domb.

12 COUNCILMAN DOMB: Chair, I'll
13 be real brief. This is a question I
14 guess for Mo Rushdy. I just wanted --
15 quick answers would be great. How
16 many applications do you currently
17 have in?

18 COUNCILMAN JONES:
19 Mr. Rushdy, are you still connected?
20 Mr. Rushdy, are --

21 MR. RUSHDY: Yes, I can hear
22 you. Councilman Domb, thanks for the
23 question. I have about a half a dozen
24 to a dozen applications.

25 COUNCILMAN DOMB: What's the

6/10/2022

1 level of AMI?

2 MR. RUSHDY: The level of AMI
3 is somewhere between 60 percent to 120
4 percent AMI in addition to the market
5 rate homes, and that 60 percent AMI is
6 ranging about \$750 in total housing
7 costs for a single family home
8 for-sale home to about \$1100 for the
9 same home for sale. And that would be
10 targeting people making between \$17 an
11 hour to about \$25 an hour.

12 COUNCILMAN DOMB: Are you
13 saying \$750 a month to \$1100 a month?

14 MR. RUSHDY: Yes, I am.
15 Okay. That's reasonable. How long
16 does it take -- by the way, if we said
17 build a 20-unit job, how long will it
18 take you to get financing and build
19 it?

20 MR. RUSHDY: We can get the
21 financing done in 45 days, and we have
22 recently built a project, an RFP,
23 workforce housing 16 units. It took
24 us four months from A to Z to build it
25 and deliver the units to the people of

6/10/2022

1 the community.

2 COUNCILMAN DOMB: Impressive.

3 Okay. Thank you very much. Thank
4 you.

5 COUNCILMAN JONES: Thank you,
6 Member. Ms. Williams.

7 THE CLERK: The next witness
8 is Ken Penn.

9 COUNCILMAN JONES: Mr. Penn,
10 are you available? Are you connected?

11 (No response.)

12 COUNCILMAN JONES: Hello?

13 (No response.)

14 THE CLERK: Okay. The next
15 witness is Dawaud --

16 MR. PENN: This is Ken Penn.
17 Can you hear me --

18 COUNCILMAN JONES: Mr. Penn?

19 MR. PENN: Yes.

20 COUNCILMAN JONES: Yes, I
21 can. Can you state your name for the
22 record and begin your testimony.

23 MR. PENN: My name is Ken
24 Penn. Good morning, City Council,
25 Public Property Committee. Again, my

6/10/2022

1 name is Ken Penn. Thank you for
2 allowing me to testify today. I am
3 the President of Benchmark
4 Construction Group, a minority-owned
5 real estate company located in South
6 Philadelphia as well as North
7 Philadelphia.

8 We are a developer,
9 construction and management company.
10 Through my companies, we manage over
11 700 low-income housing tax credits and
12 HUD units for nonprofit churches and
13 community groups, which provides
14 housing for seniors, low-income and
15 moderate-income individuals. We are
16 also developers and builders of
17 affordable housing in Hawthorne, South
18 Philadelphia, North Philadelphia's
19 Sharswood community, Brewerytown and
20 what I call Greater North
21 Philadelphia. I am the President of
22 the recently announced African
23 American Real Estate Professionals,
24 Board member of the Building Industry
25 Association and Chairman of the DEI

6/10/2022

1 Committee.

2 I am one of the first cohorts
3 of the newly created Minority
4 Development Program, which was
5 designed by PHDC to increase the
6 number of minority developers in the
7 City and decrease the shortage of
8 affordable housing in our community.

9 The Minority Development Program as
10 well as the Philadelphia Accelerator
11 Program were created to assist Black
12 and Brown developers' technical skills
13 in acquiring City land via the Land
14 Bank and providing the necessary
15 capital to develop vacant and
16 underutilized City land solely for the
17 purpose of providing affordable
18 housing and stabilizing community and
19 creating generational wealth.

20 Bill No. 220322 takes the
21 City in the opposite direction.
22 Community land trusts should not be
23 able to beat out minority developers
24 who are trying to provide affordable
25 housing in their own neighborhoods.

6/10/2022

1 The City created these programs
2 because it has historically not done
3 enough to create affordable housing or
4 to help Black and Brown developers,
5 but now Council is proposing that
6 community land trusts are more
7 important.

8 Please do not pass this bill.

9 We finally have a Land Bank that
10 understands how to get cheap vacant
11 property in the hands of minority
12 developers and will provide affordable
13 housing for their neighbors. Let this
14 process work. Thank you for your
15 consideration. And obviously, I'm
16 opposed to this bill. Thank you.

17 COUNCILMAN JONES: Thank you
18 so much for your patience. Thank you
19 for your testimony.

20 Ms. Williams.

21 THE CLERK: Dawud Bey.

22 COUNCILMAN JONES: Mr. Bey,
23 are you connected?

24 MR. BEY: Can you hear me?

25 COUNCILMAN JONES: Yes, I

6/10/2022

1 can.

2 MR. BEY: Can you hear me?

3 COUNCILMAN JONES: Yes, we

4 can.

5 MR. BEY: Thank you. My --

6 COUNCILMAN JONES: State your

7 name for the record --

8 MR. BEY: Yes, sir. My name

9 is Dawud Bey --

10 COUNCILMAN JONES: Go ahead.

11 MR. BEY: I'm sorry. My name

12 is Dawud Bey and I am testifying today

13 as a concerned member of the community

14 and as a member of the Building

15 Industry Association of Philadelphia.

16 I want to thank Chairman Jones and the

17 rest of this Committee for allowing me

18 to provide testimony on Bill No.

19 220322. I was raised in the Point

20 Breeze area of the City. I have been

21 surrounded by crime throughout my life

22 and I understand that access to clean,

23 safe and affordable housing is a way

24 to help reduce gun violence. This is

25 the way that people can get out of the

6/10/2022

1 cycle of poverty that they feel they
2 have been stuck in.

3 As a returning citizen, anti-
4 gun violence activist, contracting and
5 growing real estate development, I
6 have seen the benefits of affordable
7 housing projects provide to people in
8 need. And regardless of Bill 220322,
9 I would like to appeal to this
10 Committee to postpone this vote with
11 the idea of working with myself and
12 other qualified developers to see if
13 we can bridge the gap between what
14 each community's needs are and what's
15 the right model that's scalable to
16 meet the needs of the people.

17 I would also like to appeal
18 to this Committee to look at the 647
19 lots that are within the 3rd
20 Councilmanic District. A portion of
21 these laws can be set aside for
22 incubator tests to see if the
23 qualified CLTs and community members
24 can come up with an idea and bring it
25 to market as a model for affordable

6/10/2022

1 housing. The bill in question does
2 nothing but discourage developers like
3 me from pursuing City properties and
4 to develop affordable housing.

5 We have a housing crisis that
6 require all boots on the ground. We
7 need CLTs, private sector investors,
8 CDCs and individuals to be
9 enthusiastic about development of
10 affordable housing. This bill is
11 designed to give preference to some
12 entities to get preferential treatment
13 over applications of others. I
14 question why can't we both work and
15 both do our developments. Why can't a
16 direct sell be made to these CLTs in
17 the sponsored district.

18 The City has an abundance of
19 vacant properties for everyone, for
20 nonprofits, for-profits, CLTs. And
21 so, I see no purpose for this bill
22 other than chasing qualified
23 developers from producing affordable
24 housing on the scale that this City
25 needs. Thank you for your time.

6/10/2022

1 COUNCILMAN JONES: Thank you
2 for your testimony. Thank you for
3 your patience.

4 Ms. Williams.

5 THE CLERK: Anthony Miles.

6 COUNCILMAN JONES: Mr. Miles,
7 are you connected?

8 MR. MILES: Yes. Good
9 morning. Can you hear me?

10 COUNCILMAN JONES: Yes, I
11 can. Can you state your name for the
12 record?

13 MR. MILES: Anthony B. Miles.

14 COUNCILMAN JONES: Proceed
15 with your testimony.

16 MR. MILES: Thank you,
17 Mr. Chairman. My name is Anthony B.
18 Miles. I'm one of four Black
19 principals of TPP Capitol Holdings.
20 Thank you, Chairman Jones and the rest
21 of the Committee, for allowing me to
22 testify on Bill No. 220322. I was
23 born and raised in North Philadelphia
24 and I have spent the last 16 years
25 working to find solutions to do

6/10/2022

1 affordable housing at scale for Black
2 and Brown neighborhoods.

3 We have a pipeline of 26
4 affordable workforce housing and 132
5 senior housing units, 55-plus on land
6 we currently control. In addition, we
7 have support to acquire 23 city-owned
8 parcels to create an additional 88
9 affordable workforce and 63 senior
10 housing units 55-plus. This bill does
11 nothing but give someone else a leg-up
12 where I work hard in my group to
13 secure funding from entities like the
14 Philadelphia Accelerator Fund and
15 spend my resources on design and
16 applications to make things happen for
17 the benefit of Philadelphia residents
18 who need affordable housing. I
19 support a level playing field and so
20 should you. Please do not support
21 this bill. Thank you for your time.

22 COUNCILMAN JONES: Thank you
23 for your testimony. Thank you for
24 your patience.

25 Ms. Williams.

6/10/2022

1 THE CLERK: Sarah Anton.

2 COUNCILMAN JONES: Sarah

3 Anton, are you available? Ms. Anton,
4 are you connected?

5 MS. ANTON: I am. Can you
6 hear me?

7 COUNCILMAN JONES: Yes, we
8 can. Please state your name and
9 proceed with your testimony.

10 MS. ANTON: Sure. My name is
11 Sarah Anton and I represent Passyunk
12 Square Civic Association known as PSCA
13 the Registered Community Organization
14 for the area addressed in Bill 220522
15 regarding the sale of 1100 Wharton
16 Street, what is commonly understood in
17 our neighborhood as the Municipal
18 Complex.

19 Since 2018, PSCA has worked
20 with Councilmember Mark Squilla, the
21 Department of Public Property, the
22 Philadelphia Industrial Development
23 Corporation to gather community
24 feedback for the proposed sale of 1100
25 Wharton. In previous testimony of the

6/10/2022

1 Rules Committee, we detailed the
2 extensive community engagement process
3 that PSCA assisted the Councilmember
4 with from 2018 to October 2021 that
5 included multiple meetings and ongoing
6 outreach and instructions on how
7 community members who could make their
8 concerns known regarding this project.

9 We can share a written copy
10 of that testimony for your additional
11 consideration, if necessary. Since
12 this testimony, we've continued to
13 work with the Councilmember and the
14 community to explore additional areas
15 and project details that need to be
16 addressed. In February 2022 in
17 response to concerns from neighbors,
18 we helped the Councilmember host an
19 additional meeting with Alterra
20 Properties, the proposed developers at
21 this site.

22 Following this meeting,
23 Alterra provided an updated traffic
24 study which we circulated to neighbors
25 and again in response to neighbor

6/10/2022

1 concerns, Councilmember Squilla paused
2 the process for neighbors to further
3 review the project and provide him
4 with further feedback. In late June,
5 he decided to move forward with the
6 sale and ask PSCA to inform the
7 community.

8 On May 31st, the PSCA Board
9 voted to support legislation on the
10 sale of 1100 Wharton, but we do so
11 with the following four provisos which
12 reflect the very real concerns of our
13 community that we heard consistently
14 through our review process: One, that
15 Alterra continues its commitment to
16 the final presented project details,
17 in particular the permanent affordable
18 unit component with 16 affordable
19 units, 8 at 50 AMI, 8 at 60 AMI, 12
20 affordable one-bedroom units, 6 at 50
21 percent AMI, 6 at 60 percent AMI and 6
22 affordable two-bedroom units, 3 at 50
23 percent AMI, 3 at 60 percent AMI.

24 Two, that Alterra commits to
25 identifying a commercial tenant that

6/10/2022

1 will have a low impact on the
2 treasured community space of Columbus
3 Square Park, which reflects and
4 respects both the character and pace
5 of the neighborhood in this highly
6 residential area. The design of the
7 commercial space at the ground floor
8 of 12th and Reed Street should have a
9 street presence that compliments
10 Columbus Square Park and the
11 surrounding walkable neighborhood.

12 We firmly believe that
13 buildings and uses surrounding the
14 park are a key ingredient to the
15 Park's continued success as a public
16 space, and we want to ensure that the
17 new commercial space enhances and
18 doesn't detract from the energy and
19 liveliness that surrounds the day-to-
20 day activities at Columbus Square
21 Park.

22 Secondly, we need Alterra to
23 commit to working with PSCA and
24 neighbors as they suggested in their
25 response to our letter in early May,

6/10/2022

1 to identify a locally-owned business
2 as their primary tenant, not a
3 national chain store. A locally-owned
4 business as opposed to a national
5 chain would benefit the local
6 neighborhood by keeping money in the
7 community and in the Board's
8 experience locally-based businesses
9 are much more effective at
10 collaboration and regular
11 communication with community groups,
12 neighbors and park front groups, that
13 Alterra continues to work with the
14 community to gain approval on a final
15 traffic safety plan and a greening and
16 forest plan.

17 And finally, that Alterra
18 agrees that the final external
19 building materials are consistent with
20 those found in the surrounding built
21 environment, i.e., stone or brick,
22 injects the position to the materials
23 used at Alterra's Lincoln Square
24 development, which would not be in
25 keeping with the architectural

6/10/2022

1 heritage for our neighborhood.

2 As mentioned, we've outlined
3 these concerns in a letter to Alterra
4 in early May, which we could provide
5 for the record. We appreciate and are
6 encouraged by Alterra's consideration
7 and open response to addressing all of
8 them, but there's still work to be
9 done. And we appreciate Councilmember
10 Squilla and Mark Cartella from Alterra
11 in their previous remarks
12 acknowledging that this work is still
13 to be done, and we look forward to
14 working with them and with PIDC to
15 find solutions to these final concerns
16 as we continue the process.

17 We believe the unique and
18 extensive level of community
19 engagement in this process has allowed
20 for continuing improvement to the
21 proposed project and perhaps the
22 addition of some components like the
23 affordable housing component that
24 might otherwise have never been
25 included at the site.

6/10/2022

1 PSCA is proud to have done
2 our part in this work. However, the
3 resources and volunteer time involved
4 to make this possible show a need for
5 more City supporters that acts on
6 community engagement in the
7 implementation of the 2035 plan. We
8 hope this can be provided for ours and
9 other neighborhoods. Thank you to the
10 Committee for the opportunity to offer
11 this testimony, and I'm happy to
12 answer questions about the process
13 that's needed.

14 COUNCILMAN JONES: Thank you.
15 Thank you so much for your testimony.
16 Thank you for your patience.

17 Ms. Williams, do we have any
18 others?

19 THE CLERK: Yes, we have lots
20 of other witnesses. Before I call the
21 next witness, are you able to hear the
22 alarm because the alarm was
23 disregarded by the last witness, so
24 the alarm is not being heard?

25 COUNCILMAN JONES: We can't

6/10/2022

1 hear it.

2 THE CLERK: Okay --

3 COUNCILMAN JONES: So you
4 might want to -- we trust your timing
5 to interject when people have 30
6 seconds left.

7 THE CLERK: Okay. All right.
8 The next witness is Andrew Strober.
9 Please adhere to the two-minute time
10 limit.

11 COUNCILMAN JONES: Please
12 state your name for the record and
13 begin your testimony.

14 MR. STROBER: Thank you very
15 much, Mr. Chairman. My name is Andrew
16 Strober. I'm a resident of the
17 Passyunk Square Neighborhood, a former
18 Board member of the Passyunk Civic
19 Association and I'm speaking today as
20 a near neighbor of this property and I
21 want to urge the passage of Bill
22 220522.

23 We've had a great
24 collaboration with both the City
25 Administration and with Councilman

6/10/2022

1 Squilla on this and I really want to
2 highlight the role that Councilman
3 Squilla played in empowering the civic
4 association to advocate for a project
5 that broadly reflects the concerns and
6 values of our neighborhood,
7 particularly the affordable housing
8 component.

9 As you heard in the last
10 testimony, this project will have
11 considerable amount of affordable
12 housing. While it doesn't meet all
13 the levels everyone would like to see
14 or the depth of affordable housing
15 that's needed in the City and the
16 neighborhood, it represents a
17 substantial step forward from any
18 project we've ever seen before.

19 What I also want to highlight
20 here is that it represents a
21 commitment on the part of the City to
22 invest its equity, so to speak, in
23 making sure that there are affordable
24 housing and projects that's developed
25 on City land. Both the affordable

6/10/2022

1 housing component and the new fire
2 house are the results of the City
3 making a long-term investment in
4 community amenities rather than taking
5 cash today, and it's an investment
6 that I think we can all be certain
7 will pay off in the long run for
8 public safety, for the many families
9 that will live in that housing for
10 generations to come prior to the
11 passage of this bill. Thank you.

12 (Background
13 interruption.)

14 COUNCILMAN JONES: Thank you
15 so much. Someone's not on mute.
16 Please put your phone or device on
17 mute. Thank you.

18 Ms. Williams, who do we have
19 next?

20 THE CLERK: We have Kimberly
21 Labno.

22 COUNCILMAN JONES: Ms. Labno,
23 are you connected?

24 MS. LABNO: Hello. Good
25 afternoon. Can folks hear me?

6/10/2022

1 COUNCILMAN JONES: Yes, we
2 can. Please proceed with your
3 testimony. State your name for the
4 record.

5 MS. LABNO: Wonderful and
6 thanks so much. My name is Kimberly
7 Labno. I live two blocks from 1100
8 Wharton, otherwise known as the
9 Municipal Complex, and I would urge
10 the Council to not pass 22052. I have
11 three points and I am timing myself.
12 My three points on the reasons that
13 this should not be passed are as
14 follows: I first and foremost
15 question the validity of the land
16 disposal process to date that has
17 really been more of a procurement
18 process for the developer. It is
19 overlooking requirement compliance of
20 the fleet service building
21 repurposing, which was a centerpiece
22 for the original PIDC proposal.

23 I acknowledge that with best
24 intentions our civic association tried
25 to engage the community, but has

6/10/2022

1 missed the target leaving many
2 neighbors unaware or those voicing
3 opinions of opposition without a
4 voice. And I'm part of a group that
5 has submitted 600 local signatures to
6 Councilman Squilla on our concerns.
7 We appreciate that the four provisos
8 have been presented to Alterra, and I
9 have seen their response, so their
10 response paraphrased here is we
11 promise and we'll see. And that is
12 frankly not very much of a trust-
13 inspiring answer.

14 The final thing I would draw
15 attention to as far as my concerns and
16 I think is motivation to ask that this
17 bill not be passed is around the
18 safety, and the impacts of safety and
19 density were evaluated using outdated
20 data from the 2035 plan. That plan
21 is, I believe, 6 or 8 years old now.
22 Our neighborhood has undergone
23 tremendous changes. We have over 2400
24 units that are currently being built
25 within a four-block radius of this

6/10/2022

1 particular development.

2 We've also asked for a
3 traffic study and can be presented for
4 Council's review. The traffic study
5 states that there's no data available
6 as of 2016, so no data was used and
7 that the methodology used to evaluate
8 the safety of this development which
9 is surrounded by a City park, two
10 schools and heavy foot traffic from a
11 very vibrant shopping commercial
12 corridor is a highway method that's
13 appropriate for Bucks County where
14 (inaudible).

15 I would urge the Council to
16 take a step down and to look for more
17 authentic community engagement from a
18 neutral convener like the Planning
19 Commission. I yield back and thank
20 the Council for their time.

21 COUNCILMAN JONES: Thank you
22 so much for your adherence to the bell
23 that we actually heard. Thank you so
24 much.

25 Ms. Williams, who do we have

6/10/2022

1 next to testify?

2 THE CLERK: Adriana Abazetta.

3 COUNCILMAN JONES:

4 Ms. Abazetta, are you connected?

5 MS. ABAZETTA: Yes. Hi. My
6 name is Adriana Abazetta. Good
7 morning, Council -- good afternoon
8 actually at this time. My name is
9 Adriana Abazetta. Since 2020 I have
10 served as Executive Director of the
11 Kensington Corridor Trust, which is a
12 neighborhood trust that aims to foster
13 the equitable economic revitalization
14 of the Kensington Avenue commercial
15 corridor and the Greater Kensington
16 neighborhood through local
17 partnerships, strategic programming
18 and an innovative approach to moving
19 real estate assets out of the
20 speculative private market.

21 The Kensington Corridor Trust
22 is also a member of the Philadelphia
23 Coalition for affordable communities.
24 My testimony today is in favor of Bill
25 220322. Philadelphia's Kensington

6/10/2022

1 neighborhood was once known as the
2 workshop of the world with booming
3 manufacturing, lauded commercial
4 success and high employment. However,
5 as manufacturing slowed and markets
6 relocated, a once thriving commercial
7 corridor became a hub for predatory
8 businesses and services and illicit
9 economic activity related to the drug
10 trade and the opioid epidemic rose.

11 Today kensington struggles to
12 attract new businesses and build up
13 value at businesses and services.
14 Simultaneously, residents of
15 Kensington are at risk of displacement
16 due to rapid gentrification as has
17 happened in the neighboring
18 communities of Fishtown and Port
19 Richmond. Today within the Kensington
20 neighborhood, 50 percent of residents
21 live below the federal poverty line.
22 Unemployment is nearly five times the
23 rate for Philadelphia overall.

24 At the Kensington Corridor
25 Trust, our programming is underpinned

6/10/2022

1 by strategic property acquisition,
2 development and activation working to
3 reverse trends that have left
4 residents impoverished and stripped of
5 a voice in their own neighborhood.
6 Collective ownership creates a pathway
7 for more affordable housing due to
8 localized control over the housing
9 stock. In addition, for many
10 historically disinvested Philadelphia
11 neighborhoods such as Kensington, it
12 grants decision-making power to Black
13 and Brown residents who have been
14 excluded from these positions.

15 The impacts of current day
16 gentrification in the neighborhood
17 demonstrate its importance, as outside
18 developers continue to construct
19 housing in and attract businesses to
20 the community that are unaffordable
21 and unsuited for long-time residents.
22 The proposed legislation would create
23 a facilitated process for alternative
24 ownership structures like community
25 land trusts, community investment

6/10/2022

1 trusts and neighborhoods to acquire
2 city-controlled properties through a
3 noncompetitive process. We want
4 Council to pass the legislation.
5 Thank you so much.

6 COUNCILMAN JONES: Thank you
7 and thank you for adhering to the time
8 constraints. The bell is working.

9 Who's next, Ms. Williams?

10 (No response.)

11 COUNCILMAN JONES: Samantha?

12 MR. SPARR: Good afternoon.
13 Can you hear me?

14 COUNCILMAN JONES: Yes. Can
15 you state your name for the record.

16 MR. SPARR: Yes. My name is
17 Chris Sparr.

18 COUNCILMAN JONES: Please
19 begin your testimony.

20 MR. SPARR: Good afternoon,
21 Chairman Jones and members of the
22 Committee on Public Property and
23 Public Works. Like I said, my name is
24 Chris Sparr and I am the Executive
25 Director of the Centennial Parkside

6/10/2022

1 Community Development Corporation who
2 I am representing in this testimony.

3 In addition to my role at the
4 Centennial Parkside CDC, I have a
5 Ph.D. in Urban and Regional Planning
6 and I'm a certified urban planner. I
7 also serve as an urban innovation
8 fellow at Drexel University's Lindy
9 Institute for Urban Innovation. Thank
10 you for giving me this opportunity to
11 testify in support of Bill 220322, and
12 thank you to Councilmember Gauthier
13 for authoring this important piece of
14 legislation.

15 The Centennial Parkside CDC
16 serves the East Parkside Neighborhood
17 in the 3rd District of West
18 Philadelphia. We have a mission to
19 preserve, promote and revitalize East
20 Parkside through partnerships with
21 businesses and institutions and
22 programs that engage residents, create
23 opportunity and grow a diverse
24 thriving community.

25 East Parkside like many of

6/10/2022

1 the City's neighborhoods remains a
2 racially-segregated community deeply
3 isolated from the economic viability,
4 public investment and cultural
5 attention that other parts of the City
6 often receive. Median household
7 income remains at \$14,055. 57.5
8 percent of the population live below
9 the poverty line.

10 East Parkside is breaking for
11 a new age of development. This
12 presents both an opportunity and a
13 challenge. How do we as a Community
14 Development Corporation work with a
15 population that has long felt the pain
16 of inequity while overseeing a
17 development process that benefits the
18 population by bringing the right mix
19 of housing for residents to feel safe
20 and build wealth. Within our
21 neighborhood which extends a mere 0.2
22 square miles, the City of Philadelphia
23 owns approximately 16 parcels of
24 vacant land.

25 Over the years we as a

6/10/2022

1 community-based organization have
2 found the Land Bank process rather
3 prohibited and inconsistent to the
4 point where at one time we were given
5 the advice that we would have an
6 easier time overpaying for land on the
7 private market. However, we refused
8 to give into this narrative and
9 believe that the true path of wealth
10 building and preservation of the
11 culture and identity of East Parkside
12 is through local control of land where
13 the community has a definitive voice
14 in the types of housing packed within
15 our community.

16 We have found the process as
17 it currently exists to allow
18 tremendous amount of financial
19 benefits and value to be extracted
20 from our communities by nonlocal
21 investors and owners. And for this
22 reason, we support Bill 220322 and I
23 thank you for this opportunity to
24 share my testimony.

25 COUNCILMAN JONES: And thank

6/10/2022

1 you for your testimony and thank you
2 for your patience.

