

2/28/2023

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON RULES

Remote location using Microsoft® Teams
Tuesday, February 28, 2023
10:00 a.m.

PRESENT:

COUNCILMAN KENYATTA JOHNSON, CHAIR
COUNCILMAN MARK SQUILLA, VICE-CHAIR
COUNCILWOMAN CINDY BASS
COUNCILWOMAN KATHERINE GILMORE RICHARDSON
COUNCILMAN BRIAN J. O'NEILL

BILLS: 220941, 220973, 221015, 230001,
230034

1 - - -

2 COUNCILMAN JOHNSON: Good
3 morning, everyone. This is the
4 Committee on Rules, Tuesday, February
5 28, 2023.

6 I understand that state law
7 currently requires that the following
8 announcement be made at the beginning
9 of every remote public hearing as
10 follows: Due to the current public
11 health emergency, City Council
12 Committees are currently meeting
13 remotely. We are using Microsoft Teams
14 to make these remote hearings possible.

15 Instructions for how the public
16 may view and offer public testimony at
17 public hearings of Council Committees
18 are included in the public hearing
19 notices that are published in the Daily
20 News, Inquirer and Legal Intelligencer
21 prior to the hearings and can also be
22 found on PHLCouncil.com.

23 Will the Clerk please call the
24 roll to take attendance. Members that
25 are in attendance will please indicate

1 they are present when their names are
2 called. Also, please say a few brief
3 words when responding so that your
4 image will be displayed on screen when
5 you speak. Thank you.

6 THE CLERK: Councilmember Brian
7 O'Neill.

8 COUNCILMAN O'NEILL: Good
9 morning, everyone.

10 THE CLERK: Councilmember Cindy
11 Bass.

12 COUNCILWOMAN BASS: Good
13 morning, Mr. Chairman and colleagues.
14 I am present.

15 THE CLERK: Councilmember
16 Gilmore Richardson.

17 COUNCILWOMAN GILMORE
18 RICHARDSON: Good morning, Mr. Chair.
19 Good morning, colleagues. I am
20 present.

21 THE CLERK: And, Councilmember
22 Mark Squilla.

23 COUNCILMAN SQUILLA: Good
24 morning, Mr. Chair and colleagues.
25 Present.

1 COUNCILMAN JOHNSON: Thank you,
2 Brett, for calling the order, a quorum.
3 And I want to thank all of our Members
4 for being here. This meeting is now
5 called to order. This is the public
6 hearing of the Committee on Rules
7 regarding Bill Nos. 220941, 220973,
8 221015, 230001 and 230034.

9 Will the Clerk please read the
10 title of the bills.

11 THE CLERK: An ordinance
12 approving a new plan, estimated costs
13 and proposed method of charges of City
14 Avenue Special Services District for
15 and concerning business improvements
16 and administrative services to portions
17 of the City Avenue area of the City of
18 Philadelphia and Township of Lower
19 Merion.

20 Bill No. 220973, an ordinance
21 to amend the Philadelphia Zoning Maps
22 by changing the zoning designations of
23 certain areas of land located within an
24 area bounded by 17th Street, Indiana
25 Avenue, Broad Street and Glenwood

1 Avenue.

2 Bill No. 221015, an ordinance
3 amending Title 19 of The Philadelphia
4 Code, entitled "Finance, Taxes and
5 Collections," to incentivize Affordable
6 Housing development by authorizing tax
7 exemptions pursuant to the Affordable
8 Housing Unit Tax Exemption Act, all
9 under certain terms and conditions.

10 Bill No. 230001, an ordinance
11 amending Title 14 of The Philadelphia
12 Code, entitled "Zoning and Planning,"
13 by defining and clarifying certain
14 definitions, all under certain terms
15 and conditions.

16 And finally Bill No. 230034, an
17 ordinance to amend the Philadelphia
18 Zoning Maps by changing the zoning
19 designations of certain areas of land
20 located within an area bounded by
21 Haverford Avenue, 44th Street, Belmont
22 Avenue, Girard Avenue and 40th Street.

23 COUNCILMAN JOHNSON: (Muted).

24 THE CLERK: Mr. Chair, you are
25 muted.

1 COUNCILMAN JOHNSON: Before we
2 begin to hear testimony from the
3 witnesses we have for today, everyone
4 who has been invited to the meeting to
5 testify should be aware that this
6 public hearing is being recorded.

7 Because the hearing is public,
8 participants and viewers have no
9 reasonable expectation of privacy. By
10 continuing to be in the meeting, you
11 are consenting to being recorded.