3 Ms. Williams, who is next?

4 THE CLERK: Lauren Gilchrist.

5 COUNCILMAN JONES:

6 Ms. Gilchrist are you connected?

7 MS. GILCHRIST: Hello. Can
8 you hear me?

9 COUNCILMAN JONES: Yes,
10 ma'am.

11 MS. GILCHRIST: Wonderful.

12 Good afternoon. My name is Lauren
13 Gilchrist and I'm here to testify in
14 opposition to Bill 220322 on behalf of
15 the Philadelphia Real Estate Alliance.
16 The Philadelphia Real Estate Alliance
17 is the partnership of NAIOP, the
18 Commercial Real Estate Developers
19 Association, Building Owners and
20 Managers Association, Building
21 Industry Association and General
22 Building Contractors Association.
23 Thank you to the Committee for
24 allowing me to testify today.

25 The Philadelphia Real Estate

6/10/2022

1 Alliance was formed to bring together
2 the region's real estate industry and
3 is dedicated to advancing inclusive
4 growth, economic competitiveness and a
5 predictable regulatory environment for
6 development. Housing is a human right
7 and too many in Philadelphia do not
8 have sufficient housing. All
9 stakeholders need to do more to solve
10 this crisis and government must work
11 with both the nonprofit and for-profit
12 development communities to ensure that
13 all solutions are being pursued.

14 What cannot happen though is
15 that one sector be given preference
16 and priority over another. In the
17 real estate industry we value speed
18 and certainty, and the development
19 community will build what government
20 needs if we can move quickly and have
21 predictability from City Hall. In our
22 business, land is the critical input.
23 So the thousands of vacant lots the
24 City owns presents a huge opportunity
25 to dramatically impact the affordable

6/10/2022

1 housing crisis, if the City can put
2 those publicly-owned parcels into the
3 hands of those who can build.

4 The Land Bank was created
5 with that intent in 2013 and 2019
6 Council passed legislation to
7 streamline the process further. This
8 bill would reverse that progress. The
9 City has more than enough vacant
10 properties for for-profits, nonprofits
11 and community land trusts to work
12 together to provide critically needed
13 affordable housing. But while land is
14 the most valuable commodity, financing
15 is the most elusive component of
16 development, and additional hurdles
17 and preferences make it more difficult
18 for any of us to get the financing we
19 require to build the projects the City
20 needs.

21 The Philadelphia Real Estate
22 Alliance supports leveling playing
23 fields and acquired public land. The
24 result will be an immediate impact on
25 Philadelphia's affordable housing

6/10/2022

1 crisis. As a result, we cannot
2 support Bill No. 220322 and ask that
3 it be held in Committee. Thank you
4 for your consideration.

5 COUNCILMAN JONES: And thank
6 you for your testimony.

7 Ms. Williams.

8 THE CLERK: Mika Outlaw.

9 MS. OUTLAW: Hi. Can you
10 hear me? Can you hear me?

11 COUNCILMAN JONES: Yes, we
12 can hear you. Please state --

13 MS. OUTLAW: Okay. I'm
14 sorry. All right. Hi. My name is
15 Mika Outlaw. I live in the Grays
16 Ferry section of Philadelphia which is
17 under my Councilman Kenyatta Johnson.
18 I work and teach at a Catholic School
19 in Councilman Curtis Jones' District
20 and my son goes to a school that was
21 founded by Councilwoman Gym that is in
22 Councilman Squilla's District. I am a
23 parent, a teacher and a member of the
24 Philadelphia Coalition of Affordable
25 Communities.

6/10/2022

1 For about two years I was the
2 NAC coordinator for Point Breeze and
3 Gray Ferry, and it was my job to help
4 people find resources for just about
5 anything that they needed, but
6 specifically if they were behind in
7 taxes or their mortgage. More often
8 than not I received requests from
9 people who needed help finding
10 housing.

11 I can tell you thousands of
12 stories about people who find
13 themselves homeless or couch surfing
14 or I could tell you about the Mom's
15 group I'm in and how desperate these
16 moms are for housing, that they are
17 going out to these racist counties
18 like Johnstown to get housing for
19 their families, and for some reason
20 the waitlist is not long.

21 For a long time I have
22 watched the City as they've given
23 reward after reward to developers and
24 higher-income people moving into the
25 City. But what about those who remain

6/10/2022

1 loyal to this City because it was home
2 and they loved it. Even the houses
3 that are being built for the price
4 points of 190,000 and 230,000 is still
5 high for the average person. I make
6 what will be considered a middle-class
7 salary and I am struggling. So
8 imagine the person who earns minimum
9 wage.

10 We want City Council to pass
11 legislation that will prioritize city-
12 owned vacant land for permanent
13 affordability and community control
14 and asking for a yes vote for the
15 legislation for the Bill 220322.
16 Thank you.

17 COUNCILMAN JONES: Thank you
18 for your testimony and input.

19 Ms. Williams, where are we
20 at?

21 THE CLERK: Ladonna Butts.

22 COUNCILMAN JONES: Ms. Butts,
23 are you connected?

24 MS. BUTTS: Good afternoon,
25 Mr. Chairman. I'm here.

6/10/2022

1 COUNCILMAN JONES: Good
2 afternoon. Please state your name for
3 the record and begin your testimony.

4 MS. BUTTS: My name is
5 Ladonna Butts. I'm an advocate for
6 WCRP as well as a community activist.
7 I am a lifelong resident in the 19146
8 area code in Philadelphia. Today I'm
9 here as a parent advocating for my
10 child as well as the children in my
11 community. The short version of why
12 I'm here today has to do with my child
13 who is a college graduate. She holds
14 a dual Bachelor and dual Master's
15 degree. Yet she cannot afford to rent
16 or buy a home in a community that
17 generations of our family have lived
18 for more than 99 years.

19 At the start of 2022, my
20 child's salary was \$36,500, and that's
21 seven years after graduating from
22 Villanova University. This salary
23 breaks down to around \$2,000 a month
24 after taxes. The average cost to rent
25 an apartment in Philadelphia is \$1,666

6/10/2022

1 a month. According to Go Bank rate
2 using the 50/30/20 budgeting model, to
3 live comfortably in Philadelphia you
4 would need to earn \$59,384, and that
5 was back in 2016.

6 Prices have continued to
7 skyrocket since 2016 while salaries
8 remain stagnant for many. So in light
9 of the ever-present financial
10 constraints of many long-term
11 residents of Philadelphia, I ask that
12 you, the members of the Committee of
13 Public Property and Public Works, to
14 vote yes on Bill 220322 and send it to
15 Council for a vote. I make this
16 appeal so that my child can one day
17 afford to live comfortably in a
18 community where we were both raised
19 and her grandparents were raised.
20 Both my father and my mother's parents
21 raised them in this same zip code. My
22 name is Ladonna Butts. I thank you
23 for your time and your consideration.

24 COUNCILMAN JONES: Thank you,
25 Ms. Butts, for your testimony and

6/10/2022

1 congratulations on your daughter's
2 graduation. And I think that this
3 input is important because success
4 means nothing without a place that you
5 can afford to live and call your home,
6 so thank you for your input.

7 Ms. Williams, who do we have
8 next?

9 THE CLERK: Rodney Whitmore.

10 COUNCILMAN JONES:

11 Mr. Whitmore, are you connected?

12 MR. WHITMORE: Yes, I'm
13 connected. How you doing?

14 COUNCILMAN JONES: Please
15 state your name for the record and
16 begin your testimony.

17 MR. WHITMORE: My name is
18 Rodney -- okay, thank you. My name is
19 Rodney Whitmore. I am a resident of
20 South Philadelphia. I work for
21 Liberty Resources, a center for
22 independent living. I'm an
23 independent living specialist. I'm
24 also a member of the Coalition for
25 Affordable Communities. Thank you for

6/10/2022

1 giving me the opportunity.

2 We have a lot of consumers
3 that's stuck in nursing homes due to
4 gun violence and they can't get out
5 because of lack of affordable
6 accessible housing. We are asking a
7 yes vote for this legislation. I work
8 with the consumer who needs affordable
9 accessible housing.

10 Consumer and her spouse rent
11 a property for over 12 years.
12 Consumer uses a wheelchair. The house
13 that she lives in is not accessible so
14 the consumer has to be carried in and
15 out of the home daily. The home has
16 six steps to get in, in this two-story
17 home so she sleeps in a dining room
18 because she can't access the second
19 floor. Consumer completed many
20 affordable accessible housing
21 applications and was added to a
22 waitlist and was told due to the
23 housing shortage that she wouldn't
24 know how long it would take for her to
25 get housing. Consumer and her spouse

6/10/2022

1 supposed to receive SSI. The rent is
2 \$1100 monthly, but that's not
3 including electric, gas, water,
4 clothing and food. Suddenly
5 consumer's spouse was contracted with
6 the COVID-19 and passed away.

7 After the passing of her
8 spouse, she fell behind in rent and
9 utilities. Trying to maintain the
10 rent by letting a family member move
11 in with her, but when it came time to
12 pay the rent, the family member moved
13 out. She received rental assistance
14 for a few months but was forced to go
15 into the shelter because she couldn't
16 afford to pay the rent on her fixed
17 income. We are currently trying to
18 assist her with finding affordable
19 accessible housing.

20 We really need to address the
21 affordable accessible housing crisis.
22 Most of our consumers are low income
23 and only receive \$15,000 annually and
24 can't afford the high rental housing.
25 With more affordable accessible

6/10/2022

1 housing, consumers will have to --
2 with more -- living shelters or be
3 forced into nursing homes. With
4 accessible housing, we have to wait on
5 someone to pull us in and out of the
6 house. We don't have to sleep in the
7 dining room because we don't have
8 access to the second floor.

9 I'm sorry. I know I'm going
10 over my time, but I'm trying to get my
11 point across. We need access for
12 everyone. With affordable housing, we
13 can treat ourselves out to dinner
14 without worrying about being \$50 short
15 on paying rent. We don't have to
16 worry about the co-pays for our
17 medications. With affordable
18 accessible housing, our nursing home
19 consumers will be able to transition
20 back to the community and live
21 independently with services they need.

22 Free our people from these
23 nursing homes. We want City Council
24 to pass legislation that will
25 prioritize all vacant land for

6/10/2022

1 permanent affordability and community
2 control, and we ask a yes vote for
3 this legislation. I'm sorry that I
4 went over, but I had to get it out.
5 Thank you.

6 COUNCILMAN JONES: Thank you
7 for your testimony. Thank you for the
8 insight to your client. Paycheck-to-
9 paycheck, hand-to-mouth is a horrible
10 way to exist and one that breeds
11 tension and anxiety. So thank you for
12 those comments.

13 Ms. Williams.

14 THE CLERK: Brad Forbes.

15 MR. FORBES: Hello?

16 COUNCILMAN JONES: Hello.
17 Just state your name.

18 MR. FORBES: Hi. My name is
19 Brad Forbes. I live in Southwest
20 Philadelphia. (Inaudible), I'm the
21 treasurer of a cooperative community
22 land trust and I'm the Vice-president
23 of the Regional Cooperative
24 Development Organization. I can speak
25 on this as an authority because I've

6/10/2022

1 been watching this up, close and
2 personal managing for hundreds of
3 local-income individuals over the last
4 decade.

5 I can tell you that the
6 crippling load of energy costs alone
7 renders there essentially no such
8 thing as affordable housing for
9 low-income Philadelphians. When I say
10 that energy costs alone are crippling,
11 you know I'm telling the truth because
12 over 20 percent of Philadelphia
13 households are making less than \$1500
14 a month, and \$1500 a month is the
15 average rent in the City before even
16 considering energy costs. So that
17 means people can -- a fifth of the
18 City could put every dollar they have
19 and not even make the average rent.
20 That's before utilities. It's a
21 commentary on the disingenuous use of
22 the AMI statistic, which includes high
23 income Philadelphia suburbs that does
24 not represent the actual financial
25 reality of Philadelphia properly.

6/10/2022

1 And so, as a cooperative land
2 trust owned and controlled by the
3 people residing in it, my CLT has been
4 able to keep our community housed
5 despite the economy failing so many of
6 us. Even after COVID decimated our
7 income stream, during a time when
8 private interests were filing for
9 eviction at record levels and here
10 they proposed to become the solution
11 to a housing crisis that they've only
12 ever worsened. So community-
13 controlled housing like my CLT has
14 proven its impact in this ongoing
15 housing crisis where the combination
16 of profiteering speculators in
17 disregard for human cause and
18 superficial concern has clearly
19 failed.

20 The issue here is that
21 community interests are not on a level
22 playing field in a bidding war with
23 profit-driven interests holding
24 millions of dollars at the immediate
25 disposal. We want City Council to

6/10/2022

1 pass legislation that will prioritize
2 city-owned vacant land for permanent
3 affordability and community control.
4 We want to give our communities a
5 chance before selling their parts to
6 private interests. We want the City
7 Council to be honest about the failure
8 of private interest to serve the
9 public needs, and we want a yes vote
10 on this legislation. Thank you.

11 COUNCILMAN JONES: Thank you
12 for your input. That AMI along with
13 surrounding counties, Montgomery,
14 Bucks and Delaware puts us in
15 Philadelphia at an unfair competitive
16 price advantage for affordable
17 housing. So thank you for that input.

18 Ms. Williams.

19 THE CLERK: That was our last
20 witness.

21 COUNCILMAN JONES: Thank you
22 very much and thank you all for your
23 patience.

24 (Background
25 interruption.)

6/10/2022

1 COUNCILMAN JONES: Say it
2 again?

3 (No response.)

4 COUNCILMAN JONES: We're
5 going to give the witnesses a brief
6 time to disconnect. We will be going
7 into our public hearing. We'll be
8 ending our public meeting going into
9 our public -- no, ending our public
10 hearing, going into our public
11 meeting. So thank you for all your
12 testimony, your witness testimony and
13 please feel free to listen.

14 Modesto?

15 COUNCILMAN OH: Chairman,
16 that is Joy Harris. Her mic is not on
17 mute.

18 COUNCILMAN JONES: Okay. All
19 right. Ms. Williams, can you help
20 Modesto and let us proceed to the
21 public meeting.

22 THE CLERK: Yes, we should be
23 ready. You can go into the public
24 meeting at this point.

25 COUNCILMAN JONES: Okay. We

6/10/2022

1 are now in a public meeting for the
2 Committee on Public Property and
3 Public Works.

4 Ms. Williams, will you please
5 call the roll and will the Members
6 here say a few words so that your
7 image will appear on the screen.

8 THE CLERK: Councilmember
9 Domb.

10 COUNCILMAN DOMB: Good
11 afternoon, everybody. I'm present.
12 Thank you.

13 THE CLERK: Councilmember
14 Gauthier.

15 COUNCILWOMAN GAUTHIER:
16 Present.

17 THE CLERK: Councilmember
18 Gym.

19 COUNCILWOMAN GYM: I am
20 present.

21 THE CLERK: Councilmember Oh.

22 COUNCILMAN OH: I'm present.

23 THE CLERK: Vice-Chairman
24 Squilla.

25 COUNCILMAN SQUILLA: Mor --

6/10/2022

1 afternoon, Mr. Chair and colleagues.

2 Present. I forgot what time it was.

3 THE CLERK: And, Chairman

4 Jones.

5 COUNCILMAN JONES: I am

6 present. A quorum is present and I

7 will now recognize Vice-Chair Squilla

8 for a motion on all bills that were

9 heard today.

10 THE CLERK: Councilmember,

11 before there is a vote --

12 COUNCILMAN JONES: Yes. Can

13 we hear from the sponsors of the bills

14 before we go in to our voting. Member

15 Gauthier.

16 COUNCILWOMAN GAUTHIER: Thank

17 you so much, Mr. Chair.

18 I wanted to take a moment to

19 talk to my colleagues and also to

20 correct some misstatements that were

21 made during the public comment.

22 First, I'll say everyone here I think

23 acknowledges that we are in an

24 affordable housing crisis. This is a

25 situation that will take for-profit

6/10/2022

1 developers and nonprofit developers
2 alongside our community to solve.

3 And the bill that we've put
4 forward is just creating a path for
5 nonprofits and community to be a
6 bigger, somewhat bigger part of that
7 process. I would argue that if the
8 for-profit development industry could
9 do it alone, we wouldn't be where we
10 are. It's going to take all
11 stakeholders. And for community
12 groups to really participate in that
13 process, they do need a more level
14 playing field.

15 I want to correct some of the
16 statements that were made during the
17 public comment as well. This bill
18 does nothing to change how the City is
19 currently posting RFPs for minority
20 developers on vacant lands. This bill
21 does not mandate that the Land Bank
22 give five-year leases to community
23 groups. This bill doesn't
24 automatically reserve land for
25 community groups and this bill does

6/10/2022

1 not change a District Councilmember's
2 ability to decide whether a project is
3 worthy and if they would like to
4 either create a long-term release or
5 dispose of the land.

6 Several of the commenters
7 also suggested that the bill would
8 provide an unfair advantage to
9 community organizations as it relates
10 to disposition of City land. That is
11 also untrue. For-profit developers
12 have a huge competitive advantage as
13 it relates to their ability to finance
14 projects and to their ability to get
15 vacant land to do.

16 This bill makes much more
17 incremental changes than what has been
18 described. It gives points for
19 community ownership. It gives points
20 for permanent affordability and it
21 creates a pathway that doesn't
22 explicitly exist now for groups that
23 are trying to carry out that work.

24 And I would ask for my
25 colleagues to pass the bill with

6/10/2022

1 amendments out of Committee, and that
2 would allow me and allow us to
3 continue this conversation about how
4 residents and community organizations
5 can have a bigger place at the table
6 as it relates to the land that really
7 our residents own.

8 I'm willing to work on
9 aspects of the bill that people find
10 objectionable. I think that people
11 were speaking of, you know, when they
12 were objecting, to a former version of
13 the bill. I'd like the opportunity to
14 make sure that everyone understands
15 the amendments, understands everything
16 that's being proposed and then to
17 determine whether we take it forward
18 for formal passage. And so, thank you
19 so much for the opportunity to say
20 that.

21 COUNCILMAN JONES: Thank you.
22 Are there any other comments
23 from Members?

24 Member Squilla.

25 COUNCILMAN SQUILLA: Thank

6/10/2022

1 you. Two things: I do want to thank
2 Passyunk Square Civic Association and
3 the members of the community who were
4 so involved in the project on the
5 disposition for the sale of the
6 property on the South Municipal Hub
7 Project. Their work has been
8 invaluable and I know it's been a lot
9 of stress throughout these last four
10 years, and really wanted to send my
11 appreciation to the community, even
12 the people who had opposition to it
13 and the people who were supportive of
14 it and all their input actually made
15 this a better project. So I want to
16 thank them for that.

17 And I also want to thank
18 Councilmember Gauthier for her
19 willingness to listen and go over the
20 concerns of this legislation and
21 knowing that we all believe and want
22 more affordable housing in our City of
23 Philadelphia, and I do believe that we
24 can work together to get there.

25 It's really important to have

6/10/2022

1 the community land trusts, Land Bank
2 and even private developers all
3 combined working together to do that
4 for all of us. So thank you for your
5 willingness to talk and keep
6 compromising and working so that we
7 could continue to grow our affordable
8 market here in the City of
9 Philadelphia, so thank you.

10 COUNCILMAN JONES: Thank you,
11 Member Squilla. And the best public
12 policy comes after open, transparent
13 debate about the issue so I'm thankful
14 for these dialogues today.

15 Are there any other members
16 of the Committee that wish to comment
17 at this point?

18 (No response.)

19 COUNCILMAN JONES: Seeing --

20 COUNCILMAN OH: Yes, Council
21 Chair.

22 COUNCILMAN JONES: Member Oh.

23 COUNCILMAN OH: Thank you
24 very much. So I also appreciate the
25 work of Councilmember Gauthier, very

6/10/2022

1 important issue in our City. We are
2 far behind. And at least from my
3 perspective, I am concerned about what
4 we just said, open and transparent.
5 To my knowledge, five Districts have
6 withdrawn from this bill. I don't
7 know that that's the end of it. And
8 so, it is not a citywide bill and I
9 don't think it's going to end up being
10 applicable to a majority of the
11 Districts.

12 If that is true, then what we
13 end up is with a lot of bureaucratic
14 regulation that actually does not
15 increase the speed and viability of
16 creating affordable housing. I think
17 that's the thing. It will proceed to
18 in all likelihood a vote on the floor,
19 and there may be other amendments.
20 But at this time, I do think after
21 careful consideration that unless it
22 is something that is going to actually
23 create and speed along the process of
24 affordable housing and deep
25 affordability, it would have to be

6/10/2022

1 supported by a majority of the
2 District Councilmembers.

3 And regardless of what is
4 being said, it is what is being done.
5 They're withdrawing from this bill.
6 And for that reason, I will vote no on
7 the bill. Thank you.

8 COUNCILMAN JONES: Thank you,
9 Member Oh.

10 Are there any other Members
11 to comment?

12 COUNCILWOMAN GYM: Yes,
13 Mr. Chair.

14 COUNCILMAN JONES: Yes.
15 Member Gym.

16 COUNCILWOMAN GYM: Thank you
17 very much, Mr. Chair.

18 First, I want to acknowledge
19 and thank the work of the sponsor
20 Councilmember Gauthier on this
21 important issue and for continuing to
22 push on the creative and different
23 efforts that Council is pursuing right
24 now to build out an affordable housing
25 agenda, that I think she very clearly

6/10/2022

1 said will take literally all of us.

2 It really does take our

3 nonprofit communities, it takes City

4 government, it takes certainly the

5 Mayor and City agencies, it takes

6 private developers and it takes a City

7 Council body. We are in uncharted

8 territory. We are at a stage in time

9 when so much about the future is

10 unknown except for one thing, that we

11 have to do more and we have to protect

12 residents. And you cannot look at the

13 dramatic change in real estate

14 assessments and simply leave it up

15 to -- and not recognize the importance

16 of having counters. It's not just

17 raising about assessments, which some

18 of our Councilmembers have raised

19 concerns about, but it is about

20 understanding that we as a government

21 body, as entities, do have a

22 responsibility to be able to respond

23 to market forces, to be able to help

24 with communities and that this is an

25 essential thing, because otherwise we

6/10/2022

1 will be just at the mercy of a market
2 that isn't for the majority of the
3 people of the City.

4 I do think that there is
5 plenty of room for balance. I think
6 the Council sponsor has been an
7 incredible champion for keeping things
8 open and to being accessible and I
9 commit to doing the same as somebody
10 who's listening and deeply concerned
11 and caring for this issue.

12 But per Councilmember Oh's
13 comment that because the number of
14 members may have removed themselves at
15 the initial set, it doesn't mean that
16 the bill doesn't chart a bold path
17 forward. These are uncertain, unclear
18 times and sometimes we have an
19 opportunity through official action to
20 have a number of our Districts come
21 together and figure out a new path.
22 And it is our responsibility to show
23 our colleagues and to show the City
24 that this is, in fact, in harmony with
25 growth and equity and development of

6/10/2022

1 the City, both physical, but also
2 metaphorical as well because it's got
3 to be about people.

4 You can't just build the
5 physical infrastructure of a city and
6 not have your people grow along with
7 it. So I am in support of moving the
8 bill out of Committee and I want the
9 testifiers and witnesses and people
10 who took the time to do public comment
11 to understand that we are committed to
12 a process that works, not a process
13 for the sake of moving something
14 through, but something that is
15 different about what we're doing right
16 now.

17 We cannot continue to do the
18 same things. We need to partner up
19 with different entities, and I think
20 some of the suggestions made by many
21 of the witnesses and testifiers are
22 really, really important for us to
23 consider moving forward. And I will
24 certainly take that into consideration
25 as I vote in support of this bill.

6/10/2022

1 I just wanted to thank
2 Councilmember Gauthier for being open
3 and willing to listen to be a partner
4 in this process and to know that this
5 is the first step of a lot of pieces
6 of work that need to come together.

7 Thank you very much,
8 Mr. Chair.

9 COUNCILMAN JONES: Thank you,
10 Member Gym.

11 Are there any other comments
12 at this point?

13 (No response.)

14 COUNCILMAN JONES: Hearing
15 none --

16 COUNCILMAN DOMB: Chairman
17 Jones --

18 COUNCILMAN JONES: Yes.
19 Member Domb.

20 COUNCILMAN DOMB: Thank you,
21 Chair Jones.

22 I just wanted to reiterate
23 I'm in favor of this affordable
24 housing and making sure we do as many
25 units as possible across the board.

6/10/2022

1 It is this process that is a concern
2 of mine. And none of us know if this
3 is going to work or not. It's really
4 a test, okay. We don't know. It's a
5 test. And in many ways, I may have
6 said this earlier, maybe this should
7 just be a pilot in one District and
8 see if it works with the opportunity
9 of other District Councilmembers to
10 opt in if it does work.

11 But I think to do it across
12 the board or even in half of the
13 Districts could be problematic. You
14 would never go into a new venture
15 across the board. You would always
16 test it out or pilot it. And it's not
17 only half the Districts have opted
18 out, it's 75 percent of the land and
19 the Land Bank has opted out that's in
20 those Districts.

21 And then with the lack of the
22 head of the Land Bank not being here
23 and giving his comments is a big
24 concern to me. I don't understand why
25 that's happening. And because of

6/10/2022

1 that, I would like this bill separated
2 from the other bills. As I will be
3 voting no, I am in favor of the goal.
4 I just want to put that on the record.

5 Thank you, Mr. Chair.

6 COUNCILMAN JONES: Duly
7 noted, Member Domb.

8 Member Gauthier, would you
9 like to respond at all? You don't
10 have to. But if you'd like to, feel
11 free.

12 COUNCILWOMAN GAUTHIER:
13 (Shaking head).

14 COUNCILMAN JONES: Okay. Do
15 you know you're on mute?

16 COUNCILWOMAN GAUTHIER: Yes.
17 I thought me shaking my head
18 communicated no.

19 COUNCILMAN JONES: Okay. No
20 is fine. All right. So if there are
21 no other comments, we will separate
22 out Bill No. 220322.

23 I'm going to call on
24 Vice-Chair Squilla for a motion on
25 Bill No. 220322.

6/10/2022

1 COUNCILMAN SQUILLA: Well, I
2 think first we're going to call for an
3 amendment.

4 COUNCILMAN JONES: Yes.

5 COUNCILMAN SQUILLA: Right?

6 COUNCILMAN JONES: Yes,
7 correct.

8 COUNCILMAN SQUILLA: All
9 right.

10 Mr. Chair, I offer an
11 amendment to Bill No. 220322. A copy
12 of the amendment has been circulated
13 to all members of the Committee. I
14 move for the adoption of the
15 amendment.

16 COUNCILMAN OH: Second.

17 COUNCILMAN JONES: Member Oh
18 for the record seconded the bill. It
19 has been properly moved and seconded
20 that Bill No. 220322 and its amendment
21 be approved.

22 All those in favor signify by
23 saying aye.

24 (Ayes.)

25 COUNCILMAN JONES: All

6/10/2022

1 opposed?

2 (No response.)

3 COUNCILMAN JONES: The ayes
4 have it and we will now --

5 COUNCILMAN SQUILLA: Now move
6 the bill as amended.

7 COUNCILMAN JONES: As
8 amended. With the other bills or --

9 COUNCILMAN SQUILLA: No.
10 Let's move that separately.

11 COUNCILMAN JONES: Okay. So
12 that's Bill No. --

13 COUNCILMAN SQUILLA: 220322.

14 COUNCILMAN JONES: All right.
15 The other bills that were heard from
16 today will be combined. And I'm
17 looking for a motion from my Vice-
18 Chairmember Squilla on those bills.

19 COUNCILMAN SQUILLA: All
20 right. We're going to move out -- as
21 amended we're going to move -- I move
22 that Bill No. 220322 as amended be
23 reported from this Committee with a
24 favorable recommendation and further
25 move that the rules of Council will be

6/10/2022

1 suspended as to permit the first
2 reading of these bills at the next
3 session of Council.

4 COUNCILMAN OH: Second.

5 COUNCILMAN JONES: It is
6 seconded by Member Oh that the
7 aforementioned bills be --

8 COUNCILMAN SQUILLA: Just the
9 one bill.

10 COUNCILMAN JONES: Just the
11 one bill, okay, be --

12 COUNCILMAN SQUILLA: Bill
13 220322, that is the community --

14 COUNCILMAN JONES: Got it.
15 Let me repeat it. It has been moved
16 and properly seconded that the amended
17 bill be moved out of Committee with a
18 favorable recommendation and that the
19 rules of Council be suspended to
20 reading at our next session of
21 Council.

22 All those in favor?

23 (Ayes.)

24 COUNCILMAN JONES: All those
25 opposed?

6/10/2022

1 (Nays.)

2 COUNCILMAN JONES: There's
3 one nay?

4 (Nay.)

5 COUNCILMAN JONES: Two nays,
6 and that is Member Oh and who else?

7 COUNCILMAN DOMB: Member
8 Domb.

9 COUNCILMAN JONES: And Member
10 Domb. So I think the ayes have it.
11 Let me do a roll call.

12 COUNCILMAN SQUILLA: Yes.

13 COUNCILMAN JONES: Let's do a
14 roll call.

15 THE CLERK: I'll do the roll
16 call if you want, Councilman.

17 COUNCILMAN JONES: Thank you,
18 Member -- I mean, thank you,
19 Ms. Williams.

20 THE CLERK: Okay.
21 Councilmember Domb.

22 COUNCILMAN DOMB: Nay.

23 THE CLERK: Councilmember
24 Gauthier.

25 COUNCILWOMAN GAUTHIER: Aye.

6/10/2022

1 THE CLERK: Councilmember

2 Gym.

3 COUNCILWOMAN GYM: Aye.

4 THE CLERK: Councilmember Oh.

5 COUNCILMAN OH: Nay.

6 THE CLERK: Councilmember

7 Squilla.

8 COUNCILMAN SQUILLA: Aye.

9 THE CLERK: Councilmember

10 Jones.

11 COUNCILMAN JONES: Aye. The
12 ayes have it. What's the count?

13 THE CLERK: The ayes have it
14 4-to-2.

15 COUNCILMAN JONES: So the
16 bill is amended and approved, voted
17 out of Council. Thank you very much.

18 I look to Vice-Chair Squilla
19 for a motion on the rest of the bills
20 on today's calendar.

21 COUNCILMAN SQUILLA: Thank
22 you, Mr. Chair.

23 I move the Bill Nos. 220496,
24 220521, 220524, 220525 and 22052 --
25 and that's it. So it's 220496,

6/10/2022

1 220521, 220524 and 220525 be reported
2 from this Committee with a favorable
3 recommendation and further move that
4 the rules of Council be suspended as
5 to permit the first reading of these
6 bills at the next session of Council.

7 COUNCILMAN OH: Second.

8 COUNCILMAN JONES: Is there a
9 sec -- it has been moved and properly
10 seconded. For the record, Councilman
11 Oh seconded it.

12 All those in favor of the
13 aforementioned bills signify by saying
14 aye.

15 (Ayes.)

16 COUNCILMAN JONES: All those
17 opposed?

18 (No response.)

19 COUNCILMAN JONES: The ayes
20 have it and the aforementioned bills
21 are approved to move from this Council
22 with a favorable recommendation and
23 rule suspension.

24 THE CLERK: Councilmembers, I
25 think we did miss one more bill,

6/10/2022

1 220522.

2 COUNCILMAN SQUILLA: Yes, we
3 did. Yes, we did.

4 COUNCILMAN JONES: So I'm
5 calling on my Vice-Chair to make that
6 right with a motion for the bill.

7 COUNCILMAN SQUILLA: Thank
8 you, Mr. Chair.

9 I move that Bill No. 220522
10 be reported from this Committee with a
11 favorable recommendation and further
12 move that the rules of Council will be
13 suspended to permit the first reading
14 of this bill at the next session of
15 Council.

16 Is there a --

17 COUNCILMAN OH: Second.

18 COUNCILMAN JONES: Seconded
19 by Member Oh. It has been moved and
20 properly seconded.

21 All those in favor of moving
22 this bill with a favorable
23 recommendation of our Committee
24 signify by saying aye.

25 (Ayes.)

6/10/2022

1 COUNCILMAN JONES: All those
2 opposed?

3 (No response.)

4 COUNCILMAN JONES: The ayes
5 have it. Are there any other comments
6 on today's hearing?

7 (No response.)

8 COUNCILMAN JONES: I would
9 like to add for the record this was my
10 first Chairmanship of the Public
11 Property Committee and Public Works.
12 Thank you for your attendance. It was
13 a doozy, and this concludes the
14 business of the Committee on Public
15 Property and Public Works. Thank you
16 all for your participation and
17 cooperation.

18 COUNCILMAN SQUILLA: Thank
19 you, Mr. Chair. Thank you, Samantha.
20 Good job.

21 COUNCILWOMAN GAUTHIER: Thank
22 you, Mr. Chair. Good job, Sam.

23 COUNCILMAN OH: Thank you,
24 Mr. Chair.

25 COUNCILMAN DOMB: Thank you.

6/10/2022

1 THE CLERK: Thanks everyone.
2 (Committee on Public Property
3 and Public Works concluded at
4 1:07 p.m.)

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6/10/2022

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

TANEHA C. CARROLL
Court Reporter - Notary Public

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

6/10/2022

<u>WORD</u> <u>INDEX</u>					
< \$ >	99:12 104:9	20-unit 134:17	30 85:19	23 140:18	Absolutely
\$1,666 170:25	127:7 131:16	212 104:21	100:3 151:5	< 7 >	28:8 35:12
\$1063 131:22	134:3	220289 1:1	30,000 125:14	7 99:24	43:16 51:8
\$110,000 99:13	1228 131:23	8:25	300 117:6	131:14	abundance
\$1100 134:8,	12th 8:1, 7, 14	220290 1:1	30-year 85:20	70 64:20	141:18
13 174:2	30:2 97:6	8:25	31 100:6	700 136:11	Accelerator
\$14,000 109:15	147:8	220322 1:1	31st 146:8	72 109:12	130:6 137:10
\$14,055 162:7	132 143:4	8:17 45:5, 18	34 93:9	131:18	143:14
\$15 77:5	1357 8:7	46:6 52:8	34th 5:22	75 71:17	accepting 79:8
\$15,000	14 33:22	97:8 112:3	11:12	72:13 194:18	access 17:19
121:23 174:23	15,000 122:1	125:13 137:20	377 122:2	< 8 >	24:23 44:15
\$1500 177:13,	1500 122:4	139:19 140:8	38,000 11:20	8 146:19	52:23 70:21
14	155 40:7	142:22 157:25	3rd 78:17	155:21	79:5 95:5
\$17 134:10	16 33:21	161:11 163:22	93:8 108:25	80 88:11	110:18 139:22
\$2,000 170:23	114:9 134:23	164:14 167:2	125:5 129:12	92:24 103:25	173:18 175:8,
\$23,500 12:9	142:24 146:18	169:15 171:14	140:19 161:17	131:24	11
\$24 131:17	162:23	195:22, 25	< 4 >	88 143:8	accessed 30:25
\$25 134:11	16-400 8:18	196:11, 20	40 30:23	8th 78:7	accessibility
\$31,000 100:4	17 32:12	197:13, 22	116:19	< 9 >	114:12
\$36,500 170:20	18 32:13 75:2	198:13	400 106:8	90 83:6	accessible
\$48,000 99:18	190,000 169:4	220496 1:1	45 72:3	95 6:20 22:4	19:14 114:2, 5
\$50 175:14	19146 170:7	5:14 10:8	134:21	99 170:18	173:6, 9, 13, 20
\$59,384 171:4	1969 117:4	11:5 12:13	4th 38:11		174:19, 21, 25
\$700 127:8	1996 116:25	200:23, 25	4-to-2 200:14		175:4, 18
\$750 127:8	1st 27:16	220507 1:1			191:8
134:6, 13	< 2 >	8:25			accommodate
\$886 131:21	2 114:14	22052 154:10	< 5 >		32:15
< 0 >	122:10	200:24	5 121:22		accommodative
0.2 162:21	20 40:8	220521 1:1	131:14	a.m 1:1	40:22
< 1 >	177:12	6:1 13:7	5,000 98:6	abatements	accomplished
1 114:13, 14	200 130:11	14:16 200:24	131:12	119:7	41:5
121:22 122:10,	2005 97:10	201:1	50 77:3 88:15	Abazetta	account 99:5
11	2013 126:12	220522 1:1	92:23 99:16	157:2, 4, 5, 6, 9	accountable
1:07 204:4	166:5	7:19 28:25	122:23 131:20,	ability 15:15	15:16 16:15
10 1:1 116:23	2015 97:14	29:19 31:11	25 146:19, 20,	22:7, 10 36:25	23:8
10:00 1:1	2016 99:24	32:4 39:14	22 158:20	60:8 65:16	accounting
100 58:18	156:6 171:5, 7	144:14 151:22	50/30/20 171:2	81:14 93:21	39:15
88:10 117:2	2018 30:6	202:1, 9	50-year 110:16	126:10 128:23	accurately
104 103:20	32:12 33:20	220524 1:1	51 55:24 71:3,	129:16 184:2,	205:1
106:5	34:2 144:19	6:12 18:6, 15	6 89:4	13, 14	acknowledge
107 40:7	145:4	200:24 201:1	55-plus 143:5,	able 35:16	154:23 189:18
1100 144:15,	2019 32:13	220525 1:1	10	37:8 51:10	acknowledges
24 146:10	33:4, 21 97:16	7:9 23:20	55th 86:18	53:10, 13 55:5	182:23
154:7	126:20 166:5	24:13 25:11	57.5 162:7	56:12 57:9, 19	acknowledging
11th 8:2, 14	2020 99:24	200:24 201:1	< 6 >	62:24 63:1	149:12
30:2	111:19 157:9	23 143:7	6 33:20	66:7 67:17	acquire 8:9
12 24:19	2021 33:22	230,000 169:4	146:20, 21	74:6 77:8	46:3, 7 47:16,
146:19 173:11	145:4	240,000 104:22	155:21	79:16 81:19	22 82:6 85:15
12:03 123:22	2022 1:1	2400 155:23	60 6:7 14:19	86:24 90:13	117:17 143:7
12:10 123:22	111:20 145:16	26 143:3	81:8 127:6	103:20 104:17	160:1
120 59:6	170:19	28 24:19	134:3, 5	105:3, 6	acquired
61:10 71:7	2024 106:9	2nd 78:8	146:19, 21, 23	106:11 107:2,	166:23
72:22 88:10	2028 125:15	< 3 >	600 155:5	4, 6, 22 114:25	acquiring
89:4 93:5	2035 33:10	3 114:15	60-day 82:12	115:5 128:17	137:13
	37:15 150:7	122:11 146:22,	63 104:2	132:15 137:23	acquisition
	155:20	23	143:9	150:21 175:19	50:24 159:1
	20th 33:22	3,000 118:13	647 129:12, 14,	178:4 190:22,	Act 4:1 81:16
		131:11, 12		23	91:22 93:24
					95:20

6/10/2022

action 48:24 112:2 131:10 191:19	adoption 196:14	105:1, 6, 8, 21, 24 106:2, 4, 6, 8 107:12	agreement 6:6, 17 8:4 14:19, 24 19:22 35:2	allows 61:9 93:3, 12, 20 101:5, 9	Anne 18:7, 13 29:1, 16 51:21 52:4 56:24
actions 52:20 111:23	Adriana 157:2, 6, 9	109:5 113:13 114:2, 5 115:6	38:12 51:5 54:8, 21, 24 55:3, 4 58:19, 22 63:16	alluded 41:13 78:4	67:2, 13 82:14 84:18 87:16
activation 159:2	adulthood 113:19	117:22 118:4 120:19 121:8, 20 122:7	71:21, 22, 25 72:1, 3, 5, 21 74:15	alongside 183:2	93:2 94:7
active 118:2	advancing 165:3	125:6, 15, 21 127:6, 23 128:7, 15	agrees 36:2 148:18	alternative 129:19 159:23	announced 136:22
activist 140:4 170:6	advantage 179:16 184:8, 12	130:4, 8, 12 131:2, 6, 13 136:17 137:8, 17, 24 138:3, 12 139:23	agreements 50:6	Alterra 30:11 33:6 39:10	announcement 2:12, 16
activities 147:20	advice 163:5	141:4, 10, 23 143:1, 4, 9, 18 146:17, 18, 20, 22 149:23	agrees 36:2 148:18	40:19 41:2 145:19, 23 146:15, 24	annual 15:4
activity 109:24 158:9	advocate 111:15 113:14 152:4 170:5	152:7, 11, 14, 23, 25 157:23 159:7 165:25 166:13, 25 167:24 172:25	agriculture 117:24	147:22 148:13, 17 149:3, 10 155:8	annually 174:23
acts 150:5	advocating 170:9	173:5, 8, 20 174:18, 21, 25 175:12, 17	ahead 116:16 139:10	Alterra's 148:23 149:6	answer 12:17 15:24 20:11, 19 25:15
actual 177:24	afford 61:12 100:11 115:7 120:22 121:24	177:8 179:16 182:24 186:22 187:7 188:16, 24 189:24	aided 117:2 aim 49:3 60:24 104:9	amended 49:21 197:6, 8, 21, 22 198:16 200:16	31:16 34:24 36:13 42:9 53:24 74:19 75:23 128:9 150:12 155:13
add 11:19 55:21 63:25 203:9	122:1 170:15 171:17 172:5 174:16, 24	189:23 affordably- priced 119:8	aiming 104:15 aims 157:12 alarm 150:22, 24	amending 8:18 amendment 11:17, 19 86:6 196:3, 11, 12, 15, 20	answered 36:17
added 173:21	affordability 37:3 46:18 59:6, 15 92:1, 9, 16 93:4	aforementioned 9:7 198:7 201:13, 20	Albany 119:2 aligns 111:7 ALLAN 1:1 66:23	amendments 185:1, 15 188:19	Anthony 142:5, 13, 17
adding 8:20 37:2 63:22	94:11, 12, 19 99:9 101:2 103:16, 23 104:8, 14 105:25 107:7 110:3 111:10 115:12, 21	African 136:22	Allegheny 6:21 7:1, 4 21:11	amenities 18:25 19:15 26:11 153:4	anti 140:3
addition 30:18 34:6 134:4 143:6 149:22 159:9 161:3	123:8 169:13 176:1 179:3 184:20 188:25	afternoon 10:22 102:13 124:14, 17 153:25 157:7 160:12, 20 164:12 169:24 170:2 181:11 182:1	Allen 7:16 24:20 96:18 102:3, 4, 6, 12, 14, 17 118:23 119:20	American 136:23	Anton 43:19 144:1, 3, 5, 10, 11
additional 12:6, 8 19:13 34:20 46:10 52:18 68:22 73:22 93:15, 17 126:21 143:8 145:10, 14, 19 166:16	affordable 30:20 32:22 35:3 40:8 45:21, 24, 25 46:4 47:14 48:4 52:11, 22 56:4 57:19 59:10 61:4, 6 62:11 67:5 68:14 71:7 76:1 77:4, 20 83:19 87:20 88:1, 3, 5, 7, 9, 17, 20 89:2, 17, 19, 25 90:3 91:1, 15, 17, 19, 23 92:4 93:11, 19 95:3, 4 98:21 99:11, 16 100:1 101:17 102:25 103:9, 21	afternoon 10:22 102:13 124:14, 17 153:25 157:7 160:12, 20 164:12 169:24 170:2 181:11 182:1	Alliance 125:10 164:15, 16 165:1 166:22	amendments 185:1, 15 188:19	anxiety 176:11
Additionally 3:17	address 45:21 46:5 174:20	age 122:23 162:11	allow 3:23 11:17, 25 12:15 15:20 20:8 24:16 25:13 31:13 46:12, 14 52:25 54:9 58:4, 11 77:8 79:12 80:2 81:9 163:17 185:2	amending 8:18 amendment 11:17, 19 86:6 196:3, 11, 12, 15, 20	anybody 22:17 43:12 56:12 86:7
addressed 16:21 144:14 145:16	addressing 149:7	agencies 48:25 59:13 190:5	allowed 149:19 allowing 39:12 66:11 115:10 125:12 136:2 139:17 142:21 164:24	amendment 11:17, 19 86:6 196:3, 11, 12, 15, 20	anymore 55:8
adds 52:18	adds 52:18	agency 48:14 55:12	allow 3:23 11:17, 25 12:15 15:20 20:8 24:16 25:13 31:13 46:12, 14 52:25 54:9 58:4, 11 77:8 79:12 80:2 81:9 163:17 185:2	amending 8:18 amendment 11:17, 19 86:6 196:3, 11, 12, 15, 20	apartment 122:3 170:25
adhere 40:17 151:9	adherence 156:22	agenda 189:25 ago 76:11 93:8	allow 3:23 11:17, 25 12:15 15:20 20:8 24:16 25:13 31:13 46:12, 14 52:25 54:9 58:4, 11 77:8 79:12 80:2 81:9 163:17 185:2	amending 8:18 amendment 11:17, 19 86:6 196:3, 11, 12, 15, 20	apartments 122:6
adhering 160:7	adhering 160:7	agree 67:4	allow 3:23 11:17, 25 12:15 15:20 20:8 24:16 25:13 31:13 46:12, 14 52:25 54:9 58:4, 11 77:8 79:12 80:2 81:9 163:17 185:2	amending 8:18 amendment 11:17, 19 86:6 196:3, 11, 12, 15, 20	apologize 14:8 64:4
adjacent 85:10	adjoining 160:7		allow 3:23 11:17, 25 12:15 15:20 20:8 24:16 25:13 31:13 46:12, 14 52:25 54:9 58:4, 11 77:8 79:12 80:2 81:9 163:17 185:2	amending 8:18 amendment 11:17, 19 86:6 196:3, 11, 12, 15, 20	apparent 97:22
administers 70:1	adjoining 160:7		allow 3:23 11:17, 25 12:15 15:20 20:8 24:16 25:13 31:13 46:12, 14 52:25 54:9 58:4, 11 77:8 79:12 80:2 81:9 163:17 185:2	amending 8:18 amendment 11:17, 19 86:6 196:3, 11, 12, 15, 20	appeal 140:9, 17 171:16
Administration 31:7 41:16 49:20 52:7, 21 65:1, 3 103:7 151:25	adjoining 160:7		allow 3:23 11:17, 25 12:15 15:20 20:8 24:16 25:13 31:13 46:12, 14 52:25 54:9 58:4, 11 77:8 79:12 80:2 81:9 163:17 185:2	amending 8:18 amendment 11:17, 19 86:6 196:3, 11, 12, 15, 20	appear 4:7 14:15 181:7
adopt 119:14	adjoining 160:7		allow 3:23 11:17, 25 12:15 15:20 20:8 24:16 25:13 31:13 46:12, 14 52:25 54:9 58:4, 11 77:8 79:12 80:2 81:9 163:17 185:2	amending 8:18 amendment 11:17, 19 86:6 196:3, 11, 12, 15, 20	applicable 188:10

6/10/2022

20 70:24 71:13, 14, 16, 19 72:16, 23 73:9 85:2 89:18 94:24 95:7, 9, 10 applications 46:6 47:21 73:7 127:5 130:11 133:16, 24 141:13 143:16 173:21 applies 59:3, 7 82:11 apply 43:2 48:6 56:13 76:20 93:14 98:17 205:13 applying 27:5 83:16 86:8 89:9 appraisals 31:6 appraised 12:7 appreciate 28:15 44:9 65:14 116:5 149:5, 9 155:7 187:24 appreciation 186:11 approach 157:18 appropriate 53:21 156:13 approval 11:16 148:14 approve 12:13 20:6 25:11 31:11 approved 196:21 200:16 201:21 approximately 11:19 102:23 104:22 162:23 April 33:4 architectural 40:15 148:25 area 5:22 7:15 8:1, 13 11:12 12:6, 8 22:8 25:3 26:16 27:3 42:2 99:12, 17 100:3 103:25 139:20 144:14 147:6 170:8 areas 19:5, 8 21:9 145:14	argue 130:19 183:7 arrangement 86:20 Ashley 96:17 102:3, 13 118:23 aside 47:15 58:10 80:25 140:21 asked 112:11 156:2 asking 65:2 109:20 123:9 169:14 173:6 asks 61:5 aspects 185:9 Assessment 111:20 assessments 190:14, 17 asset 19:8 98:1 108:3 assets 28:4 157:19 assist 127:16 137:11 174:18 Assistance 109:3 114:25 174:13 assisted 145:3 Association 32:17 33:19 34:5, 8 36:21 41:19 43:6, 9, 21 124:25 136:25 139:15 144:12 151:19 152:4 154:24 164:19, 20, 21, 22 186:2 assume 81:24 82:8 86:5 Atlanta 107:1 119:2 Attendance 6:10 14:22 203:12 attention 27:19 155:15 162:5 attract 158:12 159:19 authentic 156:17 authoring 108:21 161:13	Authority 7:23 8:5 29:21 176:25 authorize 14:17 81:14 authorizes 18:16 authorizing 5:15 6:2, 13 7:10, 20 11:6 24:14 29:20 automatically 48:12, 18 183:24 availability 76:8 available 3:22 15:24 55:13 57:24 69:12 81:22 90:2 98:19 130:2 135:10 144:3 156:5 Avenue 5:23 6:22, 24 7:1, 4 11:13 21:11 27:3 157:14 average 93:8 104:1 122:2 131:15 169:5 170:24 177:15, 19 award 77:14 aware 3:10 aye 196:23 199:25 200:3, 8, 11 201:14 202:24 Ayes 196:24 197:3 198:23 199:10 200:12, 13 201:15, 19 202:25 203:4 < B > Bachelor 170:14 back 32:14 53:7 54:17 55:10, 13 61:19 72:4, 14, 20 75:15 79:25 81:7 82:7 98:3 107:22 115:22 124:3 132:5 156:19 171:5 175:20	Background 153:12 179:24 bad 45:24 balance 191:5 Bank 48:12 56:24 57:1, 7 59:11 60:20, 25 61:16 63:3 67:14, 23 68:18 69:4, 9, 18, 21 70:22, 25 71:15, 18 72:5, 6, 9 74:22 77:1, 16 78:2 80:18 81:7 82:8, 17 83:2 95:12 102:20, 22 103:15 104:6, 18, 19 105:7, 12, 15 106:13, 24 107:2 119:17 126:4, 12 128:21 137:14 138:9 163:2 166:4 171:1 183:21 187:1 194:19, 22 banks 118:22 119:1 Bank's 97:13, 14 98:5, 8, 11 119:18 127:12, 20 128:1 barriers 49:3 base 127:19 based 31:5 76:15 97:5 100:19 basically 91:21 123:2 basis 37:4 50:9 beat 137:23 beginning 2:17 95:16 behalf 5:17 6:4, 15 7:11, 21 11:7 17:17 18:18 24:15 34:21 52:7 164:14 believe 37:15 45:6 58:22 71:17 72:2 78:4, 8, 13 83:17 128:5 133:8 147:12	149:17 155:21 163:9 186:21, 23 bell 156:22 160:8 Ben 22:5 Benchmark 136:3 beneficial 49:12 56:2 64:24 benefit 46:22 47:3, 19 101:20 143:17 148:5 Benefits 6:9 14:22 16:22 26:2 35:2 38:12 110:19 140:6 162:17 163:19 Bernie 116:22 best 105:11 130:25 154:23 187:11 better 15:8 16:13 40:16 41:21 44:21 62:24 66:16 105:19 186:15 Bey 138:21, 22, 24 139:2, 5, 8, 9, 11, 12 beyond 61:11 81:15 110:19 BIA 128:13 BIA's 125:6 130:18 bid 84:19 98:15 bidding 178:22 big 20:13 42:11 74:20 78:23 93:10 194:23 bigger 183:6 185:5 biggest 75:25 bike 26:10 Bill 5:14 6:1, 12 7:9, 19 8:17, 25 9:16 10:8 11:5 12:13 13:2, 4, 6, 7, 8 14:16 15:20 18:4, 6, 7, 15 20:7 23:17, 19, 21 24:13 25:11	28:25 29:1, 19 31:11 32:3 38:20 39:14 45:5, 17 46:5 47:24, 25 48:11, 20 49:2, 18, 21 50:4 51:19, 21 52:7, 13, 18 65:10 66:10 67:7 68:1, 11, 12 69:5, 6, 17 79:7 87:18 88:4, 11 90:4 92:12 96:15 97:8 100:16 101:5, 11 112:3 125:4, 5, 13, 18 126:1, 6 128:3 129:4 130:14 131:3 137:20 138:8, 16 139:18 140:8 141:1, 10, 21 142:22 143:10, 21 144:14 151:21 153:11 155:17 157:24 161:11 163:22 164:14 166:8 167:2 169:15 171:14 183:3, 17, 20, 23, 25 184:7, 16, 25 185:9, 13 188:6, 8 189:5, 7 191:16 192:8, 25 195:1, 22, 25 196:11, 18, 20 197:6, 12, 22 198:9, 11, 12, 17 200:16, 23 201:25 202:6, 9, 14, 22 BILLS 1:1 5:12 9:2, 7 182:8, 13 195:2 197:8, 15, 18 198:2, 7 200:19 201:6, 13, 20 bit 63:16 68:20 74:3 Black 130:9, 13 137:11 138:4 142:18 143:1 159:12
---	--	---	--	--	---