12 Additionally, prior to
13 recognizing Members for the questions
14 or comments they have for witnesses, I
15 will note for the record at this time
16 that we will use the chat feature
17 available in Microsoft Teams to allow
18 Members to signify that they wish to be
19 recognized. In order to comply with
20 the Sunshine Act, the chat feature must
21 only be used for this purpose.

22 Will the Clerk please call the
23 panel for Bill No. 220941.

24 THE CLERK: For 220941, we have
25 Philip Green and Bryan Fenstermaker.

1 COUNCILMAN JOHNSON: Good
2 afternoon. You can just state your
3 name for the record and proceed with
4 your testimony.

5 MR. GREEN: I'll begin. My
6 name is Philip Green. Good morning,
7 Chairman Johnson and members of the
8 Rules Committees. My name is Philip
9 Green and I'm the Commercial Corridor
10 Improvements Manager within the
11 Commerce Department. I'm here to
12 testify in support of Bill No. 220941,
13 approving the City Avenue Special
14 Services Districts new plan, estimated
15 costs and its proposed method of
16 charges through 2033.

17 City Avenue Special Services
18 District is like no other improvement
19 district in the region. City Avenue is
20 a PennDot state route and boundary
21 between Philadelphia City and County on
22 one side and Lower Merion Township and
23 Montgomery County on the other. City
24 Avenue acts as a crucial convener
25 between the myriad of City, county and

1 state agencies to ensure that essential
2 public services are carried out and to
3 champion district improvements that
4 look and feel cohesive despite
5 the dividing lines.

6 Since its founding in 1999,
7 City Avenue has carried out a series of
8 impressive capital improvements such as
9 new pedestrian streetlights, improved
10 crosswalks and a battery backup system
11 for 17 City Avenue intersections.
12 Those keep traffic signals functioning
13 during power outages.

14 This year City Avenue is slated
15 to break ground on a segment of
16 Presidential Boulevard behind the
17 Philadelphia Target store that will
18 reopen a connection between Monument
19 Road and Neill Drive. This important
20 project will ease traffic congestion
21 and improve walkability and bikability
22 in the area.

23 The largest part of City Avenue
24 Special Services District's general
25 budget goes towards programs that

1 improve safety. They employ a bike
2 patrol of unarmed community service
3 representatives to act as eyes and ears
4 on the street. They also coordinate
5 with local police and offer friendly
6 assistance to shoppers as-needed.

7 These services are imperative
8 to capturing shopping dollars and
9 investment dollars back into the City
10 from the bordering of affluent suburbs.
11 The Commerce Department supports
12 Special Services Districts like City
13 Avenue for their important role in
14 creating a better environment for
15 businesses and improving the quality of
16 life for Philadelphians. Thank you for
17 the opportunity to speak today. I'm
18 happy to answer any questions at this
19 time.

20 COUNCILMAN JOHNSON: Thank you
21 very much.

22 Bryan, can you begin your
23 testimony by stating your name and your
24 title.

25 MR. FENSTERMAKER: Good

1 morning. Can you hear me okay?

2 COUNCILMAN JOHNSON: Yes, I
3 hear you very well.

4 MR. FENSTERMAKER: Great.

5 Thank you. Good morning, Chairman
6 Johnson and Committee members. My name
7 is Bryan Fenstermaker. I'm the
8 President and CEO of City Avenue
9 Special Services District of
10 Philadelphia Lower Merion. Thank you
11 for the opportunity to testify in
12 support of Bill 220941 to approve a new
13 plan, estimated costs and proposed
14 method of charges for City Avenue
15 Special Services District and
16 concerning business improvements and
17 administrative services to portions of
18 City Avenue in Philadelphia and Lower
19 Merion Township.

20 The City Ave District has a
21 unique partnership between the City of
22 Philadelphia and the Township of Lower
23 Merion dating back to the '90s . The
24 District runs from I-76 to 63rd and
25 consists of directors of equal

1 representation of Philadelphia and
2 Lower Merion, including elected
3 officials.

4 The District is a Pennsylvania
5 municipal authority and is funded by
6 assessments to commercial properties.
7 These funds go through public safety,
8 capital improvements to enhance the
9 area's image, business and retail
10 attraction and community support. With
11 over total of 80 properties on the
12 Philadelphia side and 317 on the Lower
13 Merion side, the District boasts 828
14 businesses including 9 new ones in
15 2022. We have over 30,000 employees
16 and over 8,000 higher education
17 students from St. Joe's and PCOM.