6/10/2022

blazing 119:21	brotherly 121:7	business 148:1, 4 165:22	42:5, 12 43:16	130:5 133:10,	cheaply 110:6
blight 22:14	brought 98:3	203:14	44:17 149:10	12 182:1, 17	check 21:5
block 30:2	Brown 130:9,	businesses	carve 111:10	187:21 189:13,	Chicago 47:12
121:16	14 137:12	101:16 118:1	case 51:8	17 193:8, 21	107:4
blocks 154:7	138:4 143:2	148:8 158:8,	52:20 86:3, 18	195:5 196:10	Chief 6:2
block-to-block	159:13	12, 13 159:19	cases 118:1	200:22 202:8	child 34:17
97:23	Buck 10:9, 10,	161:21	119:18	203:19, 22, 24	170:10, 12
blueprint	11, 12, 17, 18,	Butts 169:21,	cash 31:3	Chairman	171:16
130:18	22 11:1 12:22	22, 24 170:4, 5	153:5	2:14 5:7	children
board 47:7	bucket 119:13	171:22, 25	Catholic	18:11 39:11	170:10
72:7, 9 109:6	Bucks 156:13	buy 170:16	167:18	86:15 96:7	child's 170:20
136:24 146:8	179:14	buyers 99:12	cause 178:17	116:17 125:10	choice 115:9,
151:18 193:25	budget 16:5	103:25	caused 26:7	136:25 139:16	22
194:12, 15	budgeting	buzzer 132:15	cautious	142:17, 20	choose 9:18, 19
boards 117:13	171:2		107:25	151:15 160:21	chose 30:11
Board's 148:7	build 77:3	< C >	CDC 109:7	169:25 180:15	Chris 160:17,
body 190:7, 21	91:1 99:15	calendar	111:5, 11	182:3 193:16	24
bold 191:16	104:20 109:21	200:20	161:4, 15	Chairmanship	churches
book 107:16	114:7 125:14	call 4:5 10:5	CDCs 47:20	203:10	120:15 136:12
booming 158:2	128:24 129:3,	13:2 16:3	105:1 141:8	Chairmember	Circle 120:14
boots 141:6	7 134:17, 18,	96:21 136:20	Centennial	197:18	circulated
Born 113:18	24 158:12	150:20 172:5	109:7 160:25	Chairperson	145:24 196:12
142:23	162:20 165:19	181:5 195:23	161:4, 15	10:23 24:5	cities 107:3,
Boston 118:18	166:3, 19	196:2 199:11,	center 113:9	29:13 31:23	20 118:20
bought 131:16	189:24 192:4	14, 16	172:21	challenge	119:22
bounded 5:22	builders	called 22:2	centerpiece	162:13	citizen 140:3
7:15 8:1, 13	104:19 105:9	100:14	154:21	challenges	CITY 1:1
11:12	136:16	calling 115:19	Central 19:1	27:21 100:18	2:19 5:17 6:3,
bracket 100:5	building 35:16	202:5	certain 5:24	challenging	4, 15 7:5, 12,
Brad 176:14,	37:2 42:10	Callowhill 97:6	6:11, 22 7:1, 7,	76:10, 14	22 8:6 11:7
19	43:3 56:25	calls 100:18,	18, 25 8:12, 15,	champion	12:2, 6, 12
brakes 128:17	76:4, 12 105:1,	22 101:11	22 11:15	191:7	18:18, 21
brand 35:4	17 111:3	Canal 7:16	24:20 29:23	chance 49:7	19:19, 23
37:8	114:23 124:25	cap 27:10	82:4 92:2	179:5	24:16 25:11
break 123:18,	136:24 139:14	capabilities	94:19 104:20	change 45:19	26:1, 8 29:18,
23	148:19 154:20	16:13	153:6	48:1, 5, 21	20, 25 30:6, 7,
breaking	163:10 164:19,	capacity 11:25	certainly	114:6 130:15	16, 20 31:1, 11
79:21 162:10	20, 22	68:17, 21 69:1	125:24 128:2	183:18 184:1	32:20 33:3, 9,
breaks 170:23	buildings	79:13 80:10	190:4 192:24	190:13	11 36:25 37:6,
breeds 176:10	117:25 147:13	105:18 129:16	certainty	changed 37:16	22 40:5 41:7,
Breeze 139:20	built 19:4	130:21	165:18	changes 16:16,	12 45:22 46:7,
168:2	61:7 91:5, 6	capital 77:19	certification	17 17:19 65:2	14 48:2, 7, 14
Brewerytown	99:21, 25	137:15	205:13	95:17 155:23	52:3 54:18
136:19	125:21 134:22	capital-rich	certified 161:6	184:17	58:12 67:6
brick 148:21	148:20 155:24	111:13	certify 205:1	changing	72:10 73:13
Bridge 22:5, 6	169:3	Capitol 142:19	certifying	17:14, 15 49:6	77:13 79:8
25:1 140:13	bulk 73:6	capping 104:21	205:13	Chapter 8:18	87:20 91:17
Bridget 37:24	bullet 131:9	care 53:5	cetera 75:9, 10	character	95:20 96:4
brief 79:1	burden 83:2,	120:25	chain 148:3, 5	40:18 147:4	97:4 98:6
123:17, 23, 25	15 115:2	careful 188:21	CHAIR 1:1	charitable	99:21, 25
124:1 133:13	bureaucracy	caring 191:11	4:12, 17 5:1	117:11	100:10, 22
180:5	126:15	carried 173:14	9:12 14:4	charm 40:18	102:23, 25
briefly 50:3	bureaucratic	CARROLL	16:7 17:5	chart 191:16	103:6, 10, 17,
bring 51:18	188:13	205:12	21:19 35:20	Charter 95:18	22 104:15
140:24 165:1	Burlington	carry 85:20	42:20 45:13	chasing 141:22	105:10, 20
bringing	116:21 118:16	184:23	55:17 56:19	chat 3:21 4:1	106:16 111:23
162:18		Cartella 38:24	60:14 66:11,	cheap 138:10	114:15 115:19,
broadly 152:5		39:1, 2, 7, 8	22, 25 84:4, 12	cheaper 131:25	23 116:21
			87:15 108:16		118:5, 10, 17,

6/10/2022

22 119:3, 15 122:3, 12 123:6, 7 125:19 126:17 130:13, 20 131:4, 10 135:24 137:7, 13, 16, 21 138:1 139:20 141:3, 18, 24 150:5 151:24 152:15, 21, 25 153:2 156:9 162:5, 22 165:21, 24 166:1, 9, 19 168:22, 25 169:1, 10, 11 175:23 177:15, 18 178:25 179:6 183:18 184:10 186:22 187:8 188:1 190:3, 5, 6 191:3, 23 192:1, 5 city-controlled 160:2 city-owned 85:12 143:7 179:2 City's 15:15 34:21 45:19 46:18 98:25 100:7 116:23 127:19 128:15 129:8 130:19 162:1 City-support 47:10 citywide 97:11 188:8 Civic 32:16 33:19 34:5, 7 36:21 41:19 43:5, 9, 21 144:12 151:18 152:3 154:24 186:2 Civil 117:5 civilization 126:2 clarification 87:7 clarified 86:18 clarifies 94:22 clarify 72:19 86:7, 23 92:15	class 110:11 classified 93:4 classify 17:1 clean 139:22 clear 47:24 56:16 67:6 69:3 70:16 82:15 clearer 87:3 clearly 23:6 100:20 178:18 189:25 CLERK 2:13 4:9, 14, 21, 24 5:4, 7, 14 10:7 12:24 13:5 18:5 23:18 28:24 38:23 45:4 51:20 87:11 96:16 102:3 108:6 112:17 116:9 120:5 123:16 124:10 132:12, 22 133:2 135:7, 14 138:21 142:5 144:1 150:19 151:2, 7 153:20 157:2 164:4 167:8 169:21 172:9 176:14 179:19 180:22 181:8, 13, 17, 21, 23 182:3, 10 199:15, 20, 23 200:1, 4, 6, 9, 13 201:24 204:1 client 176:8 close 21:13 130:11 177:1 closely 48:25 64:25 closing 41:2 clothe 114:18 122:15 clothing 174:4 cloud 15:13 17:18 cloud- structured 16:9 CLT 81:4, 9, 12 82:11 85:1 92:17 105:3, 15 107:3 116:20 117:3,	16 118:1, 10 128:22 129:1 178:3, 13 CLT1 82:2 CLT2 82:9 CLTs 46:13 47:14, 16 76:18, 25 77:25 81:1 102:20 117:2, 16, 23 118:7, 20 119:16, 20 126:1, 6 128:16 129:5, 15, 23 140:23 141:7, 16, 20 CLT's 118:9, 14 coalition 64:19 109:4 113:12 120:19 157:23 167:24 172:24 Co-chair 125:6 Code 8:19 170:8 171:21 codify 60:6, 23 codifying 61:13 cohorts 137:2 collaboration 39:23 41:18 43:5, 23 49:20 148:10 151:24 colleagues 4:12, 17 5:1 45:15 182:1, 19 184:25 191:23 collect 30:21 Collective 159:6 College 122:23 170:13 Columbus 119:2 147:2, 10, 20 combination 178:15 combined 187:3 197:16 come 28:5 48:17 55:6, 10, 13 58:1 63:11 77:15, 16 81:13 101:7, 17 104:9 105:3 117:8	140:24 153:10 191:20 193:6 comes 72:8 77:12, 13, 14 86:21 114:4 187:12 comfortably 171:3, 17 coming 26:23 77:11 89:16, 19 comment 123:20 133:9 182:21 183:17 187:16 189:11 191:13 192:10 commentary 177:21 commenters 184:6 comments 3:19 66:11 84:8 87:9 176:12 185:22 193:11 194:23 195:21 203:5 Commerce 6:15 18:14, 18 20:5 commercial 25:3 40:13 94:13 146:25 147:7, 17 156:11 157:14 158:3, 6 164:18 Commission 33:10 156:19 Commissioner 5:16 6:13 7:10, 20 10:18 11:2 18:16 24:14 commit 85:18 101:1 147:23 191:9 commitment 40:20 52:22 146:15 152:21 commits 146:24 committed 40:24 43:8 192:11 COMMITTEE 1:1 2:5, 7 9:6 10:24 11:6 14:15 15:19, 21, 25 17:22	18:12 24:6 29:14 30:18 31:24 33:4, 5 34:3 39:12 44:25 45:16 51:15 52:2 54:7 82:18 83:13 97:7 108:18 112:2 124:5 125:11 135:25 137:1 139:17 140:10, 18 142:21 145:1 150:10 160:22 164:23 167:3 171:12 181:2 185:1 187:16 192:8 196:13 197:23 198:17 201:2 202:10, 23 203:11, 14 204:2 Committees 2:20 3:2 125:8 commodity 166:14 commonly 144:16 Commonwealth 6:17, 19, 23 7:2, 13 18:19 25:22 communicated 195:18 communication 33:13 148:11 communities 19:15 46:21 98:4 99:4 100:13 101:12, 20 109:5 112:6 113:13, 15 120:20 127:18 132:3 157:23 158:18 163:20 165:12 167:25 172:25 179:4 190:3, 24 community 19:8 22:13, 19 30:14, 23 32:15 33:14, 15, 24 34:13 35:2, 25 36:10, 15, 18 37:1, 17	38:11 39:22 40:4, 21, 25 41:8 43:13 46:8, 9, 23, 24 47:1, 8 48:18 49:4, 11 52:9, 15, 19 53:1, 9, 11, 19 55:5, 25 56:2, 4 57:2 58:13, 23 60:8 61:2 62:5 64:20, 23, 24 68:14 70:3, 12, 20 71:11 78:5, 24 79:4 92:5 93:13 94:2 95:5, 9 97:18 98:20 99:6 100:18, 23, 25 101:3, 6, 9, 12, 18 102:15 103:14 104:6 106:12, 18, 20, 23 109:17 110:1, 6, 17, 18 111:4 113:23 114:1 115:11, 21, 24 116:19 117:6 118:25 119:4, 11 121:8, 13, 20 122:23 123:9 125:16, 23 126:14 128:8, 11 130:24 131:5 135:1 136:13, 19 137:8, 18, 22 138:6 139:13 140:23 144:13, 23 145:2, 7, 14 146:7, 13 147:2 148:7, 11, 14 149:18 150:6 153:4 154:25 156:17 159:20, 24, 25 161:1, 24 162:2, 13 163:13, 15 165:19 166:11 169:13 170:6, 11, 16 171:18 175:20 176:1, 21 178:4, 12, 21 179:3 183:2, 5, 11, 22, 25 184:9, 19 185:4 186:3,
---	--	---	---	---	---

6/10/2022

11 187:1 198:13 community-based 98:22 163:1 community-controlled 93:13, 18 95:2 community-led 46:3 community-minded 94:4 community-run 47:6 community's 32:19 40:22 140:14 community-serving 101:15 companies 136:10 Company 5:18 11:9 107:6 136:5, 9 compel 48:12 compensated 12:7 compete 79:17 111:12 competing 90:19 competition 86:21 competitive 30:9 32:8 48:1 74:23 84:19 98:14 179:15 184:12 competitiveness 165:4 complaints 36:5 complete 71:20 completed 173:19 completion 44:1 Complex 144:18 154:9 compliance 154:19 complicated 57:5 75:13 77:23, 25 complicating 83:5 compliments	147:9 comply 3:25 component 32:23 61:3, 4 76:23 146:18 149:23 152:8 153:1 166:15 components 149:22 comprehensive 39:18 compromising 187:6 concern 62:25 66:9 178:18 194:1, 24 concerned 139:13 188:3 191:10 concerns 17:3, 11 28:1, 2 64:17 67:8 68:16, 25 145:8, 17 146:1, 12 149:3, 15 152:5 155:6, 15 186:20 190:19 concluded 204:3 concludes 203:13 condemnation 8:11 condition 80:21 conditions 5:25 6:11 7:8, 18 8:16, 23 11:15 24:21 111:16 configure 11:21 confused 125:1 confusing 57:5 congratulations 172:1 congregation 122:19 connect 123:18 connected 10:11 13:11 29:4 39:1 96:21 102:5 111:13 112:22, 24 116:11 120:7, 9 124:13 133:19	135:10 138:23 142:7 144:4 153:23 157:4 164:6 169:23 172:11, 13 connecting 111:2 connections 20:1 consensus 101:8 consenting 3:15 consider 61:5 192:23 considerable 127:2 152:11 consideration 31:3 35:14 40:12 99:14 100:16 132:7 138:15 145:11 149:6 167:4 171:23 188:21 192:24 considered 33:7 34:10 49:7 50:1 73:21 93:11 127:1 169:6 considering 177:16 consistency 33:8 121:10, 19 consistent 121:17 148:19 consistently 122:19 146:13 constituents 111:25 constraints 160:8 171:10 construct 117:21 159:18 constructed 26:10 construction 22:24 24:25 39:10 43:11, 25 136:4, 9 consulted 69:9 consulting 117:1 consumer 109:2 115:4 173:8, 10, 12, 14, 19, 25	consumers 114:20, 21 173:2 174:22 175:1, 19 consumer's 174:5 contact 43:13 44:15, 19 contained 205:1 contentious 63:9 continuation 19:11 124:4 continue 5:11 43:23 44:4 83:11 132:24 149:16 159:18 185:3 187:7 192:17 continued 41:20 145:12 147:15 171:6 continues 47:3 146:15 148:13 continuing 3:14 41:6 149:20 189:21 contract 15:1, 6, 10, 14 16:11 contracted 174:5 contracting 15:3 140:4 contractor 16:14 Contractors 164:22 contribution 123:13 control 61:3 63:24 64:23 101:3 107:23 115:11, 21 123:9 143:6 159:8 163:12 169:13 176:2 179:3 205:13 controlled 178:2, 13 convener 156:18 conversation 16:19 17:1 85:3 185:3 conversations 64:15 70:7 convey 7:12, 22 29:20 30:1	conveyance 8:3 29:24 126:5 conveyed 30:5 cooperation 68:8 203:17 cooperative 118:15 176:21, 23 178:1 Coordination 21:2 24:2, 9 34:12 43:4, 22 coordinator 168:2 co-pays 175:16 copy 145:9 196:11 Corporation 7:7 18:23 19:20 144:23 161:1 162:14 correct 35:8, 12 50:9, 11 68:2 78:15 90:5 93:3 182:20 183:15 196:7 205:1 corrections 72:17 corridor 156:12 157:11, 15, 21 158:7, 24 cosponsors 49:17 112:9 cost 42:4 76:2, 3, 5, 7 77:4 91:5, 6, 8 114:11 170:24 cost-burdened 114:16 122:13 costs 14:25 15:9 75:9 76:12 134:7 177:6, 10, 16 couch 168:13 COUNCIL 1:1 2:20 3:2 12:12, 16 15:19, 23 20:6, 9 25:11, 14 31:11, 15 42:20 48:14, 24 49:1 52:3 72:10 81:16 95:21 96:4 105:10 115:20, 23 123:6 125:14 126:11,	20 128:5 131:10 132:20 135:24 138:5 154:10 156:15, 20 157:7 160:4 166:6 169:10 171:15 175:23 178:25 179:7 187:20 189:23 190:7 191:6 197:25 198:3, 19, 21 200:17 201:4, 6, 21 202:12, 15 COUNCILMAN N 1:1 2:2 3:18 4:4, 11, 19, 25 5:2, 9 9:3, 9, 13, 17, 25 10:10, 13, 14, 20 12:19 13:10, 13, 17, 22 14:1, 5, 9 16:2, 25 17:6, 21, 25 18:3, 8 20:12, 17, 22 21:12, 18, 20, 23, 24, 25 23:3, 15, 22 25:17 26:20 27:14 28:14, 19, 22 29:3, 6, 9 31:18 34:25 35:5, 9, 11, 15 38:9, 18, 22, 25 39:4 41:12, 14, 23 42:7, 15, 19, 21, 22 43:17 44:2, 18, 20, 22 45:2, 8 49:24 50:12, 17, 22 51:2, 13, 17, 22 54:2 55:14, 18 56:6, 15, 18, 20, 21, 23 58:5 59:17, 22 60:14 61:17 62:15 64:8 65:13, 25 66:14, 21, 22, 24 67:18, 22 68:3 69:2, 16, 24 70:8, 15 72:24 74:18 75:22 76:3, 9, 17 77:10, 24 78:3, 18, 25 79:20 80:23
---	---	--	--	---	--

6/10/2022

82:14 83:21 84:2, 6, 11, 14, 16, 24 85:21 86:12, 16 87:8, 13, 14 88:6, 19, 23 89:21 90:21 94:6 96:5, 8, 13, 19, 24 101:23 102:4, 7, 16 107:14 108:7, 11 112:10, 20 113:1 116:1, 7, 13 119:24 120:6, 10 123:12, 21 124:2, 12, 16, 20 132:8, 19, 23 133:10, 12, 18, 22, 25 134:12 135:2, 5, 9, 12, 18, 20 138:17, 22, 25 139:3, 6, 10 142:1, 6, 10, 14 143:22 144:2, 7 150:14, 25 151:3, 11, 25 152:2 153:14, 22 154:1 155:6 156:21 157:3 160:6, 11, 14, 18 163:25 164:5, 9 167:5, 11, 17, 19, 22 169:17, 22 170:1 171:24 172:10, 14 176:6, 16 179:11, 21 180:1, 4, 15, 18, 25 181:10, 22, 25 182:5, 12 185:21, 25 187:10, 19, 20, 22, 23 189:8, 14 193:9, 14, 16, 18, 20 195:6, 14, 19 196:1, 4, 5, 6, 8, 16, 17, 25 197:3, 5, 7, 9, 11, 13, 14, 19 198:4, 5, 8, 10, 12, 14, 24 199:2, 5, 7, 9, 12, 13, 16, 17, 22 200:5, 8, 11, 15, 21 201:7, 8,	10, 16, 19 202:2, 4, 7, 17, 18 203:1, 4, 8, 18, 23, 25 Councilmanic 27:16 140:20 Councilmember 4:9, 14, 21, 24 8:24 13:16 16:19 42:20 45:4, 6 51:12, 25 57:14 61:19 66:10 84:17 87:11 95:12 96:2 123:16 126:13 132:12 133:7, 8, 11 144:20 145:3, 13, 18 146:1 149:9 161:12 181:8, 13, 17, 21 182:10 186:18 187:25 189:20 191:12 193:2 199:21, 23 200:1, 4, 6, 9 Councilmember s 44:11 48:21 189:2 190:18 194:9 201:24 Councilmember' s 30:15 184:1 Councilpeople 67:10 94:8 Councilperson 51:4 62:18 85:4 95:23 Councils 125:3 Council's 125:24 156:4 COUNCILWO MAN 1:1 4:16 9:11, 14, 21 45:12 50:10, 14, 21 51:1, 7 55:16, 20 56:9 60:11, 16 61:20 62:2 64:6, 13 65:23 66:12 78:14 79:24 86:10, 14 87:6 88:8, 14 92:14 108:20 111:18 112:7 167:21 181:15, 19	182:16 189:12, 16 195:12, 16 199:25 200:3 203:21 Councilwoman' s 68:10 count 40:6 200:12 counterparts 25:20 counters 190:16 counties 168:17 179:13 country 117:3 118:6 120:2 County 156:13 couple 58:15 81:12 course 41:18 Court 205:13 cover 30:1 COVID 38:6 178:6 COVID-19 174:6 create 19:12 22:25 30:21 59:4 104:7 105:6 107:7, 10 116:20 119:7 127:2 138:3 143:8 159:22 161:22 184:4 188:23 created 117:3 126:11 137:3, 11 138:1 166:4 creates 46:2 105:19 130:15 159:6 184:21 creating 19:5 75:25 106:3, 13 110:25 127:10, 17 129:20 132:2 137:19 183:4 188:16 creative 189:22 credit 58:8 63:19 77:14 credits 136:11 crime 139:21 crippling 177:6, 10 crisis 45:21 46:18 111:18 128:6, 16	129:8 130:19 141:5 165:10 166:1 167:1 174:21 178:11, 15 182:24 criteria 8:20 33:7 critical 41:4 165:22 critically 166:12 crossways 27:25 crowd 20:21 cultural 162:4 culture 163:11 current 2:19 64:16 70:13, 18 71:23 79:10 81:5 97:14 98:4, 25 99:7 103:7 159:15 currently 2:15, 20 47:12 48:2 70:21 71:2, 6, 12 74:21 81:12 88:24 89:1 90:5 104:21 106:5, 7 113:16 128:2, 11 131:14 133:16 143:6 155:24 163:17 174:17 183:19 CURTIS 1:1 167:19 cushion 91:21 custodial 53:5 cycle 41:2 43:24 140:1 < D > Daily 3:4 114:11 173:15 Dalfo 29:2, 8 31:22 32:1 damage 26:6 data 155:20 156:5, 6 date 32:14 154:16 daughter's 172:1 DAVID 1:1 Davis 112:19 116:9, 10, 15, 18	Dawaud 135:15 Dawud 138:21 139:9, 12 day 127:25 147:20 159:15 171:16 days 71:17 72:3, 13, 22 81:8 134:21 day-to 147:19 deal 22:17 dealing 68:19 debate 187:13 decade 121:17 177:4 decades 97:21 109:9 December 33:20 decency 121:7 decide 80:6 82:7 184:2 decided 55:7 103:13 146:5 decimated 178:6 decision 115:16 decision- making 47:5 159:12 decisions 99:1 107:12 decrease 137:7 decreases 113:24 dedicated 165:3 deed 54:12, 25 55:2 85:16 deemed 73:2 deep 64:5 92:3 104:13, 14 188:24 deeper 59:15 87:25 88:5, 7, 17 90:3 94:11 101:1 deeply 91:16 162:2 191:10 definitive 163:13 degree 170:15 DEI 136:25 Delaware 6:24 7:6 18:22 19:1, 20	179:14 delay 126:9 deliver 134:25 deliveries 40:13 demand 114:4 demolish 35:17 demonstrate 55:24 56:1 80:9 159:17 density 36:6 155:19 Denver 118:18 Department 11:3 12:9 20:3, 4 24:17 25:6 31:8 52:5 144:21 depending 74:22 75:5 depends 75:18 depth 34:12 99:8 152:14 Deputy 10:18 11:1 29:16 52:4 describe 70:20 described 184:18 desert 110:24 deserves 120:21 design 18:24 40:1 143:15 147:6 designed 137:5 141:11 desire 125:25 desperate 168:15 despite 178:5 detailed 39:18 145:1 details 145:15 146:16 determination 71:19 determine 185:17 detract 147:18 develop 18:24 48:7 49:11 53:20 78:1 82:5 94:3 117:25 126:8 129:16, 24 137:15 141:4
--	--	--	--	---	--

6/10/2022

developed 97:17 130:12 152:24	dialogue 43:22 66:15	dispose 57:10 72:11 74:21	103:11 172:13 191:9 192:15	< E > ear 133:1	employees 30:16
developer 32:8 34:9 37:4 94:14 126:9, 10 129:1 130:3 136:8 154:18	dialogues 187:14	104:24 130:21 184:5	dollar 42:13 177:18	earlier 194:6	employment 158:4
developers 48:3 62:23 79:19 89:11 90:12 92:3 94:1 104:8 109:20 110:2, 16 111:13 127:24 130:9, 14 136:16 137:6, 12, 23 138:4, 12 140:12 141:2, 23 145:20 159:18 164:18 168:23 183:1, 20 184:11 187:2 190:6	diet 111:1 difference 58:25 different 58:20 82:11 189:22 192:15, 19 difficult 73:14 74:3 166:17 difficulties 132:25 dignity 120:24 dining 173:17 175:7 dinner 175:13 direct 43:12 44:15 47:8 85:24 128:4 141:16 205:13 direction 59:21 125:19 137:21 Director 6:14 14:14 15:2 18:14, 17 21:1 23:25 24:8 67:13, 23 102:14 116:24 157:10 160:25 disabilities 113:11 114:10 disabled 114:8 122:21 disasters 103:2 disconnect 123:24 180:6 discourage 141:2 discretion 96:3 126:7 discussed 74:13 discussion 66:15 disingenuous 177:21 disinvested 159:10 disinvestment 97:21 109:10 displacement 121:9 122:20 158:15 disposal 154:16 178:25	disposition 31:4 45:20 46:11 47:17, 21 48:1, 8, 22 51:10 52:20 53:10, 22 57:4 61:9 75:12 92:19 93:1 95:19 98:11 105:8 119:19 128:18 132:2 184:10 186:5 dispositions 8:22 48:13, 23 99:1 100:25 disregard 178:17 disregarded 150:23 disruptive 26:3 distinction 50:18 55:22 District 21:22 27:16 30:15 38:11 48:21 51:3, 6, 12 59:25 61:22 62:6 64:11 65:18 66:6 67:10 78:6, 7, 8, 17 83:23 90:2 93:6, 8 94:8 108:25 125:2, 5 129:12 140:20 141:17 161:17 167:19, 22 184:1 189:2 194:7, 9 Districts 65:19 67:11 90:6 188:5, 11 191:20 194:13, 17, 20 diverse 118:17 127:18 161:23 Diversity 125:7 diving 64:4 document 100:20 documentation 75:17 doing 38:4 61:24 71:3, 4, 6 89:4, 25	dollars 25:21 63:20 99:22 119:6 127:10 131:22 178:24 DOMB 1:1 4:10, 11 66:19, 21, 23, 24 67:18, 22 68:3 69:2, 16, 24 70:8, 15 72:24 74:18 75:22 76:3, 9, 17 77:10, 24 78:18, 25 80:23 82:14 83:21 84:2, 7 133:8, 11, 12, 22, 25 134:12 135:2 181:9, 10 193:16, 19, 20 195:7 199:7, 8, 10, 21, 22 203:25 Dominique 112:18, 24 113:5, 7 doozy 203:13 doubled 76:13 dozen 133:23, 24 DR 102:6, 12, 13, 17 118:23 119:20 dramatic 131:3 190:13 dramatically 165:25 draw 155:14 dream 112:14 Drexel 161:8 driving 109:24 drug 158:9 DRWC 19:23 dual 170:14 Due 2:18 32:13 102:25 128:6 158:16 159:7 173:3, 22 Duly 195:6 duration 34:12 Durham 118:18	earn 88:18 122:8 171:4 earning 99:12, 16 100:2 122:1 earns 121:23 169:8 ease 28:1 easement 5:18 11:9, 18, 21 12:8 easier 44:10 163:6 easiest 37:5 East 7:16 24:20 108:23 109:7, 12, 25 110:12, 14, 16 112:12 161:16, 19, 25 162:10 163:11 easy 77:22 economic 110:4 157:13 158:9 162:3 165:4 economically 127:17 economy 178:5 edits 47:18 effect 12:4 effective 148:9 effects 113:22 effort 85:14 efforts 79:2 189:23 either 71:18, 25 73:8 83:15 84:17 85:11 91:5 98:14 184:4 electric 174:3 electrical 12:1 elements 49:13 eligible 84:23 98:13 Elizabeth 20:20 21:1 23:21, 25 24:7 elusive 166:15 emergency 2:19	enable 130:7 enables 19:22 encounter 110:1 encourage 105:10 encouraged 149:6 encumbered 25:5 ended 85:1 Energy 5:18 11:8 147:18 177:6, 10, 16 engage 154:25 161:22 engagement 39:22 40:21 41:20 145:2 149:19 150:6 156:17 enhance 11:25 enhanced 40:10, 14 enhances 147:17 ensure 19:17 49:1 80:18 103:16 147:16 165:12 ensures 47:2, 6 enter 6:5, 16 8:3 14:18 46:13 93:21 enthusiastic 82:24 141:9 entire 53:15 entities 79:6 98:15, 17 141:12 143:13 190:21 192:19 entitled 8:19 entity 95:2 entry 49:4 environment 16:10 148:21 165:5 epidemic 158:10 equal 90:20 equitable 46:25 111:6 157:13

6/10/2022

Equity 125:7 152:22 191:25 especially 62:5 67:9 126:24 Esquire 2:10 essential 190:25 essentially 59:12 81:21 85:13 177:7 established 5:11 118:11 establishing 27:23 estate 8:10 32:2 111:7 125:9 136:5, 23 140:5 157:19 164:15, 16, 18, 25 165:2, 17 166:21 190:13 et 75:9, 10 evaluate 156:7 evaluated 155:19 evaluating 8:21 eventually 46:16 65:17 ever-present 171:9 everybody 36:2 37:10 66:1 67:1 181:11 eviction 178:9 evidence 205:1 exact 21:5, 14 exactly 61:24 example 27:1, 9, 12 58:14 99:24 107:1 127:4 131:4 examples 28:10 102:18 exasperating 111:16 exchange 12:5 excited 37:20 excluded 70:12 85:25 159:14 excuse 58:12 59:13 Executive 67:13, 19, 23 102:14 157:10	160:24 exempt 64:11 exempting 125:3 exemption 117:12 exhaustive 62:12 exist 176:10 184:22 existence 128:12 existing 11:18, 22 40:17 57:24 90:6 exists 163:17 expect 16:12 expectation 3:13 experience 148:8 experienced 97:20 109:9 experiencing 109:18 expires 81:19 explain 90:22 explicit 119:19 explicitly 184:22 explode 77:22 explore 145:14 extended 52:14 extends 11:23 118:21 162:21 extensive 33:12 34:14 39:24 145:2 149:18 extent 54:22 57:22 external 148:18 extracted 163:19 extraordinarily 34:14 extras 26:17 extremely 39:17 41:3 < F > face 114:10 faced 114:20, 22 115:2 facilitated 159:23 facilitates 22:4	facilities 56:5 98:23 facing 122:20 128:6 fact 65:9 99:19 191:24 facts 131:19 Fadullon 29:2, 4, 5, 12, 16 32:10 35:7, 13 51:21, 23, 24 52:4 54:3, 20 57:20 59:19 67:3, 16, 20 68:2, 6 69:7, 23 70:5, 14, 23 73:4 74:25 76:2, 5, 16, 21 77:12 78:3, 20 79:11 81:11 82:23 83:25 84:18, 22, 25 86:2 87:17, 23 88:22, 25 90:7 92:13 94:7, 16 failed 178:19 failing 178:5 failure 179:7 fair 77:15 111:20 faith 69:20 121:2 fall 21:9 30:6 familiar 85:8 families 100:2, 11 114:19 122:8, 16 153:8 168:19 family 122:1 127:9 131:24 134:7 170:17 174:10, 12 far 41:6 61:11 78:1 107:6 155:15 188:2 farms 121:12 fast 74:11 fast-paced 49:10 father 171:20 favor 29:19 32:3 69:5 157:24 193:23 195:3 196:22 198:22 201:12 202:21 favorable 197:24 198:18	201:2, 22 202:11, 22 feasibility 27:23 feasible 19:10 128:24 feature 3:22 4:1 features 40:1, 15 117:9 February 145:16 federal 25:20 77:15 158:21 fee 8:9 24:18 91:8 feed 114:18 122:15 feedback 40:3 144:24 146:4 feel 41:9 140:1 162:19 180:13 195:10 feeling 110:7 feels 121:15 feet 11:20 fell 174:8 fellow 161:8 felt 162:15 Ferry 5:23 11:13 167:16 168:3 field 79:17 90:11, 18 111:25 143:19 178:22 183:14 fields 166:23 fifth 177:17 figure 58:20 85:4 129:2 191:21 filing 178:8 fill 21:7 final 37:14 146:16 148:14, 18 149:15 155:14 finalists 34:10 finally 38:7 138:9 148:17 finance 63:17 129:6 184:13 finances 92:10 financial 163:18 171:9 177:24 financing 52:17 53:4 55:6 58:5, 7,	11 63:19 73:25 74:7 75:4, 8, 20 76:19, 22, 24 79:14, 16 80:11, 12, 22 81:2, 5 92:6 93:22 101:10 134:18, 21 166:14, 18 find 54:16 64:20 82:19 100:12 114:25 142:25 149:15 168:4, 12 185:9 finding 115:2 126:15 168:9 174:18 fine 195:20 finish 129:9 finished 122:22 fire 31:2, 8 35:4 42:10 153:1 firehouse 37:9 firm 97:5 firmly 147:12 firms 33:2 first 10:4, 9 12:15 13:8 15:22 20:8 25:13 26:7 28:25 31:13 51:18, 20 56:24 67:3, 12 83:8 86:23 117:3 119:15, 17 137:2 154:14 182:22 189:18 193:5 196:2 198:1 201:5 202:13 203:10 firsthand 113:21 Fishtown 19:3 25:3 120:18 122:18 158:18 five 46:13 50:16 52:15 57:16 58:3 63:8 71:24 158:22 188:5 five-year 128:21 183:22 fix 16:6 fixed 22:21 174:16	fleet 35:16 154:20 flipping 109:17 floor 147:7 173:19 175:8 188:18 flower 86:20 folks 37:13, 15 60:3 73:14 85:7 89:9 90:19 110:11 153:25 follow 34:18 following 2:16 145:22 146:11 follows 2:18 154:14 food 45:25 52:23 95:5, 6 110:23 174:4 foot 156:10 Forbes 176:14, 15, 18, 19 forced 115:6 174:14 175:3 forces 45:23 79:7 190:23 foregoing 205:1, 13 foremost 154:14 forest 148:16 forever 117:18 118:4 forgot 182:2 Forkin 20:18 form 83:1 formal 185:18 formed 165:1 former 151:17 185:12 for-profit 94:1 104:8 130:13 165:11 182:25 183:8 184:11 for-profits 141:20 166:10 for-sale 131:23 134:8 forth 72:14, 20 75:16 forward 22:23 32:25 34:18 35:23 38:8 41:6 43:2 44:4 51:11 62:11 95:11 107:25 126:11 146:5 149:13
--	---	---	--	--	---

6/10/2022

152:17 183:4 185:17 191:17 192:23 foster 157:12 found 3:6 148:20 163:2, 16 founded 167:21 four 134:24 142:18 146:11 155:7 186:9 four-block 155:25 fraction 129:17 frame 71:15 frames 81:1 Franklin 22:5 frankly 85:3 88:12 95:8, 25 155:12 Free 175:22 180:13 195:11 freely 107:20 fresh 95:5 Friday 1:1 Front 7:15 73:5 78:24 148:12 frustrated 126:25 full 53:10, 22 74:7 78:10 90:14 111:10 fully 31:9 49:11 55:1 82:5, 6 205:1 function 25:25 fund 93:7 130:6 143:14 funding 27:5, 6 53:20 105:17 143:13 fundraising 46:15 funds 47:15 53:13 105:20 106:16 further 7:5 8:2 17:23 29:23 52:13, 24 53:16 83:14 115:12 146:2, 4 166:7 197:24 201:3 202:11 future 16:16 19:16 30:21 37:22 43:7	47:2, 9 128:18 190:9 future-focused 15:13 < G > gain 106:3 148:14 gap 93:10 140:13 Garden 6:21, 25 7:4 21:10 71:11 78:24 83:19 95:5 110:17, 24 Gardeners 110:21 gardens 56:5 62:6 68:15 78:22 98:21 121:12 garner 52:16 58:12 gas 174:3 gather 58:5 144:23 gathering 32:17 GAUTHIER 1:1 4:15, 16 9:11, 14, 21 45:6, 10, 12 50:10, 14, 21 51:1, 7 55:16, 19, 20 56:9 60:11, 15, 16 61:20 62:2 64:6, 13 65:23 66:10, 12 78:15 79:21, 24 84:9, 17 86:10, 14 87:5, 6 88:8 92:14 108:20 112:7, 12 161:12 181:14, 15 182:15, 16 186:18 187:25 189:20 193:2 195:8, 12, 16 199:24, 25 203:21 Gauthier's 111:18 General 164:21 generally 89:9 generate 131:1	generation 105:25 106:1 generational 137:19 generations 101:17 153:10 170:17 gentrification 107:18 158:16 159:16 genuinely 61:6 93:11, 19 getting 26:9 38:5 64:22 74:11 85:1 110:5 Gilchrist 164:4, 6, 7, 11, 13 Girard 27:3 give 27:19 28:11 60:7 63:15 73:1 74:19 75:23 78:10 79:15, 22 82:7 94:13 102:18 104:25 115:22 116:4 119:16 128:21 141:11 143:11 163:8 179:4 180:5 183:22 Given 46:17 99:9 163:4 165:15 168:22 gives 31:20 47:8 49:5 50:15 60:25 65:16 76:23 89:8, 18 119:19 126:3, 6 184:18, 19 giving 81:1 126:1 161:10 173:1 194:23 glad 23:9 26:20 27:15 41:25 go 22:10, 15, 20 35:24 44:13 50:15 57:12 59:21 70:10 73:22 75:9 81:7 84:20 85:17 96:1 104:22 116:16 139:10 171:1 174:14	180:23 182:14 186:19 194:14 goal 22:22 60:19 72:20 127:25 195:3 goals 67:4 110:12 125:22, 25 128:1 130:4 goes 36:24 43:1 63:3 72:6, 20 167:20 going 10:8 20:16 23:10 26:7, 15, 22 27:2, 15 31:19 32:4, 25 34:18 42:8 43:7 55:7 59:4, 5 61:7 63:7, 25 64:3, 11 69:14 70:10 76:10, 14 77:4 87:20 91:1, 4, 14 94:10 101:24 120:1 122:25 168:17 175:9 180:5, 6, 8, 10 183:10 188:9, 22 194:3 195:23 196:2 197:20, 21 Good 2:2, 3 4:11, 16, 19, 25 5:2 10:13, 22, 23 14:3 18:10 21:13 23:4 24:4 27:15 29:13 31:22 39:7 45:14 51:24, 25 53:5, 14 65:19 67:1 80:21 96:22 98:2 102:7, 12 113:6 119:25 120:1 124:14, 16 135:24 142:8 153:24 157:6, 7 160:12, 20 164:12 169:24 170:1 181:10 203:20, 22 go-to 23:7 governing 117:13	government 118:11 165:10, 19 190:4, 20 governments 118:5, 17 graduate 170:13 graduating 170:21 graduation 172:2 grandparents 171:19 grant 5:18 11:8 48:13 granted 48:18 grants 159:12 grassroots 49:4 grateful 41:3 Gray 168:3 Grays 5:22 11:13 167:15 great 27:12 60:3 67:25 89:12 106:15 107:5 124:22 126:14 133:15 151:23 greater 19:14 91:6 92:8 136:20 157:15 greatly 103:4, 5 126:22 green 42:2 52:11 121:11 greening 148:15 ground 141:6 147:7 groundbreakin g 43:25 Group 30:11 33:6 36:10, 19 39:11 92:9 96:11 117:1 136:4 143:12 155:4 168:15 groups 47:11 48:19 53:9 62:10 68:19, 22 79:12 80:2 136:13 148:11, 12 183:12, 23, 25 184:22 grow 161:23 187:7 192:6 growing 101:15 114:9	140:5 grown 119:5 growth 165:4 191:25 guess 67:2 84:16 133:14 guidance 99:3 119:23 gun 139:24 140:4 173:4 GYM 1:1 4:22 167:21 181:18, 19 189:12, 15, 16 193:10 200:2, 3 gyrations 36:9 < H > Habitat 105:2 HACE 58:17 78:11 half 133:23 194:12, 17 Hall 130:20 131:4 165:21 hand 38:10 129:11 hands 138:11 166:3 hand-to-mouth 176:9 hang 92:6 happen 106:10 121:21 125:22 126:19 130:5 143:16 165:14 happened 54:11 158:17 happening 194:25 happens 75:8 115:17 happy 12:17 20:10 25:15 28:9 31:16 34:23 37:14 38:8 53:24 87:7 150:11 hard 74:10 82:19 90:8 143:12 hardship 110:4 hardware 17:12, 16, 18 harmony 191:24
---	--	--	---	---	--

6/10/2022

Harris 180:16	help 27:7	172:5 173:15,	45:25 47:14	104:16 106:7,	impacts 70:2
harvest 110:22	45:20 46:5	17 175:18	52:11, 23 56:4	25	155:18 159:15
Harvey 103:3	47:16 62:21	homebuyer	59:5, 11 61:6,	Houston's	imperative
haul 38:5	79:7 88:14	104:2	7 62:11 67:5	118:24	53:8 69:25
Hawthorne	101:19 111:24	homeless	68:14 71:4, 5	Howell 112:18,	implementation
136:17	115:3 121:21	115:10 168:13	76:1 77:4, 21	23, 24 113:5, 6,	150:7
head 62:4	125:17, 25	homelessness	78:21 83:19	7 116:6	Implementing
69:4, 8, 18, 21	127:22 128:15	114:22	87:20 88:1, 3,	HR 6:9 14:21	15:10
82:16 194:22	138:4 139:24	homeowner	5, 7 89:2, 17	hub 158:7	imply 129:4
195:13, 17	168:3, 9	85:15 110:11	90:3 91:2, 15,	186:6	importance
heads 77:21	180:19 190:23	homeowners	18, 19, 24 92:4,	HUD 136:12	159:17 190:15
health 2:19	helped 49:18	114:15 122:12	21, 22 93:19	huge 165:24	important
healthy	116:20 145:18	homeownership	95:4 98:22	184:12	2:11 22:13
110:22 111:1	helps 60:22	48:4 92:24	99:23 100:10,	human 120:20,	39:14 40:1
hear 13:24	heritage 149:1	111:8 118:15	12 101:14	24 165:6	44:3 45:11
14:2 23:9	Hey 96:24	127:9	103:3, 9, 17	178:17	46:20 49:25
26:21 27:11,	Hi 20:25	homes 99:11,	104:11, 12	Humanity	50:18 51:3
15, 17 36:23	157:5 167:9,	15, 20, 25	105:6, 21	105:2	52:25 53:4
39:2 42:25	14 176:18	103:21 119:8,	106:2, 6, 9	hundreds	55:22 61:2, 15
47:18 69:19	high 19:18	11 125:15	107:13 109:2	48:17 127:5	64:21 66:16
108:12 112:4	76:7 80:5	131:12 134:5	111:8, 14, 17,	177:2	70:4 108:2, 21
116:12 120:1	109:19 121:24,	173:3 175:3,	19, 20 114:2, 5,	hurdles	112:5 113:20
124:19 132:15,	25 158:4	23	10, 16, 17	129:21 166:16	115:11 138:7
21 133:21	169:5 174:24	honest 179:7	115:13 116:24	Hurricane	161:13 172:3
135:17 138:24	177:22	Honestly 83:6	117:22 118:3,	103:3	186:25 188:1
139:2 142:9	higher-income	86:2	13, 15 120:20	hypothetically	189:21 192:22
144:6 150:21	168:24	hook 42:8	121:8, 20, 25	86:25	impossible
151:1 153:25	highlight	hope 116:10,	122:6, 12, 14	< I >	63:6
160:13 164:8	152:2, 19	11 120:14	125:6, 21	i.e 148:21	impoverished
167:10, 12	highlighted	150:8	127:23 128:7,	I-95 18:20	159:4
182:13	17:10	hopeful 9:15	15 130:4, 19	19:2 25:5	Impressive
heard 25:22	highly 147:5	hopefully	17 134:6, 23	26:1 27:10	135:2
40:10 53:1	highway 19:6,	22:25 37:21	136:11, 14, 17	idea 47:11	improve 14:12
118:23 146:13	25 21:6 26:6,	77:25 92:8	137:8, 18, 25	140:11, 24	49:18
150:24 152:9	12 27:8	hopes 126:15	138:3, 13	ideal 85:6	improvement
156:23 182:9	hindrance 57:8	horrible 176:9	139:23 140:7	identify 148:1	149:20
197:15	historically	host 145:18	141:1, 4, 5, 10,	identifying	improvements
hearing 2:6, 9,	138:2 159:10	hosting 6:8	24 143:1, 4, 5,	129:22 146:25	27:7, 18 28:13
18 3:3, 6, 10,	history 39:15	14:20 15:2	10, 18 149:23	identity 163:11	improving
11 17:25	Ho 77:25	hot 93:25	152:7, 12, 14,	illicit 158:8	20:1 21:16
23:15 40:3	hold 15:16	hour 131:17	24 153:1, 9	illustrative	inaudible 14:4
67:9 74:20	16:14 23:8	134:11	159:7, 8, 19	110:17	15:18 127:3
79:3 82:18	31:19 60:2	hours 36:20	162:19 163:14	image 4:7	156:14 176:20
97:7 124:4, 7	63:8, 15	house 120:22	165:6, 8 166:1,	181:7	include 15:11
125:2 180:7,	101:25 117:17	129:14 153:2	13, 25 168:10,	imagine 169:8	19:9 32:22
10 193:14	holding	173:12 175:6	16, 18 173:6, 9,	Imlach(ph	47:19
203:6	126:19 178:23	housed 178:4	20, 23, 25	22:2	included 3:2
hearings 2:23	Holdings	household	174:19, 21, 24	immediate	34:4 70:6
3:1	142:19	109:14 162:6	175:1, 4, 12, 18	166:24 178:24	93:16 115:16
heavy 156:10	holds 170:13	households	177:8 178:11,	immediately	145:5 149:25
held 9:1	hole 57:11	99:16, 23	13, 15 179:17	129:25 130:1	includes 40:5
33:23 129:5	119:13	100:5, 9	182:24 186:22	immense 98:2	177:22
167:3	Home 77:16	121:16, 23	188:16, 24	impact 17:8	including 31:7
HELEN 1:1	100:14 127:9	177:13	189:24 193:24	21:16 103:2	33:14 56:3
hello 23:25	130:8 131:17,	houses 109:21	Houston	147:1 165:25	61:2, 3 97:12
108:10 116:10	24 134:7, 8, 9	169:2	102:15, 22, 24	166:24 178:14	118:14 174:3
124:18 135:12	169:1 170:16	housing 30:20	103:6, 10, 14,	impacted 17:9	inclusion
153:24 164:7		32:23 35:3	15, 18, 22		
176:15, 16					