18 The District has secured over
19 17 million in funding and capital
20 improvements and over 15 million in the
21 last 10 years. Most recently, the
22 District, as Phil mentioned, brought
23 battery backup to 17 intersections.
24 And just this week we broke ground on
25 the Presidential Boulevard reopening,

1 which is a \$3.5 million project
2 connecting Monument Road or Jim Gardner
3 Way of Presidential Boulevard.

4 These improvements will provide
5 better traffic flow and overall safety.

6 Lastly, we will announce a Master
7 Retail Plan and begin a seamless
8 landscape plan to support the corridor
9 and make sure that Lower Merion and the
10 City of Philadelphia work together on
11 this PennDOT road.

12 The District employs over 10
13 Philadelphia residents dedicated to
14 public safety. In 2022, the bike
15 patrol supported more than 10,600
16 friendly visits to businesses and
17 provided directions to 200 District
18 visitors. The District plans to add
19 vehicles in 2023 to enhance public
20 safety. We also host community events,
21 networking events and luncheons for
22 business owners and visitors to the
23 District.

24 The Municipal Authorities Act
25 sets procedures for an authority to

1 collect assessments in consultation
2 with both the City of Philadelphia and
3 Lower Merion Township. The District
4 followed this process for the 10-year
5 plan and budget before you. This
6 included a plan budget that was
7 approved unanimously by the District's
8 Board of Directors in May of 2022.

9 The plan and budget and public
10 hearing notifications were mailed to
11 397 property owners and all 828
12 business owners within the District.
13 More than 10 days prior to the public
14 hearing, notification was placed in the
15 Philadelphia Inquirer, Legal
16 Intelligencer and the Montgomery Law
17 Reporter.

18 The public hearing was held on
19 September 27th at City Avenue Hilton
20 and was attended by Commerce staff,
21 District Board members and elected
22 officials. During the 45-day objection
23 period, the District received 0 written
24 objections out of the 1225 mailed
25 notices. And just for clarification

1 purposes, given the dual nature of the
2 District there were no objections
3 submitted on the Philadelphia or the
4 Lower Merion sides.

5 On behalf of the City Avenue
6 District Board of Directors, we're
7 requesting that you approve Bill 220941
8 so that we can continue providing to
9 enhance City Avenue. I'm happy to
10 answer any questions you may have at
11 this time. Thank you.

12 COUNCILMAN JOHNSON: Thank you
13 very much.

14 Any questions or comments from
15 members of the Committee?

16 COUNCILMAN JOHNSON: Council --

17 COUNCILWOMAN GILMORE

18 RICHARDSON: Mr. Chair.

19 COUNCILMAN JOHNSON: -- woman
20 Katherine Gilmore Richardson.

21 COUNCILWOMAN GILMORE

22 RICHARDSON: Yes. Thank you so much.
23 I was trying to type into the chat.
24 But I wanted to thank Bryan and our
25 Commerce representative for their

1 testimony and also recognize my
2 District colleague, Councilmember
3 Jones, who represents the Philadelphia
4 portion of the City Avenue Special
5 Services District.

6 I remember when you all
7 started. I grew up right on Church
8 Road right off of City Avenue and I'm
9 still in this community today. I
10 wanted to get on the record a few
11 things, particularly because I live in
12 Wynnefield. I was there when the
13 Special Services District started and I
14 am still a member of the Wynnefield
15 Residents Association.

16 And so, I just wanted to, one,
17 thank you for the work that you all are
18 doing to revitalize the corridor to
19 ensure we have improvements and
20 upgrades, particularly for pedestrians
21 all the way down to that Presidential
22 side where we have the bridge to
23 connect both cities and counties, and
24 helping to make more pedestrian
25 connections by Monument Road.

1 I wanted to talk about if we go
2 just a little further north going
3 towards 63rd Street, and if you can
4 talk about specifically the corridor
5 between I would say around Bala Avenue
6 down to 52nd. And the reason why I ask
7 that is I know that we have had major
8 corporation investment in and around
9 the Target area, and we know that
10 there's been a move with the NBC10 site
11 where most of those folks are now
12 downtown. But I wanted to ask you
13 specifically about your plans for that
14 stretch of corridor between Bala Avenue
15 and 52nd Street.

16 That portion of the corridor
17 always seems to be in flux for whatever
18 reason, even down to where the old
19 travel agency used to be by Bryn Mawr
20 Avenue, the old furniture store next to
21 the Rite Aid, and now the location that
22 is next door to the Bala bar in between
23 the pawn shop. So that portion of the
24 corridor always seems to be in flux.