6/10/2022

40:25 125:7 inclusive 165:3 income 40:8 88:18, 21 89:20 99:13, 17 100:3, 5 104:1 109:14 162:7 174:17, 22 177:23 178:7 incomplete 73:8 inconsistent 163:3 incorporate 28:6 incorporating 40:16 increase 87:24 122:21 137:5 188:15 increased 15:7 103:5 114:24 increases 87:18, 19 110:9 130:21 increasing 67:5 incredible 191:7 incremental 184:17 incubator 140:22 independent 113:8, 10 118:12 172:22, 23 independently 175:21 individual 50:8 51:6 54:6 individuals 136:15 141:8 177:3 Industrial 7:23 8:5 29:21 144:22 Industry 124:25 136:24 139:15 164:21 165:2, 17 183:8 industry- leading 15:1 inequity 162:16 influx 103:1	inform 32:17 146:6 Information 6:3 14:17 21:19 72:18 73:23 74:8 92:15 informing 49:2 infrastructure 15:14 21:2, 4 24:1, 3, 9, 11 25:8 26:23 192:5 ingradient 147:14 initial 72:13 83:1 191:15 initially 73:18 initiated 118:10 injects 148:22 innovation 161:7, 9 innovative 157:18 inperson 33:15 38:4 input 32:15 36:1 40:22 41:20 49:17 52:16 58:4, 12, 13 66:18 79:23 107:15 116:3 165:22 169:18 172:3, 6 179:12, 17 186:14 Inquirer 3:4 insight 176:8 inspiration 119:23 inspiring 120:3 155:13 installing 5:19 11:10 institute 133:3 161:9 instituted 132:13 institutions 161:21 Instructions 2:24 145:6 insurance 53:12 intact 101:20 Intelligencer 3:5	intended 85:7 110:20 126:21 intends 18:21 24:22 intent 68:12 90:10 129:1 166:5 intention 117:18 intentions 154:24 interest 8:10 76:12 179:8 interested 63:12, 14 66:20 71:1 interests 178:8, 21, 23 179:6 Interface 97:4 Interim 109:6 interject 151:5 intermittent 21:9 interruption 153:13 179:25 Interstate 6:20 interviews 34:9 introduce 57:15 63:7 95:14 introducing 112:8 introduction 40:7 72:10 intrusive 42:3 invaluable 186:8 inventory 55:11 invest 103:13 105:23 152:22 investing 106:23 investment 105:20 106:17 119:10 153:3, 5 159:25 162:4 investments 15:7 investors 109:16 110:13, 15 141:7 163:21 invited 3:8 33:2, 25 involve 104:5 involved 150:3	186:4 irony 110:10 IRS 117:12 isolated 162:3 issue 94:17 120:2 178:20 187:13 188:1 189:21 191:11 issued 30:7 32:10 issues 16:4, 23 46:5 66:15 107:18 its 15:22 24:23 25:4 48:4 110:19 128:3, 23 130:21 131:2, 6 146:15 152:22 159:17 178:14 196:20 < J > JAMIE 1:1 108:20 112:7 January 32:13 Jesus 121:3 job 67:25 134:17 168:3 203:20, 22 jobs 30:22 60:3 Joe 20:20 John 112:18 116:9, 18 Johnny 112:19 Johnson 167:17 Johnstown 168:18 join 20:18 67:17 Joining 14:13 joint 50:19 JONES 1:1 2:2 3:18 4:4, 19 5:2, 8, 9 8:24 9:3, 9, 13, 17, 25 10:10, 14, 20, 23 12:19 13:10, 13, 16, 17, 22 14:1, 4, 5, 9 16:2, 8, 25 17:5, 6, 21, 25 18:3, 8, 11 20:12, 22 21:12, 20, 24 23:3, 15, 22	24:5 25:17 26:20 27:14 28:14, 19, 22 29:3, 6, 9, 13 31:18, 23 34:25 35:9 38:9, 18, 22, 25 39:4 41:23 42:7, 15, 21 44:22 45:2, 8 49:24 50:12, 17, 22 51:2, 13, 17, 22 52:1 54:2 55:14, 18 56:6, 15, 21 60:14 66:14, 22 79:20 84:6, 14 86:12, 16 87:8, 13 96:8, 13, 19, 24 101:23 102:4, 7, 16 107:14 108:7, 11, 17 112:10, 20 113:1 116:1, 7, 13, 17 119:24 120:6, 10 123:12, 21 124:2, 12, 16, 20 125:11 132:8, 19, 23 133:7, 10, 18 135:5, 9, 12, 18, 20 138:17, 22, 25 139:3, 6, 10, 16 142:1, 6, 10, 14, 20 143:22 144:2, 7 150:14, 25 151:3, 11 153:14, 22 154:1 156:21 157:3 160:6, 11, 14, 18, 21 163:25 164:5, 9 167:5, 11, 19 169:17, 22 170:1 171:24 172:10, 14 176:6, 16 179:11, 21 180:1, 4, 18, 25 182:4, 5, 12 185:21 187:10, 19, 22 189:8, 14 193:9, 14, 17, 18, 21 195:6, 14, 19 196:4, 6, 17, 25	197:3, 7, 11, 14 198:5, 10, 14, 24 199:2, 5, 9, 13, 17 200:10, 11, 15 201:8, 16, 19 202:4, 18 203:1, 4, 8 Jonny 120:5, 13 Joy 180:16 Joyce 96:18 108:6, 22 112:11 JR 1:1 July 33:22 June 1:1 146:4 Justice 58:23 78:5 113:20 < K > keep 48:16 100:12 106:1 122:25 178:4 187:5 keeping 105:24 148:6, 25 191:7 Ken 135:8, 16, 23 136:1 Kensington 157:11, 14, 15, 21, 25 158:11, 15, 19, 24 159:11 Kenyatta 167:17 key 147:14 kicked 110:12 Kimberly 153:20 154:6 kind 23:7 26:22 28:3 58:9, 19 73:18 74:8, 10 86:22 87:1 89:3 132:25 knew 69:11 know 17:7 20:20 36:4 42:24 43:7 50:13 58:6 59:2 63:13 64:2 65:15, 17 72:17 78:11 80:20 81:24 82:16 83:25 85:5 88:2 91:7 93:5
--	--	---	--	--	--

6/10/2022

98:7 100:7 112:21 114:13 119:17 121:22 128:9 173:24 175:9 177:11 185:11 186:8 188:7 193:4 194:2, 4 195:15 knowing 186:21 knowledge 188:5 known 29:22 102:24 144:12 145:8 154:8 158:1 < L > LA 118:18 Labno 153:21, 22, 24 154:5, 7 lack 114:12 128:6, 7 173:5 194:21 Ladonna 169:21 170:5 171:22 land 5:21 7:14, 25 8:13 11:12 24:19, 23 28:6 29:23 45:20, 21 46:4, 7, 8, 16, 21, 24 47:2, 7, 20 48:5, 7, 12, 22, 24 49:15 50:25 51:10 52:12, 24 53:6, 11, 18, 21 55:13 56:2, 24, 25 57:2, 4, 7, 12 58:24 59:8, 11, 12, 14, 19, 24 60:9, 19, 24 61:16, 21, 25 62:8, 19, 21 63:3, 10 64:23 67:14, 23 68:18 69:4, 8, 18, 21 70:12, 20, 21, 25 71:15, 18 72:4, 6, 8 74:22 76:20 77:1 78:2, 5, 11, 23 79:4, 5 80:3 81:7 82:7, 17 83:2 90:1	92:5, 19 94:25 95:10, 12 97:12, 14, 25 98:4, 7, 8, 11, 12, 15, 18, 19 99:21 100:1, 20, 25 101:6, 9, 12, 13, 18 102:15, 20, 22 103:14, 15 104:6, 18, 19 105:7, 8, 11, 12, 15, 22 106:12, 13, 14, 18, 21, 24 107:2, 11, 21 108:3 109:17 110:5, 19 111:14 113:19, 22, 23 114:7 115:14, 18, 20 116:19 117:6, 17, 18, 20, 23 118:9, 22, 25 119:1, 4, 12, 17, 18 121:20 123:8 125:23 126:2, 4, 12 127:12, 20, 25 128:8, 12, 18, 21 130:13, 22 137:13, 16, 22 138:6, 9 143:5 152:25 154:15 159:25 162:24 163:2, 6, 12 165:22 166:4, 11, 13, 23 169:12 175:25 176:22 178:1 179:2 183:21, 24 184:5, 10, 15 185:6 187:1 194:18, 19, 22 land-holding 55:11 Landing 27:11 lands 119:6 183:20 land's 101:8 landscape 45:25 landscaping 19:9 22:11 26:13 40:14 lanes 27:4 language 60:7 88:13 100:15	Lankenau 20:18, 25 21:1 23:21, 23, 24, 25 24:8 25:23 26:25 28:8, 21 large 30:1 42:13 73:17 lastly 48:20 101:11 late 146:4 latest 88:12 lauded 158:3 Laurel 7:17 Lauren 164:4, 12 law 2:15 lawn 86:19 laws 140:21 lead 15:8 leadership 41:15 125:8 126:13 leading 27:8 113:9 leads 43:20 leak 119:8 leaky 119:13 learning 70:16 111:2 leary 119:5 lease 6:16 18:19 19:22 22:7 51:9 52:14 53:15, 18 55:2, 4, 8 58:3, 19, 22 71:21, 24 72:1 81:13, 14, 17, 18, 20, 21 93:22 128:22 leases 46:14 48:13, 23 58:15 183:22 leave 47:12 69:15 82:20 190:14 leaving 155:1 left 114:18 122:15 151:6 159:3 Legal 3:5 109:3 legislation 45:11, 18 46:2 50:1 51:11 57:25 59:1, 9 60:22 66:17 68:5 74:5, 16 76:22 80:1	81:4 82:1, 9, 22, 25 83:7 85:2 86:5, 9 89:15 95:11, 17 108:22 112:1, 5, 8 123:3, 7, 10 126:21, 25 128:20 129:20 146:9 159:22 160:4 161:14 166:6 169:11, 15 173:7 175:24 176:3 179:1, 10 186:20 legislation's 49:17 leg-up 74:9 94:2 143:11 lend 38:10 length 50:7 lesser 8:10 letter 54:23 74:14 147:25 149:3 letting 174:10 level 39:21 79:17 87:25 90:11, 20 91:25 92:9 94:19 95:1 111:24 134:1, 2 143:19 149:18 178:21 183:13 leveling 166:22 levels 88:20 92:16 152:13 178:9 leverage 37:6 liability 73:12 liaison 25:25 43:14 Liberties 19:3 Liberty 113:9 172:21 license 54:8, 21, 24 74:14 life 43:24 122:24 139:21 lifelong 170:7 light 171:8 lighting 22:11 42:1 likelihood 188:18 limit 132:14 151:10	limited 24:23 40:6 76:6, 8 97:25 Lincoln 148:23 Lindy 161:8 Line 5:24 11:14, 22, 24 158:21 162:9 line-in-the- sand 87:1 lines 5:20 11:10 list 62:13 listen 65:15 66:1, 2 94:10 180:13 186:19 193:3 listening 115:24 191:10 literally 190:1 little 14:6 22:18 27:19 63:16 68:20 74:3 87:2 107:25 live 26:16 115:7 117:15 120:16, 22 122:17 153:9 154:7 158:21 162:8 167:15 171:3, 17 172:5 175:20 176:19 lived 121:18 170:17 liveliness 147:19 lives 173:13 living 113:8, 10 114:12 172:22, 23 175:2 Liz 20:18 load 177:6 Loan 77:16 local 19:15 46:17 99:6 148:5 155:5 157:16 163:12 local-income 177:3 localized 159:8 locally-based 148:8 locally-owned 148:1, 3	located 8:7 25:2 108:24 136:5 location 1:1 locked 110:14 long 35:21 38:5 42:25 58:6 60:4 74:20 75:19 80:25 100:24 101:21 105:25 106:23 110:6 134:15, 17 153:7 162:15 168:20, 21 173:24 longer 95:19 longest-term 95:4 longevity 121:10 long-term 51:9 93:21 106:16 107:7 153:3 171:10 184:4 long-time 111:14 159:21 look 27:22 41:6 59:12, 14 73:25 90:8 103:24 108:1 119:22 140:18 149:13 156:16 190:12 200:18 looking 58:21 75:11 197:17 looks 102:19 Los 47:11 losing 9:23 lost 119:11 lot 26:2, 10, 17 30:24 35:23 36:10, 11, 16, 19 41:24 44:10 57:1 64:3 69:20 75:15 76:14 83:5 85:12, 13, 15 173:2 186:8 188:13 193:5 lots 97:22 140:19 150:19 165:23 love 121:4, 7 128:14 loved 169:2
---	--	--	---	---	---

6/10/2022

low 147:1 174:22	39:8 42:22, 24 144:20 149:10	medium 109:14	189:10 191:14 196:13	mixed-income 98:21	mother's 171:20
lower 14:25 15:8 20:14 88:18, 20 89:20 91:5, 8 104:12	market 45:23 59:4 93:25 114:23 117:20 119:9 134:4 140:25 157:20 163:7 187:8 190:23 191:1	meet 65:4 73:20 74:10 76:18 81:19 125:25 130:3 140:16 152:12	mention 25:22 131:9	mixed-use 30:12	motion 182:8 195:24 197:17 200:19 202:6
low-income 100:9 122:5 136:11, 14 177:9	marketing 34:21	meeting 2:21 3:9, 15 72:7, 9 145:19, 22 180:8, 11, 21, 24 181:1	mentioned 56:11 104:3 149:2	Mo 124:11, 12, 23 133:14	motivation 155:16
loyal 169:1	markets 49:10 158:5	meetings 33:15 36:9 38:4 68:9 70:7 109:19 110:1 145:5	mercy 191:1	model 34:18 35:23 41:10 105:22 140:15, 25 171:2	move 13:7 16:22 18:5 23:19 28:24 38:8 44:3 45:5 51:11 63:24 65:11 115:5 126:11 132:13 146:5 165:20 174:10 196:14 197:5, 10, 20, 21, 25 200:23 201:3, 21 202:9, 12
lucky 26:4 114:24	masonry 40:16 masses 28:7	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	mere 162:21	models 46:23	Moved 95:11 174:12 196:19 198:15, 17 201:9 202:19
< M >	Master's 170:14	members 2:4 3:18, 23 4:6 9:5 10:24 17:22 18:11 23:13 24:5 29:14 30:14 31:23 33:25 34:6 38:16 39:12 44:25 49:11 51:14 52:1, 3 53:25 94:3 115:24 140:23 145:7 160:21 171:12 181:5 185:23 186:3 187:15	met 128:1	moderate- income 136:15	movement 117:5
maintain 18:25 22:10 23:6 53:14 80:19 121:25 174:9	match 114:3 matching 25:20	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	metaphorical 192:2	modern 31:2	moves 43:2 125:18
maintaining 19:24	materials 148:19, 22	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	Microsoft 2:22 3:22	Modesto 132:17, 19 133:2 180:14, 20	much-needed 30:19
maintains 22:3	matter 90:24 120:24 121:5, 6 205:1	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	Microsoft® 1:1	modified 32:20	multi 14:18 42:12
maintenance 19:21 22:9	Mayor 29:16 52:4 103:8 116:22 190:5	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	middle 44:12	money 26:23 27:23 76:6 77:9, 11, 15 80:18 90:25 91:12, 14 106:22 148:6	multi-million 42:13
major 107:19 118:6	mean 42:25 57:16, 17 62:16 64:1 70:3 88:17 104:23 121:9, 11 128:13 191:15 199:18	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	middle-class 169:6	Montgomery 179:13	multiple 30:10 145:5
majority 117:13 188:10 189:1 191:2	means 99:10 103:11, 24 104:23 172:4 177:17 205:13	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	mind 10:3 21:15 70:11	month 16:20 32:15 122:2 127:8 130:10 134:13 170:23 171:1 177:14	multi-year 14:24 15:5 48:23
making 45:24 77:3 98:25 118:3 134:10 152:23 153:3 177:13 193:24	Meaning 114:16 122:13	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	mindful 93:14	morality 121:6	municipal 119:1 144:17 154:9 186:6
man 122:21	means 99:10 103:11, 24 104:23 172:4 177:17 205:13	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	Mindy 96:17, 23 97:3	Mor 181:25	municipality- owned 47:16
manage 6:8 14:20 15:2 16:10 136:10	meant 43:18 121:3	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	mine 194:2	morning 2:3 4:12, 17, 20, 25 5:3 10:13, 23 14:3 18:10 24:4 29:13 31:22 39:7 45:14 47:18 51:24, 25 67:1 69:12 96:22 97:9 113:6 135:24 142:9 157:7	mute 13:23 153:15, 17 180:17 195:15
managed 17:17 32:7	measure 12:11 20:5 25:9 119:14	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	miscommunication 38:2	mortgage 85:20 168:7	< N >
management 19:10 47:13 59:13 94:25 136:9	mechanism 99:5 130:15	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	mismatch 99:20		NAC 168:2
Managers 164:20	mechanisms 74:13 105:14	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	missed 155:1		Nadol 18:7, 8, 10, 13 20:16
managing 177:2	median 59:7 71:8 88:10, 11, 16 89:5 99:13, 17 100:3 104:1 162:6	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	missing 72:18		NAIOP 164:17
mandate 183:21	medical 129:9	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	mission 18:24 65:4 98:8 127:13, 20 128:19 161:18		
manufacturing 158:3, 5	medications 175:17	Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	misstatements 182:20		
marginalized 113:14		Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	mistakes 107:19		
MARK 1:1 13:9 38:24		Member 16:3 17:2 34:4 35:1 44:23 45:9 49:25 55:19 56:21 60:15 66:19 79:20 84:7, 8, 14 86:12 87:5, 13 96:9 109:4 112:11 113:6, 11 120:18 122:18 125:9 135:6 136:24 139:13, 14 151:18 157:22 167:23 172:24 174:10, 12 182:14 185:24 187:11, 22 189:9, 15 193:10, 19 195:7, 8 196:17 198:6 199:6, 7, 9, 18 202:19	mix 162:18 mixed 40:8		

6/10/2022

name 10:15, 17, 25 13:18 18:13 20:23 24:7 29:7, 10, 15 31:25 39:5, 8 62:3 96:25 97:2 102:8, 13 108:13, 22 112:25 113:2, 7 116:17 120:11 124:15, 23 135:21, 23 136:1 139:7, 8, 11 142:11, 17 144:8, 10 151:12, 15 154:3, 6 157:6, 8 160:15, 16, 23 164:12 167:14 170:2, 4 171:22 172:15, 17, 18 176:17, 18 narrative 163:8 national 117:1 148:3, 4 natural 103:2 nature 54:19 75:5, 14 nay 199:3, 4, 22 200:5 Nays 199:1, 5 near 151:20 nearly 100:6, 8 158:22 necessarily 54:25 57:21 necessary 2:11 63:20 76:20 101:6 137:14 145:11 need 19:19 22:19 46:22 65:21 68:19 79:7 86:22 99:4 103:4 104:11, 12 107:24 111:9, 22, 23 114:1 123:17 125:18 129:14 133:6 140:8 141:7 143:18 145:15 147:22 150:4 165:9 171:4 174:20 175:11, 21 183:13 192:18 193:6	needed 24:24 53:3 75:17 114:7 150:13 152:15 166:12 168:5, 9 needless 39:21 needs 40:23 44:7 86:17 91:13 99:7 100:21, 23 140:14, 16 141:25 165:20 166:20 173:8 179:9 negative 113:22 negotiate 38:11 negotiated 35:3 50:8 negotiations 41:25 neighbor 121:4 145:25 151:20 neighborhood 52:16 78:22 97:17 110:23 120:23 121:15 144:17 147:5, 11 148:6 149:1 151:17 152:6, 16 155:22 157:12, 16 158:1, 20 159:5, 16 161:16 162:21 neighborhoods 19:4 20:2 40:17 47:10 49:6 97:20 109:9 117:16 127:12, 16 132:4 137:25 143:2 150:9 159:11 160:1 162:1 neighborhood's 109:14 neighboring 158:17 neighborliness 121:19 neighbors 49:13 101:7 138:13 145:17, 24 146:2 147:24 148:12 155:2 net 106:3	network 27:8 120:15 neutral 156:18 never 36:4 107:21, 22 117:19 149:24 194:14 new 14:25 15:12 22:24 25:1 31:2 35:4 37:8 47:11 73:15 103:1 107:8 118:7 119:3 127:2 129:20 147:17 153:1 158:12 162:11 191:21 194:14 newly 137:3 News 3:4 nimble 22:20 nodding 116:15 noncompetitive 8:21 45:19 46:11 48:8 56:13 58:2 71:9, 13 84:23 85:24 89:2, 10 92:18 94:21, 23 98:16, 18 99:2 126:4 160:3 nonlocal 163:20 nonprofit 18:23 74:24 91:22 92:5, 21 93:23 117:10 118:12 136:12 165:11 183:1 190:3 nonprofits 63:11 127:22 141:20 166:10 183:5 normally 36:14 North 6:24 120:17 122:17 136:6, 18, 20 142:23 northbound 27:4 Northern 19:3 22:23 Northwest 113:18 Nos 8:25	200:23 Notary 205:13 note 3:20 34:11 53:4 66:19 noted 64:17 65:24 195:7 205:1 notes 205:1 notice 52:18 83:4 notices 3:3 noting 128:10 notion 80:1 November 33:20 34:2 nuances 50:3 number 33:14 64:14 65:6, 8 73:17 81:3 100:10 125:2 137:6 191:13, 20 nursing 173:3 175:3, 18, 23 < O > objecting 185:12 objectionable 185:10 objective 111:8 obstacle 57:9 obtain 6:7 14:20 obviously 57:2 138:15 October 32:11 33:22 145:4 offer 2:25 46:19 54:8 91:15 121:13 150:10 196:10 offered 91:7 99:9 offering 92:3 Office 14:17 21:3 24:2, 10 25:7 28:10 41:14 68:10 Officer 6:3 official 191:19 officials 119:3 OH 1:1 4:24, 25 87:11, 13, 14 88:6, 19, 23 89:21 90:21 94:6 96:5 180:15 181:21,	22 187:20, 22, 23 189:9 196:16, 17 198:4, 6 199:6 200:4, 5 201:7, 11 202:17, 19 203:23 Ohio 119:2 Oh's 191:12 okay 9:16 13:17 17:6, 21 20:17, 22 21:24 44:2 80:23 82:19 84:2 94:6 96:5 102:17 108:12 124:22 134:15 135:3, 14 151:2, 7 167:13 172:18 180:18, 25 194:4 195:14, 19 197:11 198:11 199:20 old 110:17 155:21 Once 53:19 63:3 72:4 114:16 122:13 158:1, 6 one-bedroom 131:21 146:20 OnePhilly 6:9 14:14, 21 16:24 one-sentence 75:23 one-time 108:1 ongoing 40:24 145:5 178:14 open 19:5, 7 68:15 71:11 75:11 89:3 149:7 187:12 188:4 191:8 193:2 opening 9:6, 15 45:7 operate 105:15 operating 62:8 operational 17:13 68:25 Operations 11:2 68:17 83:3, 12 opinion 64:1 69:19 89:23 92:11	opinions 155:3 opioid 158:10 opportunities 19:16 113:25 opportunity 9:24 20:10 34:23 45:17 46:20 50:2 53:23 87:19 97:11 108:19 112:4 130:25 150:10 161:10, 23 162:12 163:23 165:24 173:1 185:13, 19 191:19 194:8 opposed 138:16 148:4 197:1 198:25 201:17 203:2 opposite 137:21 opposition 155:3 164:14 186:12 opt 67:11 83:24 194:10 opted 194:17, 19 option 50:15 84:1 98:18 order 3:25 6:7 10:5 14:20 53:14 58:10 83:14 96:20 112:21 ordinance 5:15 6:2, 13 7:10, 20 8:17 11:5, 17 24:14 organization 22:3 53:19 55:5 73:16 80:9, 16 92:20 93:14 144:13 163:1 176:24 organizations 46:3, 12 49:5 52:9, 15 53:2, 12 55:23 62:22 64:20 74:4 83:16 90:15 97:18 105:5, 17, 18 117:11 184:9 185:4 original 97:12 154:22
---	---	--	--	---	--

6/10/2022

originally 60:24	pandemic 33:16	participants 3:12	PASTOR 120:8, 13, 14, 17 123:13	12, 24 175:22 177:17 178:3 185:9, 10 186:12, 13 191:3 192:3, 6, 9	phase 27:3 42:13
oTIS 25:24	panel 10:4	participate 34:1 183:12	path 21:14		PHDC 137:5
outcome 37:14	38:23 42:18	participated 30:17 34:8	53:21 92:17		phenomenal 43:20
outdated 155:19	51:18 53:25	participation 203:16	93:12 107:9		PHFA 77:13, 14 131:20
outgrowth 117:4	96:15, 16	particular 50:24 84:9	163:9 183:4	percent 55:25 59:6 61:10	PHILADELPH IA 1:1 5:17
Outlaw 167:8, 9, 13, 15	102:1 112:17	87:3 146:17	191:16, 21	71:3, 7, 8 83:7	6:4, 5, 16 7:12, 22, 23 8:4, 6, 8, 19 11:8 24:16
outlined 149:2	panelist 31:20	156:1	pathway 46:2	88:10, 11, 16	26:8 29:18, 21 31:8 61:12
outreach 145:6	paralegal 109:2	particularly 2:4 58:7	55:23 56:10	89:4, 5 92:23, 24 93:5, 9	97:6, 19 99:22
outright 46:16	paraphrased 155:10	73:15 79:18	159:6 184:21	99:12, 17, 25	108:24 109:3, 4, 8 113:12, 17, 19 114:4
outside 159:17	parcel 5:21	152:7	patience 102:11 108:15	100:3, 6	115:13 120:3, 15, 17, 19
Outstanding 45:9 73:11	7:14 11:11	partner 47:20	138:18 142:3	103:25 104:2	125:1, 9 128:5, 13 130:6, 17
overall 37:18	20:13 24:19	62:22, 23	143:24 150:16	109:12 114:9	136:6, 7, 18, 21
158:23	30:4, 12 35:18	105:4 128:14	164:2 179:23	127:7 131:15, 16, 18, 21, 24, 25 134:3, 4, 5 146:21, 23	137:10 139:15
overdue 101:21	40:13 50:8	192:18 193:3	pause 123:25	158:20 162:8	142:23 143:14, 17 144:22
overgrowth 27:22	7:14, 25 8:12	partners 40:4	paused 146:1	177:12 194:18	performance 15:17 16:24
overhead 11:20	11:11 29:23, 25 46:19	60:9 62:20	pay 114:17		period 54:9
overlooking 154:19	48:17 78:2	103:15	115:3 121:24	percentage 72:25 73:2, 5	permanent 30:22 52:11
overpass 25:5	98:6 117:17	partnership 37:1 89:14	122:13 153:7	perform 129:11	59:10 101:2
overpaying 163:6	126:18 129:13, 23 130:2	102:21 105:12, 16 106:12	174:12, 16	performance 15:17 16:24	103:16 104:7
overseeing 162:16	143:8 162:23	107:3 118:22	paycheck 176:9	period 54:9	123:8 129:21
owned 49:9, 15 97:25	166:2	164:17	Paycheck-to 176:8	permanent 30:22 52:11	146:17 169:12
123:8 169:12	parent 167:23	partnerships 50:20 103:19	paying 175:15	59:10 101:2	176:1 179:2
178:2	170:9	106:24 118:25	Payroll 6:9	103:16 104:7	184:20
owner 85:9	parents 171:20	157:17 161:20	14:22	123:8 129:21	permanently 46:4 56:3
owner-	Park 27:11	parts 41:12	PCAC 64:19	146:17 169:12	61:4 62:7
occupied 85:10	147:3, 10, 14, 21 148:12	162:5 179:5	113:6	176:1 179:2	103:21 105:24
owners 163:21	156:9	pass 21:7	PECO 5:18	184:20	permit 198:1
164:19	parking 19:17	54:16 83:13	11:8, 21, 25		201:5 202:13
ownership 30:6 46:9, 23	28:2 30:23	112:3 123:6	Penn 135:8, 9, 16, 18, 19, 23, 24 136:1	permits 43:3 44:6 75:4	permitting 11:21 46:15
47:7 49:8	Parks 10:19	138:8 154:10	PennDOT 22:16 24:22	44:6 75:4	75:20
55:25 62:9	11:3 12:10	160:4 169:10	26:5 27:5	person 23:7 70:1 131:15	perspective 65:7 188:3
159:6, 24	117:25	175:24 179:1	28:12	169:5, 8	Ph.D 161:5
184:19	Park's 147:15	184:25	Penns 27:11	personal 17:8 177:2	personally 17:10
owns 98:6	Parkside 108:23 109:7, 8, 12, 25	passage 151:21 153:11	Pennsylvania 6:18 7:13 8:8 24:17	personally 17:10	perspective 65:7 188:3
162:23 165:24	110:13, 15	185:18	Pennsylvania's 6:19, 23 7:2	personally 17:10	piece 45:11 49:25 50:24
	112:12 160:25	passed 83:13	people 26:16		
	161:4, 15, 16, 20, 25 162:10	126:20 154:13	37:11, 24 44:5		
	163:11	155:17 166:6	66:2 77:18		
< P >	Parkside's 110:16	174:6	88:18 89:20		
p.m 204:4	part 16:5	passing 46:1 174:7	91:7 92:10		
pace 147:4	32:23 35:25	Passyunk 32:16 33:19	98:17 113:10		
package 40:14 90:14	36:3, 12, 22	34:4, 7 36:21	114:9 117:14		
packed 163:14	40:9 41:3	41:19 43:9, 21	123:19 127:11		
PAID 29:22	85:22 116:25	144:11 151:17, 18 186:2	132:4 134:10, 25 139:25		
30:16	150:2 152:21		140:7, 16		
pain 162:15	155:4 183:6		151:5 168:4, 9,		