25 Can you talk about the plans

1 for that specific area of the corridor?
2 Because from what I'm noticing as
3 someone from the community and riding
4 up and down that corridor every day, it
5 seems as if the Lower Merion side of
6 the street is in better condition than
7 the City of Philadelphia side of the
8 street as far as development. So I
9 wanted to get that on the record and
10 ask you all what your plans are for
11 that specific portion of the corridor?

12 MR. FENSTERMAKER: Thank you
13 for the questions and your utilization
14 of the District as well. No, I think
15 it's a great point. It's a piece that
16 we are looking to, and I highlighted
17 briefly in my statement. But what
18 we're doing is including a Master
19 Retail Strategy Plan, which will go and
20 evaluate all the vacancies and
21 opportunities to develop those spaces.

22 On top of that, we're actually
23 working with State Representative
24 Morgan Cephas and Representative Daley
25 as well as elected officials to bring

1 additional dollars to a master
2 landscape plan to make it a seamless
3 corridor. And I think that was when we
4 walked the corridor earlier, I guess it
5 was late of last year, that was the
6 goal, to really make sure that you
7 can't tell the difference. It should
8 be a seamless corridor, that you can't
9 tell Lower Merion versus Philadelphia.
10 So that's what we're looking to
11 achieve.

12 And so, we're looking forward
13 to getting these projects out there.
14 There's an RFP for the landscaping
15 piece already out in play. So we're
16 looking forward to getting that moving
17 along. And we'll be happy to report
18 back to you when we get that kind of
19 pulled together.

20 COUNCILWOMAN GILMORE

21 RICHARDSON: Okay. That will be great.
22 But I wanted to put that on the record
23 because I noticed the recent
24 redevelopment of the location that some
25 of the younger folks who'll remember as

1 KFC, but really it was an Italian
2 restaurant back in the day. It was
3 like a house that was turned into a
4 restaurant and then migrated to be KFC
5 and now has been torn down and has
6 become the AutoZone.

7 And so, I say that because if
8 you look at the Lower Merion portion of
9 that stretch, you have that development
10 that is right by the train station that
11 was done, I don't know, maybe that was
12 20 or 25 years ago now that that one
13 office building was built there. And
14 then you have the Citizens Bank that's
15 now there. It used to be I think an
16 insurance company back in the day. And
17 then now the French International
18 School, and then Enterprise, then
19 AutoZone and then Firestone and then
20 the small shopping center there. They
21 have very few vacancies on that side.

22 But then in that same stretch
23 on the Philadelphia County side, I just
24 noticed yesterday a brand new vacancy
25 to the left of the Asian -- where the

1 Asian store used to be, they're gone
2 now. And then the pawn shop. And if
3 you go further down, I don't know
4 what's happening with that parcel on
5 the end by Bryn Mawr. And then again,
6 the furniture store before the paint
7 store.

8 And so, I just wanted to put it
9 on the record because the only things
10 that have been coming on the
11 Philadelphia County side and not on the
12 Lower Merion side are the medical
13 marijuana dispensaries, of which we now
14 have two on that side of the street,
15 the other location closer to Belmont
16 Avenue.

17 So I just wanted to get on the
18 record, to put that on the record that
19 I appreciate the important safety and
20 pedestrian upgrades that have been made
21 available to the corridor, but that I
22 really want us to think about working
23 with Commerce, an overall retail
24 strategy that I know you all are
25 working on for the Philadelphia County

1 side so it looks just like the Lower
2 Merion County side and that we have
3 enough stores operating so that our
4 side of the street doesn't always look
5 vacant and/or abandoned. And then the
6 other side of the street, now they have
7 brand new buildings and it looks great.

8 So I just wanted to put that on
9 the record as we move forward in this
10 process, so that you hear directly from
11 me to you that that is my expectation
12 for that corridor. Because once we hit
13 52nd Street, you have St. Joe's all the
14 way to 63rd Street, and then we can
15 work with SEPTA on the piece with the
16 train station and all of the
17 development that's happening right
18 there on 63rd Street, but we have to do
19 something for that stretch of the
20 corridor. I think that is an important
21 priority that we must focus on.

22 MR. FENSTERMAKER: Thank you.

23 COUNCILWOMAN GILMORE

24 RICHARDSON: All right. Thank you.

25 Thank you, Mr. Chair.

1 COUNCILMAN JOHNSON: You're
2 welcome.

3 Any other questions or comments
4 from members of the Committee?

5 (No response.)