6/10/2022

89:17 108:21 161:13 pieces 193:5 Pierhead 5:24 11:14 pike 26:24 pilot 83:22 194:7, 16 pipeline 143:3 place 26:7 53:17 58:15, 16, 23 72:21 74:7 75:4 79:14, 16 105:14 107:10 115:7 123:1 172:4 185:5 place-making 110:25 placement 24:25 plan 33:10 37:16 97:13, 15 98:5 100:19 131:10 148:15, 16 150:7 155:20 planner 161:6 Planning 29:17 33:10 39:20 41:15 52:5 97:5 156:18 161:5 plans 73:25 74:8 97:12, 17 platform 15:14 played 118:6 152:3 playing 79:17 90:11, 18 143:19 166:22 178:22 183:14 plays 118:2 Please 10:5, 15, 20 13:19 20:23 29:11 31:21 39:5 102:8, 9 113:4 120:12 132:4 138:8 143:20 144:8 151:9, 11 153:16 154:2 160:18 167:12 170:2 172:14 180:13 181:4 pleased 14:14 pleasure 27:17 plenty 191:5	plugging 119:12 plus 35:13 Point 21:18 28:4 38:7 39:25 44:19 65:22 73:20 80:16 82:5 91:2, 9 92:2, 14 94:5, 7 132:1 139:19 163:4 168:2 175:11 180:24 187:17 193:12 points 60:25 93:15, 17 104:20 131:9 154:11, 12 169:4 184:18, 19 policies 98:12 107:9 131:7 132:2 policy 45:20 47:17 61:9 83:18 93:2 97:11 119:19 187:12 Poplar 86:19 population 100:7 114:8 162:8, 15, 18 Port 19:4 158:18 portfolio 118:14 portion 5:20 7:14, 24 8:12 11:11 19:2 30:1 33:11 39:20 87:10 92:18 124:7 140:20 portions 6:22 7:1 30:4 position 67:24 68:4 123:5 148:22 positions 159:14 possible 2:23 22:22 43:6 79:1 150:4 193:25 poster 34:17 posting 48:3 183:19 postpone 140:10	potential 87:24 98:1 poverty 140:1 158:21 162:9 power 126:3 159:12 Prachi 14:13 15:23 practice 60:13, 18, 20 precisely 121:3 precursor 26:21 predatory 158:7 predictability 165:21 predictable 165:5 preference 52:9 68:13 81:9 82:13 83:18 88:4 89:18, 22 94:25 119:20 126:2 141:11 165:15 preferences 40:23 129:21 166:17 preferential 141:12 premises 8:7 presence 147:9 PRESENT 1:1 4:13, 18 5:1, 10 52:6 53:23 70:2 181:11, 16, 20, 22 182:2, 6 presentations 33:3 presented 15:25 33:18 146:16 155:8 156:3 presents 130:25 162:12 165:24 preservation 163:10 preserve 161:19 President 109:6 136:3, 21 pressure 36:10, 11	pretty 26:4 69:25 previous 39:16 104:4 144:25 149:11 previously 104:3 price 31:5 104:20 106:19 169:3 179:16 priced 101:22 prices 109:25 171:6 pricing 99:20 primarily 115:15 130:8 primary 25:24 128:1 148:2 principal 97:3 principals 142:19 principle 121:6 prior 3:5, 17 33:15 59:15 64:15 153:10 priorities 49:1 prioritize 55:23 63:4 99:8 100:22 102:20 107:11 115:20 123:7 169:11 175:25 179:1 prioritized 49:14 56:7 104:19 prioritizing 99:3 100:24 priority 95:6 103:9 104:25 106:14 165:16 privacy 3:14 private 37:4 50:20 62:23 77:18 79:19 89:11 92:2 94:14 125:16 126:9 128:25 130:24 141:7 157:20 163:7 178:8 179:6, 8 187:2 190:6 proactive 85:14 probably 54:23 73:6 75:1 78:9 82:10 83:6	problem 90:1, 5 98:24 122:17 problematic 194:13 proceed 10:21 102:16 142:14 144:9 154:2 180:20 188:17 proceedings 205:1 process 30:9 32:5, 9, 18 33:12, 24 34:1 35:20 36:1, 13, 22 37:19 40:21 41:7, 10 42:24 46:11 48:2, 22 56:13 57:18 67:7 68:24 69:10 70:13, 19 71:23 74:23 75:21 81:10, 25 84:21 86:1 89:10 91:20 92:8, 19 98:25 99:7 126:22 138:14 145:2 146:2, 14 149:16, 19 150:12 154:16, 18 159:23 160:3 162:17 163:2, 16 166:7 183:7, 13 188:23 192:12 193:4 194:1 processes 38:3 63:23 procurement 154:17 produce 37:21 produced 30:9 40:2, 11 68:7 131:14 producing 141:23 productive 53:7 98:3, 10 127:15 professional 6:6 Professionals 136:23 profitability 54:15	profit-driven 178:23 profiteering 178:16 program 18:25 21:2 24:1, 9 32:24 33:9 85:6 137:4, 9, 11 programmed 19:9 programming 157:17 158:25 programs 25:21 127:9 138:1 161:22 progress 126:23 127:2 166:8 prohibited 163:3 project 26:2, 3, 18 27:10 30:19 31:9 32:22, 25 37:3 40:2 41:4, 21 42:4, 11, 14 43:24 52:17 53:3 55:6 56:3 58:8 61:22 63:12 74:12 75:6 78:12 80:10 81:5 99:10 101:11 128:25 129:3, 6 134:22 145:8, 15 146:3, 16 149:21 152:4, 10, 18 184:2 186:4, 7, 15 projects 22:18 34:15 49:12 60:1, 10 61:25 62:11 78:2 94:4 100:23 118:8 130:8, 16 140:7 152:24 166:19 184:14 project's 41:1 prominent 74:17 promise 155:11 promote 161:19 promoting 111:1
---	--	---	---	--	--

6/10/2022

pronouns 120:16	149:21 159:22 178:10 185:16	41:17 45:16 50:19 52:1, 2, 23 53:11	63:14 64:17 67:24 69:20	74:19 80:24 133:15	88:15 92:11 105:9, 10
proof 53:13	proposes 29:25 45:18 46:6	70:18 98:1 101:13 108:17, 18 110:18	80:22 83:1, 15 93:22 107:10 128:17 153:16	quickly 54:3 90:14 130:22 165:20	107:6 111:9 152:1 154:17 174:20 183:12
properly 177:25 196:19 198:16 201:9 202:20	proposing 99:11 112:1 138:5	119:5, 6, 10 123:20 124:4, 5, 6 130:22	166:1 177:18 183:3 195:4	Quite 14:9 quorum 5:10 182:6	185:6 186:10, 25 190:2 192:22 194:3
Properties 8:20 34:20 53:14 54:6 57:10, 11 58:10, 18 60:1, 21 63:24	protect 190:11 proud 37:20 41:4 150:1	135:25 144:21 147:15 153:8 160:22, 23	puts 82:2 88:4 179:14 putting 26:12 81:2 107:9	< R > racially- segregated 162:2	rear 85:11 reason 163:22 168:19 189:6
70:25 72:12 104:24 129:15 141:3, 19 145:20 160:2 166:10	prove 90:8 proven 178:14 provide 19:14 20:23 53:12 68:13 75:16 83:18 91:3, 18, 21, 23 92:8 99:3 106:21 125:12 137:24 138:12 139:18 140:7 146:3 149:4 166:12 184:8	162:4 166:23 171:13 179:9 180:7, 8, 9, 10, 21, 23 181:1, 2, 3 182:21 183:17 187:11 192:10 203:10, 11, 14, 15 204:2, 3 205:13	< Q > qualifications 76:19 80:3, 4, 6, 8, 14 qualified 59:20 71:20 73:3, 10, 21 79:4 130:22 140:12, 23 141:22	racist 168:17 radius 155:25 raised 16:4 113:18 139:19 142:23 171:18, 19, 21 190:18 raising 190:17 rang 132:16 range 127:6 ranging 134:6 rapid 158:16 Rapidly 45:23 Rashid 112:19 120:5, 7, 8, 13, 14	reasonable 3:13 134:15 reasons 154:12 receive 30:23 31:1 46:10 162:6 174:1, 23 received 33:1 72:5 168:8 174:13 receiving 72:22 recess 124:1 recognize 2:9 125:18 182:7 190:15
PROPERTY 1:1 2:7 5:16 6:14, 18 7:11, 21 10:25 11:7 18:12, 17, 20 20:4 24:6, 15 25:6 29:15 30:8, 11, 25 31:4, 24 32:9 33:6 35:14, 17 37:7 39:10 40:9 41:17 45:16 47:17, 22 48:16 49:9 52:2 54:7 55:9 59:3, 8 63:15 80:19, 21 81:22 82:3 85:9 91:4 92:7 98:9 99:1 108:17 113:24 115:1 124:5 127:14 135:25 138:11 144:21 151:20 159:1 160:22 171:13 173:11 181:2 186:6 203:11, 15 204:2	provided 53:2 72:1 145:23 150:8 provider 15:4 16:11 provides 49:9 52:8, 13 71:20 90:18 100:17 136:13 providing 19:24 30:19 91:17 95:3 101:1 137:14, 17 provision 87:4 provisions 52:19 provisos 146:11 155:7 PSCA 144:12, 19 145:3 146:6, 8 147:23 150:1 PUBLIC 1:1 2:6, 7, 8, 17, 19, 25 3:1, 3, 10 5:16 6:14 7:11, 21 10:24, 25 11:6 17:8 18:12, 13, 17, 25 19:13, 18 20:3 24:6, 7, 15 25:6 29:14, 15 31:24, 25 32:7 40:20	publicly 43:18 49:8 97:24 publicly-owned 52:12 107:21 127:14 129:13 166:2 public-private 89:13 published 3:4 97:13, 15 pull 44:5 175:5 punish 131:4 purchase 8:11 24:18, 22 31:5 46:16 71:21, 25 purpose 4:2 5:19 11:9 137:17 141:21 pursue 53:10, 22 55:7 58:11 pursued 165:13 pursuing 52:10 78:17 93:18 141:3 189:23 purview 95:23 push 79:25 189:22 pushed 32:14 pushing 62:10 put 21:15 50:4 53:7 57:10 60:1, 12, 18 62:14	67:24 69:20 80:22 83:1, 15 93:22 107:10 128:17 153:16 166:1 177:18 183:3 195:4 puts 82:2 88:4 179:14 putting 26:12 81:2 107:9 < Q > qualifications 76:19 80:3, 4, 6, 8, 14 qualified 59:20 71:20 73:3, 10, 21 79:4 130:22 140:12, 23 141:22 qualifies 59:9 qualify 46:12 71:2, 5, 9, 12, 24 73:10 79:9 89:6, 7 quality 19:18 quantities 131:1 quarter 127:10 question 42:23 61:19 67:12 75:24 78:19 84:12, 13 87:12, 16 128:4 130:23 133:13, 23 141:1, 14 154:15 questions 3:19 12:17, 21 15:24 16:21 17:23 20:11, 19 23:12 25:16 28:16 31:16, 19 34:24 36:14, 17 38:15 42:17 44:24 51:14 53:25 56:17 64:9 67:2 80:24 84:10 96:11 101:25 110:2 150:12 quick 22:21 23:9 42:23 61:18 73:1	133:15 quickly 54:3 90:14 130:22 165:20 Quite 14:9 quorum 5:10 182:6 < R > racially- segregated 162:2 racist 168:17 radius 155:25 raised 16:4 113:18 139:19 142:23 171:18, 19, 21 190:18 raising 190:17 rang 132:16 range 127:6 ranging 134:6 rapid 158:16 Rapidly 45:23 Rashid 112:19 120:5, 7, 8, 13, 14 rate 59:5 134:5 158:23 171:1 rates 76:13 RCO 109:19 reach 61:11 104:12 read 2:11 10:3 107:16 reading 5:12 12:15 15:22 20:8 25:13 31:14 198:2, 20 201:5 202:13 ready 180:23 real 8:10 23:9 32:2 111:6 125:9 133:13 136:5, 23 140:5 146:12 157:19 164:15, 16, 18, 25 165:2, 17 166:21 190:13 reality 61:10 89:24 177:25 really 34:16 35:21 36:20 37:20 58:9 73:10 75:18	105:9, 10 107:6 111:9 152:1 154:17 174:20 183:12 185:6 186:10, 25 190:2 192:22 194:3 rear 85:11 reason 163:22 168:19 189:6 reasonable 3:13 134:15 reasons 154:12 receive 30:23 31:1 46:10 162:6 174:1, 23 received 33:1 72:5 168:8 174:13 receiving 72:22 recess 124:1 recognize 2:9 125:18 182:7 190:15 recognized 3:25 45:10, 17 Recognizes 21:21 60:15 66:23 133:11 recognizing 3:18 recommendatio n 197:24 198:18 201:3, 22 202:11, 23 reconfiguration 11:24 reconnect 123:22 record 3:21 10:15 13:19 29:7, 10 35:10 39:6 43:10 44:18 50:5 82:15 97:1 102:9 108:13 113:3 120:11 135:22 139:7 142:12 149:5 151:12 154:4 160:15 170:3 172:15 178:9 195:4 196:18 201:10 203:9 recorded 3:11, 12, 16 records 73:17

6/10/2022

recovery 122:22	related 78:22 158:9	reported 15:21 197:23 201:1 202:10	151:16 170:7 172:19	responses 32:12 33:1 84:7	ride-sharing 40:12
Recreation 10:19 11:3 12:10	relates 184:9, 13 185:6	Reporter 205:13	residential 25:2 147:6	responsibility 190:22 191:22	right 10:2 14:10 26:25 27:1 29:6, 12 35:1 38:13 42:7, 15 45:9 48:15 51:5 57:21, 22, 25 59:23 60:1, 17 61:18 70:9 74:3, 9 76:15, 24 77:7 78:12 80:5 84:24 85:24 86:17 89:7 90:9 95:1 108:11 112:15 114:13 118:17 120:20 122:10 140:15 151:7 162:18 165:6 167:14 180:19 189:23 192:15 195:20 196:5, 9 197:14, 20 202:6
recruited 50:23	relatively 110:5	represent 36:15 144:11 177:24	resident-led 111:5	responsible 122:24	rightfully 110:9
recurring 15:5	release 126:17 184:4	representatives 111:24	residents 47:4 49:5 61:12 100:21 103:1 109:13, 23 110:23 111:12 114:1 115:14, 15, 22 131:2 143:17 158:14, 20 159:4, 13, 21 161:22 162:19 171:11 185:4, 7 190:12	rest 93:1 125:11 139:17 142:20 200:19	right-of-way 6:20, 24 7:3 18:20 24:24
red 126:16	reliability 12:1	representing 67:21 161:2	residing 178:3	restricted 56:7, 10 85:17 106:19	Rights 117:5
redevelop 30:12	relocated 158:6	represents 152:16, 20	resolution 57:15 63:7 72:11 95:14	restriction 54:13, 25	ringer 132:21
redevelopment 30:8 41:7, 10	relook 37:18	reproduction 205:13	resolved 17:3 130:20	result 40:3 46:24 125:20 126:24 166:24 167:1	risk 158:15
redistricting 112:14	remain 19:18 30:5 40:24 100:13 101:16, 20 168:25 171:8	repurposed 35:18	resolve 86:24	resulting 41:21	River 5:23 7:6 11:14, 23 12:4 18:22 19:1, 20 23:5 28:7
redlining 109:10	remained 121:17	repurposing 154:21	resolving 15:17	results 153:2	roadblock 75:25
reduce 49:3 139:24	remaining 130:2	request 9:1 12:12 32:11, 19	resource 76:8 97:25	retain 35:16 48:14	robust 39:24 86:19
reduced 103:4	remains 118:4 162:1, 7	requested 128:23	resourced 89:12 90:12, 16	retains 47:7	Rodney 172:9, 18, 19
reduction 40:6	remarks 9:6, 15 45:7 149:11	requesting 12:14 25:12 31:12	resources 22:9 76:7 90:17 113:9 143:15 150:3 168:4 172:21	return 98:8 105:19 127:13	Rodriguez 67:14 82:16
Reed 8:2, 14 30:3, 25 147:8	remember 88:12	requests 168:8	respectfully 12:12 15:18 20:6 25:10 31:10	returning 117:19 140:3	role 48:22 113:16 118:2, 7 152:2 161:3
referenced 32:10	Remote 1:1 2:17, 22	require 48:24 92:20, 22, 23 128:20 141:6 166:19	resource 76:8 97:25	reuse 100:19 101:8	roll 4:6 181:5 199:11, 14, 15
referred 72:9	remotely 2:21	required 129:11	resourced 89:12 90:12, 16	reused 35:18	room 50:19 121:12 173:17 175:7 191:5
reflect 146:12	removed 191:14	requirement 95:18 131:12 154:19	resources 22:9 76:7 90:17 113:9 143:15 150:3 168:4 172:21	revenue 30:21	roommate 115:3
reflects 147:3 152:5	renders 177:7	requirements 32:21 74:11 81:20 83:4	respectfully 12:12 15:18 20:6 25:10 31:10	reverse 127:1 159:3 166:8	
refused 163:7	renewals 15:5	requires 2:15 81:16 88:15 95:20 131:11	respects 147:4	revert 54:17	
regard 65:12	rent 110:8 115:3, 5 121:24, 25 122:2, 3, 21 170:15, 24 173:10 174:1, 8, 10, 12, 16 175:15 177:15, 19	requirement 95:18 131:12 154:19	respond 190:22 195:9	review 34:5 54:7 71:16 72:7 146:3, 14 156:4	
regarding 40:23 144:15 145:8	rental 92:22 114:25 118:14 131:20 132:1 174:13, 24	requirements 32:21 74:11 81:20 83:4	response 4:23 5:6 9:8 12:23 13:12, 21 17:24 20:24 23:14 28:18 38:17, 21 45:1 51:16 96:12 132:18 135:11, 13 145:17, 25 147:25 149:7 155:9, 10 160:10 180:3 187:18 193:13 197:2 201:18 203:3, 7	revenue 30:21	
regardless 128:23 140:8 189:3	renters 177:7	required 129:11	respectfully 12:12 15:18 20:6 25:10 31:10	reverse 127:1 159:3 166:8	
Regional 161:5 176:23	renewals 15:5	requirement 95:18 131:12 154:19	respects 147:4	revert 54:17	
region's 165:2	rent 110:8 115:3, 5 121:24, 25 122:2, 3, 21 170:15, 24 173:10 174:1, 8, 10, 12, 16 175:15 177:15, 19	requirements 32:21 74:11 81:20 83:4	respond 190:22 195:9	review 34:5 54:7 71:16 72:7 146:3, 14 156:4	
registered 123:19 144:13	rental 92:22 114:25 118:14 131:20 132:1 174:13, 24	requires 2:15 81:16 88:15 95:20 131:11	response 4:23 5:6 9:8 12:23 13:12, 21 17:24 20:24 23:14 28:18 38:17, 21 45:1 51:16 96:12 132:18 135:11, 13 145:17, 25 147:25 149:7 155:9, 10 160:10 180:3 187:18 193:13 197:2 201:18 203:3, 7	revenue 30:21	
regular 148:10	renters 177:7	required 129:11	respectfully 12:12 15:18 20:6 25:10 31:10	reverse 127:1 159:3 166:8	
regulation 188:14	rent 110:8 115:3, 5 121:24, 25 122:2, 3, 21 170:15, 24 173:10 174:1, 8, 10, 12, 16 175:15 177:15, 19	requirements 32:21 74:11 81:20 83:4	respond 190:22 195:9	revenue 30:21	
regulatory 165:5	rental 92:22 114:25 118:14 131:20 132:1 174:13, 24	requires 2:15 81:16 88:15 95:20 131:11	response 4:23 5:6 9:8 12:23 13:12, 21 17:24 20:24 23:14 28:18 38:17, 21 45:1 51:16 96:12 132:18 135:11, 13 145:17, 25 147:25 149:7 155:9, 10 160:10 180:3 187:18 193:13 197:2 201:18 203:3, 7	revenue 30:21	
regurgitating 111:15	renters 177:7	required 129:11	respectfully 12:12 15:18 20:6 25:10 31:10	reverse 127:1 159:3 166:8	
rehabilitate 117:22	rent 110:8 115:3, 5 121:24, 25 122:2, 3, 21 170:15, 24 173:10 174:1, 8, 10, 12, 16 175:15 177:15, 19	requirements 32:21 74:11 81:20 83:4	respond 190:22 195:9	revenue 30:21	
reinvesting 106:2	rental 92:22 114:25 118:14 131:20 132:1 174:13, 24	requires 2:15 81:16 88:15 95:20 131:11	response 4:23 5:6 9:8 12:23 13:12, 21 17:24 20:24 23:14 28:18 38:17, 21 45:1 51:16 96:12 132:18 135:11, 13 145:17, 25 147:25 149:7 155:9, 10 160:10 180:3 187:18 193:13 197:2 201:18 203:3, 7	revenue 30:21	
reinvestment 93:7 101:21	renters 177:7	required 129:11	respectfully 12:12 15:18 20:6 25:10 31:10	reverse 127:1 159:3 166:8	
reiterate 193:22	rent 110:8 115:3, 5 121:24, 25 122:2, 3, 21 170:15, 24 173:10 174:1, 8, 10, 12, 16 175:15 177:15, 19	requirements 32:21 74:11 81:20 83:4	respond 190:22 195:9	revenue 30:21	
rejected 73:7, 18	rental 92:22 114:25 118:14 131:20 132:1 174:13, 24	requires 2:15 81:16 88:15 95:20 131:11	response 4:23 5:6 9:8 12:23 13:12, 21 17:24 20:24 23:14 28:18 38:17, 21 45:1 51:16 96:12 132:18 135:11, 13 145:17, 25 147:25 149:7 155:9, 10 160:10 180:3 187:18 193:13 197:2 201:18 203:3, 7	revenue 30:21	

6/10/2022

rose 158:10 round 81:8 rubric 93:16 rule 201:23 rules 12:14 15:19 20:7 25:13 31:13 47:1 79:10 145:1 197:25 198:19 201:4 202:12 run 153:7 rundown 78:10 Rushdy 124:11, 13, 14, 18, 22, 23 133:14, 19, 20, 21 134:2, 14, 20 < S > safe 139:23 162:19 safety 148:15 153:8 155:18 156:8 sake 39:19 192:13 salaries 171:7 salary 169:7 170:20, 22 sale 43:1 85:25 98:15, 16, 18 134:9 144:15, 24 146:6, 10 186:5 sales 99:2 Sam 203:22 Samantha 2:10 112:16 160:11 203:19 Sanchez 126:13 Sanders 116:22 Sarah 43:19 144:1, 2, 11 Sathe 14:13 satisfactory 17:2 save 39:14 saving 106:22 saw 77:19 83:1, 8 saying 62:16 63:2 69:3 85:22 92:1	134:13 196:23 201:13 202:24 says 99:6 scalable 140:15 scale 141:24 143:1 scared 110:8 school 129:9 167:18, 20 schools 156:10 Schuylkill 5:23 11:14, 23 12:4 23:5 27:20, 25 scores 111:17 scoring 46:10 screen 4:8 181:7 seat 36:15, 16 seats 117:14 Seattle 107:17 118:18 sec 201:9 second 31:20 86:24 127:25 173:18 175:8 196:16 198:4 201:7 202:17 seconded 196:18, 19 198:6, 16 201:10, 11 202:18, 20 Secondly 147:22 seconds 151:6 section 108:24 167:16 sector 141:7 165:15 secure 15:12 46:21 52:17 53:3 103:20 143:13 secures 53:20 securing 76:6 security 114:11 see 14:7, 11 28:3 43:4, 11 49:22 57:17 61:22 62:17 63:17 64:21 65:18 72:18 79:21 83:23 87:21 88:1, 3 93:17 111:9 116:15 126:25 140:12, 22	141:21 152:13 155:11 194:8 Seeing 9:9 12:24 28:19 45:2 51:17 96:13 109:15 119:5 187:19 seeking 128:4 seen 44:13 97:23 113:21 126:23 140:6 152:18 155:9 sees 131:11 select 48:15 selected 33:6 selection 30:10, 17 32:8 33:3, 5 34:3 sell 85:18 141:16 selling 179:5 send 63:5 72:4 171:14 186:10 Senior 32:1 115:4 143:5, 9 seniors 136:14 sense 50:5 83:18, 22 110:25 121:13 sent 60:20 separate 195:21 separated 195:1 separately 197:10 serve 70:3 100:23 109:5 124:24 125:8 161:7 179:8 served 116:23 117:16 157:10 serves 34:16 161:16 service 12:2 15:2 17:14 154:20 services 6:6, 8 14:21 15:8 16:11 32:2 158:8, 13 175:21 session 12:16 15:22 20:9 25:14 31:14 198:3, 20 201:6 202:14	set 47:15 58:10 140:21 191:15 sets 47:1 setting 107:8 settle 75:3 settlement 75:1 seven 170:21 Shaking 195:13, 17 share 39:13, 21 110:21 117:9 145:9 163:24 shares 52:21 Sharswood 136:19 she'd 115:9 shelter 174:15 shelters 175:2 shopping 156:11 short 39:23 170:11 175:14 shortage 137:7 173:23 shortfalls 131:6 show 53:13 77:1 80:17 90:13 91:12, 13 150:4 191:22, 23 shows 90:24, 25 91:11 98:5 side 27:20 28:7 75:12 84:18, 22 85:11 86:8 98:20 sidestep 110:2 sign 51:4 72:3 signatures 75:18 155:5 signed 72:5, 21 significant 113:15 125:17 126:23 131:1 signify 3:24 196:22 201:13 202:24 similar 22:1 54:18, 21, 23 57:23 simple 8:9 24:19 72:25 simply 87:17 126:1 130:20 190:14	Simultaneously 158:14 single 127:8 131:24 134:7 Sir 42:5 139:8 site 25:2 33:23 34:11, 13 50:23 94:17, 24 145:21 149:25 sits 17:18 situation 14:12 59:2 182:25 six 76:11 173:16 skills 137:12 skip 39:19 skyrocket 171:7 sleep 175:6 sleeps 173:17 slow 57:18 slowed 158:5 small 22:18 117:25 Smith 96:18 108:6, 7, 9, 16, 22 snatching 109:16 socially 127:17 sold 98:13 114:23 sole 126:6 solely 137:16 solution 17:12, 13 112:1 178:10 solutions 28:5 100:17 111:22 142:25 149:15 165:13 solve 165:9 183:2 somebody 22:15, 20 59:3 74:6 191:9 somebody's 89:16 Someone's 153:15 somewhat 90:4 183:6 son 167:20 sorry 57:16 60:17 86:15 110:14 139:11	167:14 175:9 176:3 sort 74:9, 16 78:23 82:10 89:8, 16 90:17 95:6, 17 sound 70:9 sounds 79:3 sources 77:17 South 8:7 136:5, 17 172:20 186:6 southbound 27:4 southern 23:2 117:5 Southwest 176:19 space 19:6, 7, 13 42:2 49:10 52:12 68:15 71:11 75:12 80:12 83:20 85:16, 19 101:15 121:11 147:2, 7, 16, 17 spaces 19:18, 25 SPARR 160:12, 16, 17, 20, 24 speak 28:9 69:8 152:22 176:24 speaking 151:19 185:11 special 26:12, 13 60:6 specialist 113:8 172:23 specific 20:19 94:18 98:19 specifically 168:6 speculating 109:16 110:13, 15 speculation 109:11 speculative 157:20 speculators 54:14 178:16 speed 91:19 165:17 188:15, 23 spell 98:12 spend 99:23
---	---	--	--	--	--

6/10/2022

129:22 143:15 spent 142:24 spiking 45:23 spoke 57:22 sponsor 66:9 128:3 129:19 189:19 191:6 sponsored 141:17 sponsors 9:2 182:13 sponsor's 52:22 spots 30:24 spouse 173:10, 25 174:5, 8 Spring 6:21, 25 7:4 21:10 square 11:20 30:2 32:16 33:19 34:5, 7 36:21 43:9, 21 144:12 147:3, 10, 20 148:23 151:17 162:22 186:2 SQUILLA 1:1 5:5 21:18, 21, 23, 25 35:1, 5, 11, 15 41:13 42:19, 22, 23 44:2, 20, 23 56:18, 20, 22, 23 59:17, 22 61:17 62:15 64:8 65:13, 25 78:4 84:11, 15, 16, 24 85:21 86:13 144:20 146:1 149:10 152:1, 3 155:6 181:24, 25 182:7 185:24, 25 187:11 195:24 196:1, 5, 8 197:5, 9, 13, 18, 19 198:8, 12 199:12 200:7, 8, 18, 21 202:2, 7 203:18 Squilla's 167:22 SSI 174:1 stabilizing 137:18 stable 15:12 101:16 stack 77:20	staff 16:20 30:15 62:13 68:23 71:16 72:15 81:13 83:3, 16 stage 190:8 staging 24:25 stagnant 171:8 stake 47:9 49:8 stakeholders 40:25 165:9 183:11 stand 15:23 82:21 start 10:8 170:19 started 34:19 starting 118:7 state 2:14 10:14 13:18 19:19, 23 20:23 25:19 26:1 29:7, 10 39:5 46:17 55:12 96:25 102:8 108:12 113:2 120:11 135:21 139:6 142:11 144:8 151:12 154:3 160:15 167:12 170:2 172:15 176:17 stated 119:21 127:12 statements 183:16 states 47:15 100:21 117:7 156:5 stating 112:25 station 31:2 35:4 stations 42:10 statistic 177:22 stay 115:1 stenographic 205:1 step 63:22, 25 132:5 152:17 156:16 193:5 steps 173:16 stewardship 23:1 47:13 106:20 118:2 stock 159:9 stone 148:21 store 148:3	stories 114:21 168:12 stormwater 19:10 story 114:19 stranded 28:4 strategic 97:13, 15 98:5 157:17 159:1 strategy 111:7 stream 178:7 streamline 57:6 63:23 126:22 166:7 streamlined 83:9 Street 5:22 6:21, 25 7:3, 16, 17 8:8 11:13 21:10 24:20 27:7 30:24 31:1 44:14 144:16 147:8, 9 Streets 8:2, 14 30:3, 4 strengthening 127:18 strengthens 15:15 stress 186:9 stripped 159:4 Strober 151:8, 14, 16 stronger 111:3 strongly 41:9 structure 19:5 21:8 47:6 53:17 61:15 85:10 structures 25:1 46:9 97:23 159:24 struggles 158:11 struggling 100:12 127:22 169:7 stuck 94:12 140:2 173:3 student 129:9 studies 27:24 Studio 97:4 study 37:16 40:11 93:6 111:19 145:24 156:3, 4 subject 86:9	sublease 8:3 18:21 subleased 7:5 submit 70:24 71:14 submitted 46:7 155:5 submitting 71:10 subsidized 122:4 subsidy 77:13 104:13 substantial 94:2 152:17 substantive 73:23 suburbs 177:23 success 147:15 158:4 172:3 successful 78:1 127:23 successfully 72:8 Suddenly 174:4 Sue 11:1 sufficient 165:8 suggest 132:24 suggested 147:24 184:7 suggestions 192:20 summer 129:22 Sunshine 4:1 superficial 178:18 supervision 205:13 supply 76:12 103:3 114:3 support 11:4 14:16 16:10 18:15 19:19 20:5 24:13 25:1, 9 39:13 57:1 63:18 65:10 74:15 95:13, 24 101:14 117:24 118:21 119:4, 16 132:20 143:7, 19, 20 146:9 161:11 163:22 167:2 192:7, 25	supported 57:3 118:19 189:1 supporters 150:5 supporting 118:8 supportive 66:3 68:12 186:13 supports 12:10 31:9 166:22 supposed 174:1 sure 9:23 10:7 20:25 51:5 62:7 65:1 70:17, 23 80:20 83:14 88:13 97:2 101:13 118:3 125:4 133:4 144:10 152:23 185:14 193:24 surfing 168:13 surgeon 129:10 surgery 129:11 Surplus 8:19 97:24 98:7 100:19 surprised 83:11 surrounded 139:21 156:9 surrounding 22:13 33:13 147:11, 13 148:20 179:13 surrounds 147:19 Susan 10:9, 17 suspend 20:7 suspended 15:20 198:1, 19 201:4 202:13 suspension 12:14 25:12 31:12 201:23 suspicious 69:17 Sustainability 21:4 24:4, 11 25:8 Sylvester 103:8 system 6:10 14:23 15:12 16:9, 15 17:19	system-wide 17:11 < T > table 38:13 90:13 185:5 tag 26:22 take 28:3 42:8 47:23 53:17 60:4 68:20 74:21 75:6 90:16 112:2 123:17, 23, 24 132:5 134:16, 18 156:16 173:24 182:18, 25 183:10 185:17 190:1, 2 192:24 taken 53:5 205:1 takes 36:19 58:6, 8 68:22 75:1, 19 113:25 137:20 190:3, 4, 5, 6 talk 27:24 32:4 50:2 65:9 96:1 110:3 182:19 187:5 talked 95:15 talking 20:13, 15 74:5 82:1 107:17 123:3 TANEHA 205:12 tape 126:16 target 155:1 targeting 134:10 tax 30:21 58:8 63:19 73:12 77:14 117:11 119:6 127:19 136:11 taxes 168:7 170:24 taxpayers 49:15 teach 167:18 teacher 167:23 team 26:5, 23 30:10 44:16 123:18 Teams 1:1 2:22 3:22 TECH 132:20
--	--	---	--	--	--

6/10/2022

technical	54:4 68:6	8 135:3, 5	58:17, 25	110:7 123:17	traffic 27:21
72:17 132:25	69:14 87:22,	136:1 138:14,	62:20 65:16	132:14 141:25	28:2 40:11
137:12	23 97:1, 8	16, 17, 18	66:14 68:11,	143:21 150:3	145:23 148:15
Technology	101:24 102:10	139:5, 16	15, 24 69:24	151:9 156:20	156:3, 4, 10
14:18	107:16 108:4,	141:25 142:1,	70:4 74:2	157:8 160:7	Trail 12:5
tell 42:9 66:4	14 113:4	2, 16, 20	75:24 76:13,	163:4, 6	19:12 23:5, 11
68:4 70:2, 11	115:25 116:2,	143:21, 22, 23	18, 24 78:6	168:21 171:23	119:21
77:18 86:3	16 119:25	150:9, 14, 15,	79:11 82:10	174:11 175:10	trails 26:11
95:25 96:20	120:12 123:14	16 151:14	83:6, 9 84:25	178:7 180:6	transcript
168:11, 14	124:7 125:12	153:11, 14, 17	85:3, 5 86:17	182:2 188:20	205:1, 13
177:5	132:9 135:22	156:19, 21, 23	88:4, 15 90:7,	190:8 192:10	transfer 54:14
telling 177:11	138:19 139:18	160:5, 6, 7	10 94:21	timer 133:4	55:2
temporary	142:2, 15	161:9, 12	95:15 105:10	times 73:13	transferred
30:22	143:23 144:9,	163:23, 25	128:8 153:6	158:22 191:18	55:1 98:14
tenant 146:25	25 145:10, 12	164:1, 23	155:16 172:2	time's 39:19	transform 19:7
148:2	150:11, 15	167:3, 5	182:22 185:10	timing 151:4	transients
tension 176:11	151:13 152:10	169:16, 17	188:9, 16, 20	154:11	121:14
term 50:7	154:3 157:24	171:22, 24	189:25 191:4,	title 8:9	transition
52:14 53:15,	160:19 161:2	172:6, 18, 25	5 192:19	titles 5:12	15:11 16:8, 12
18 58:3 81:18	163:24 164:1	176:5, 6, 7, 11	194:11 196:2	today 5:13	175:19
100:24 105:25	167:6 169:18	179:10, 11, 17,	199:10 201:25	11:4 14:13, 15	transmission
106:23	170:3 171:25	21, 22 180:11	thinking 108:1	24:12 48:10	5:20 11:10, 22
terminated	172:16 176:7	181:12 182:16	third 51:3	49:22 50:1	transparent
55:9	180:12	185:18, 21, 25	100:6	51:8 67:15, 17	187:12 188:4
terminates	tests 140:22	186:1, 16, 17	Thomas 16:3,	74:20 76:11,	Transportation
81:18, 21	Thank 2:13	187:4, 9, 10, 23	20 29:2 31:25	25 77:1, 7	21:3 24:3, 10,
terms 5:24	4:3, 4 9:3	189:7, 8, 16, 19	thought 195:17	100:16 102:18	18 25:7
6:11 7:7, 18	12:18, 19, 25	193:1, 7, 9, 20	thousands	105:9 115:19	treasured
8:15, 22 11:15	13:18 15:25	195:5 199:17,	46:19 123:4	118:12 125:13	147:2
24:20 48:11	18:1, 2 20:9	18 200:17, 21	126:18 165:23	136:2 139:12	treasurer
55:3	25:14, 17	202:7 203:12,	168:11	151:19 153:5	176:21
territory 190:8	28:20, 21	15, 18, 19, 21,	Three 32:25	157:24 158:11,	treat 175:13
test 132:17	31:15 34:22	23, 25	34:6 56:11	19 164:24	treatment
194:4, 5, 16	36:20 37:23	thankful	57:13 102:23	170:8, 12	141:12
testifiers	38:13 39:11	187:13	103:22 106:7	182:9 187:14	tremendous
192:9, 21	41:21, 23	thanks 41:13	121:16 130:10	197:16	155:23 163:18
testify 3:9	42:16, 23	82:13 84:5	154:11, 12	today's 200:20	trends 159:3
10:5 11:4	44:17, 21	126:12 133:22	three-bedroom	203:6	tried 154:24
18:15 20:10	45:12, 15	154:6 204:1	131:23	told 173:22	trouble 14:6
23:17 24:12	49:16, 19, 22,	theoretically	thresh 73:20	Tom 20:17	true 104:7
29:19 32:3	24 53:22 54:1,	89:24	thrive 120:23	37:23	163:9 188:12
34:23 36:23	3 55:14 56:16,	theory 89:23	thriving 158:6	tool 101:19	truly 103:23
38:19 51:19	18 60:17 64:6,	thing 35:19	161:24	119:12	Trust 58:24
69:12 96:15	13 65:7 66:9,	37:5 78:21	time 3:21 6:9	tools 104:5	59:8, 15 60:9
124:9 136:2	12, 17, 24 84:3,	87:1 155:14	14:22 33:17	top 62:3	61:25 69:21
142:22 157:1	4, 6 86:13	177:8 188:17	35:21 36:19	total 14:25	78:5, 11, 23
161:11 164:13,	87:8, 14 96:5,	190:10, 25	38:10 46:15	42:3 134:6	92:5 95:10
24	7, 8 97:7	things 22:12	49:9 52:25	touch 28:11	101:6, 10
testifying 66:1	101:22, 23	26:10 27:15	53:3, 6, 9 54:9,	tour 33:23	102:15 103:14
78:9 139:12	102:10, 12, 17	37:16, 18 40:1	10 58:4, 6, 9,	townhomes	104:6 105:12,
testimonies	107:13, 14	43:6 44:13	11 63:16	122:7	22 106:13, 14,
39:17 104:4	108:3, 14, 16,	60:23 61:1, 14	68:20, 23	TPP 142:19	18, 21, 24
testimony 3:1	19 112:3, 6, 9	64:3 65:2	71:15 75:6	track 106:8	107:12 151:4
10:6, 16 12:20	113:1 115:23	81:12 83:5	76:23 77:8	traction 64:22	155:12 157:11,
13:1, 20 18:1	116:1, 2, 3, 6,	120:1 143:16	79:2, 15 80:12	trade 158:10	12, 21 158:25
25:18 28:20	17 119:24	186:1 191:7	81:1, 6 82:4	tradition 121:2	176:22 178:2
29:11 31:20,	120:10 123:11,	192:18	90:16 91:13	traditional	trusts 46:8, 24
21 39:6, 13, 20	12 124:2, 23	think 38:6	92:2 101:5, 9	103:11	47:21 57:3, 12
52:6 53:24	125:10 132:6,	39:16 44:5	105:23 109:18		59:24 61:21

6/10/2022

62:19, 21 63:10 70:12, 20 79:4 100:25 101:13, 18 116:19 117:7 119:1, 4, 12 121:21 125:23 128:8, 12 137:22 138:6 159:25 160:1 166:11 187:1 trust's 59:20 truth 177:11 try 23:5 35:22 58:20 73:19 79:1 91:22 126:8 132:24 133:3 trying 21:15 60:5 62:6 63:23 65:5 69:3 73:24 91:10, 18 131:4 133:4 137:24 174:9, 17 175:10 184:23 turn 129:10, 24 Turner 103:8 tweak 80:7 twice 100:8 122:8 twin 23:4 two 28:25 33:2 34:9 80:23 81:3 146:24 154:7 156:9 168:1 186:1 199:5 two-bedroom 131:22 146:22 two-minute 151:9 two-story 173:16 type 23:1 53:17 82:11 95:7 104:11 types 47:10 57:25 60:21 98:12 163:14 < U > ultimately 20:1 106:15 unaffordable 109:22 159:20	unavailable 48:16 unaware 155:2 uncertain 191:17 uncharted 190:7 unclear 191:17 undergone 155:22 underneath 19:6 underpinned 158:25 understand 2:14 23:6 26:6, 14 52:24 57:13 59:23 60:5 61:8 65:6, 14, 21 82:19 85:6 90:22 91:2, 9 93:2 105:13 125:24 139:22 192:11 194:24 understanding 66:4 91:16 103:10 190:20 understands 70:18 138:10 185:14, 15 understood 144:16 undertake 80:10 underutilized 98:9 127:14 137:16 undue 83:2, 15 Unemployment 158:22 unfair 179:15 184:8 Unfortunately 131:3 unique 46:20 149:17 unit 40:6 146:18 United 117:7 units 40:7, 9 47:14 76:1 77:3 100:10 106:4, 6, 9 109:21 118:13 127:6 130:12 134:23, 25 136:12 143:5, 10 146:19, 20,	22 155:24 193:25 University 12:2 170:22 University's 161:8 unknown 190:10 unqualified 79:6 80:2 unsuited 159:21 untrue 184:11 unwavering 40:20 updated 145:23 upper 20:15 upwards 58:18 64:19 urban 26:15 56:5 117:24 161:5, 6, 7, 9 urge 151:21 154:9 156:15 urgent 111:9 usable 19:13 use 8:6 22:7 35:22 53:7 56:1 95:6 98:3, 10 106:15 110:20 114:6 120:16 127:15 177:21 useful 28:6 uses 46:21 52:23 56:7, 10, 14 58:1, 21 60:22 64:24 98:13, 19 101:14 118:4 147:13 173:12 usually 75:20 104:9 utilities 174:9 177:20 utilization 108:2 utilize 105:11 106:11 utilizing 105:7 < V > vacant 45:20 46:19 48:5, 7 53:6 54:7 64:22 97:22, 24 98:7 100:20 113:22,	23 114:7 115:14, 20 126:18 127:13 137:15 138:10 141:19 162:24 165:23 166:9 169:12 175:25 179:2 183:20 184:15 validity 154:15 valuable 166:14 value 12:7 37:7 113:24 114:24 158:13 163:19 165:17 values 100:21 132:1 152:6 variance 75:7 variances 109:20 varieties 117:8 variety 77:17 various 30:16 vegetable 86:20 vendor 15:16 vendors 15:6 venture 194:14 ventures 50:19 Vermont 116:21 Vernon 78:16 version 49:21 64:16 86:4 170:11 185:12 versions 64:16 versus 15:3 74:23 89:23 106:1 vertical 25:4 vest-pocket 117:24 veto 126:3 viability 162:3 188:15 viable 48:9, 10 vibrant 156:11 Vice 197:17 VICE-CHAIR 1:1 21:21 182:7 195:24 200:18 202:5 Vice-Chairman 5:4 181:23 Vice-president 32:1 124:24 176:22	view 2:25 viewers 3:13 Villanova 170:22 Viola 110:24 violations 73:12 violence 139:24 140:4 173:4 virtual 33:16 38:4 126:3 virtually 33:21 visibility 27:24 vision 41:16 voice 155:4 159:5 163:13 voices 53:1 voicing 155:2 volume 109:19 volunteer 36:18 150:3 Vote 115:23 123:10 140:10 169:14 171:14, 15 173:7 176:2 179:9 182:11 188:18 189:6 192:25 voted 146:9 200:16 voting 182:14 195:3 VP 39:9 VPRC 57:8 vulnerable 100:2 110:8 < W > wage 122:9 169:9 wait 116:4 129:8 175:4 waitlist 168:20 173:22 walk 21:17 70:19 walkability 23:11 walkable 147:11 Walt 22:4 want 35:19, 22 36:20 37:23 38:10 42:25 43:10 67:3, 6 69:8 70:17 77:2 78:25 82:15 87:2	91:3 94:10, 18 106:15 121:18 123:6 125:10 126:7 129:23 131:8 139:16 147:16 151:4, 21 152:1, 19 160:3 169:10 175:23 178:25 179:4, 6, 9 183:15 186:1, 15, 17, 21 189:18 192:8 195:4 199:16 wanted 9:23 45:7 57:6 79:25 92:15 94:5 95:24 133:14 182:18 186:10 193:1, 22 wanting 67:10 wants 59:10 125:14, 16 war 178:22 watched 168:22 watching 177:1 water 174:3 Waterfront 7:6 18:22 19:2, 11, 20 20:3 Watts 96:17, 22, 23, 25 97:2, 3 way 27:21 44:8 54:16 66:16 93:5 94:20 105:11 110:19 134:16 139:23, 25 176:10 ways 28:6 48:6 125:17 194:5 WCRP 60:2 170:6 wealth 127:11 132:3 137:19 162:20 163:9 weighed 82:18 weighing 69:19 welcome 18:9 29:3 38:12 124:3 well 6:22 17:20 25:18 29:8, 10 31:2
---	--	---	--	--	--

6/10/2022

38:9 40:4	Whitmore	36:25 41:5	worrying
42:6 44:22, 23	172:9, 11, 12,	43:15, 20 44:6	175:14
58:24 60:10	17, 19	48:25 49:2	worse 46:1
65:18 80:19,	wide 21:13	60:8, 10 63:13,	worsened
25 82:13	89:3	18 64:18	178:12
89:11 90:15	Williams 2:10	65:20 66:5, 7	worship
103:15 111:12	4:5 9:4 10:3	73:19 81:10	117:15
112:8, 10	13:4 18:4	83:11 92:6	worth 127:11
113:19 128:13	28:23 45:3	97:11 101:7	128:10
136:6 137:10	96:14 102:2	103:12, 24	worthy 125:23
170:6, 10	108:5 112:16	104:18 117:15	127:24 128:19
183:17 192:2	116:8 120:4	122:18 132:5,	184:3
196:1	123:15 124:8	24 138:14	writing 107:11
well-financed	132:11 135:6	141:14 143:12	written 145:9
79:18	138:20 142:4	145:13 148:13	wrong 44:13
wellness 111:1	143:25 150:17	149:8, 12	78:15 125:19
went 32:5	153:18 156:25	150:2 162:14	Wynnefield
36:8 60:2	160:9 164:3	165:10 166:11	113:17
176:4	167:7 169:19	167:18 172:20	
We're 10:7	172:7 176:13	173:7 184:23	< Y >
14:5 17:15	179:18 180:19	185:8 186:7,	yard 84:18, 22
23:10 26:9, 22	181:4 199:19	24 187:25	85:16, 19 86:8
31:18 34:21	willing 185:8	189:19 193:6	yards 75:12
37:2 38:7	193:3	194:3, 10	98:20
41:4, 25 62:4,	willingness	worked 59:24	Yeah 81:11
9 63:6, 22, 25	44:9 186:19	61:21 62:17	84:12 96:2
65:5 66:7	187:5	64:25 69:10,	120:8
68:11 74:4	win-win 37:10	13 97:16	year 14:19
82:1 91:18	wish 3:24	109:1 144:19	15:4 46:14
101:24 104:14	56:1 187:16	workforce	75:2 81:15, 16
109:18 123:2	withdrawing	98:22 131:16	93:8 95:20
126:24 180:4	189:5	134:23 143:4,	99:14, 18
192:15 196:2	withdrawn	9	100:4 131:13
197:20, 21	188:6	working 25:19	years 50:16
West 108:24	witness 10:9	37:6, 22, 25	52:15 57:13,
161:17	13:8 18:6	62:4, 10 78:12	16 58:3 63:9
we've 34:15,	23:20 28:17	102:21 110:11	71:25 85:19
19 43:17	51:20 124:6, 9,	116:18 118:21	102:23 103:23
58:14 59:25	10 135:7, 15	130:10 140:11	106:7 109:1
64:14 68:9	150:21, 23	142:25 147:23	116:20, 23
83:9 93:15	151:8 179:20	149:14 159:2	119:9 142:24
103:20 105:5	180:12	160:8 187:3, 6	155:21 162:25
145:12 149:2	witnesses 3:20	WORKS 1:1	168:1 170:18,
151:23 152:18	4:18 10:4	2:8 10:25	21 173:11
156:2 183:3	13:3, 6 23:16	18:13 24:7	186:10
Wharton 8:1,	29:1 38:19	29:15 31:25	yield 156:19
14 30:3	65:8 96:17	52:2 61:23	York 119:3
144:15, 25	112:18 132:14	62:18 65:17,	
146:10 154:8	133:5 150:20	19 83:23	< Z >
wheelchair	180:5 192:9,	108:18 124:6	zip 171:21
173:12	21	160:23 171:13	
Wheeler 13:9,	wonderful	181:3 192:12	
11, 14, 15, 23,	54:12 89:13	194:8 203:11,	
24 14:3, 7, 11	154:5 164:11	15 204:3	
16:7 17:4, 15	words 4:6	workshop	
18:2	79:22 89:22	158:2	
whichever	90:23 181:6	world 158:2	
70:25	work 16:14	worry 175:16	
Whitman 22:5	19:23 25:24		