6 COUNCILMAN JOHNSON: Okay.
7 Hearing none, thank you both for your
8 testimony.

9 Will the Clerk please call the
10 next panel.

11 THE CLERK: For Bill No.
12 220973, we have Paula Brumbelow Burns.

13 COUNCILMAN JOHNSON: Hello,
14 Paula. I know your name, but still
15 state your name and title and begin
16 your testimony.

17 MS. BRUMBELOW BURNS: Good
18 morning, members of the Rules
19 Committee. I am Paula Brumbelow Burns,
20 Director of Legislation for the
21 Philadelphia City Planning Commission.
22 I am here to testify on Bill No.
23 220973, which was introduced into City
24 Council on December 8, 2022 by
25 Councilmember Bass.

1 Bill No. 220973 amends the
2 Philadelphia Zoning Maps by changing
3 the zoning designations of land in an
4 area bounded by 17th Street, Indiana
5 Avenue, Broad Street and Glenwood
6 Avenue. The bill proposes to change
7 the zoning designations of 2815, 2901
8 and 2907 through 21 North 17th Street
9 from I-1 Light Industrial to I-3 Heavy
10 Industrial.

11 The intent is to facilitate the
12 community social service use,
13 potentially classified as a detention
14 and correctional facility by Allegheny
15 West Foundation, AWF, a local community
16 development corporation. The proposed
17 ordinance is not consistent with the
18 comprehensive plan nor other plans
19 adopted by the City for the area
20 affected by the ordinance.

21 The comprehensive plan
22 recommends ICMX, Industrial Commercial
23 Mixed-Use, for surrounding industrial
24 parcels. This recommendation aims to
25 mitigate potential impacts related to

1 industrial uses in this area.
2 Commission staff does not believe that
3 L&I has reviewed or offered a
4 preliminary assessment of whether the
5 proposed uses would be classified as
6 detention and correctional facilities.

7 The Philadelphia City Planning
8 Commission considered Bill No. 220973
9 at its meeting of January 19, 2023 and
10 recommended that the bill not be
11 approved. I'll be happy to answer any
12 questions at this time.

13 COUNCILMAN JOHNSON: Does the
14 sponsor of the bill want to make
15 remarks?

16 COUNCILWOMAN BASS: Thank you
17 very much, Mr. Chairman.

18 So we have worked on this bill.
19 My office has worked on this bill
20 extensively. We have the support of
21 the community and the neighbors. We're
22 certainly willing to have additional
23 conversation with the Department of
24 Planning and see if there can be some
25 meeting of the minds.

1 But we're really just trying to
2 get to an endpoint here, and an
3 endpoint that will be supported and
4 happy and in line with what the
5 community and the RCOs and the
6 providers of services in the community,
7 particularly Allegheny West and some
8 others, what they are interested in
9 doing at that site.

10 So we're certainly open to
11 having those conversations. We would
12 like to have this bill passed out of
13 Committee and keep the dialogue flowing
14 between us and Ms. Brumbelow and we're
15 certainly willing to do that.

16 COUNCILMAN JOHNSON: Thank you
17 very much.

18 Any other questions --

19 COUNCILWOMAN BASS: You're very
20 welcome.

21 COUNCILMAN JOHNSON: -- from
22 members of the Committee?

23 (No response.)

24 COUNCILMAN JOHNSON: Hearing
25 none, thank you very much for your

1 testimony.

2 Will the Clerk please call the
3 next panel.

4 THE CLERK: For Bill No.
5 220034, we have Paula Brumbelow Burns.

6 COUNCILMAN JOHNSON: Please
7 state your name for the record and your
8 title and please begin your testimony.

9 MS. BRUMBELOW BURNS: I am
10 Paula Brumbelow Burns, Director of
11 Legislation for the Planning
12 Commission. I am here to testify on
13 Bill No. 230034, which was introduced
14 into City Council on January 26, 2023
15 by Councilmember Gauthier.

16 Bill No. 230034 amends the
17 Philadelphia Zoning Maps by changing an
18 area bounded by Haverford Avenue, 44th
19 Street, Belmont Avenue, Girard Avenue
20 and 40th Street. This bill results
21 from a community remapping process with
22 the Belmont Civic Alliance and Belmont
23 Neighbors West. The proposed zoning
24 changes reflect the existing land uses
25 within the neighborhood.

1 Additionally, input from
2 community members and recommendations
3 from the West District Plan were
4 included in the proposed maps. There
5 is an increase in single family zoning
6 designations to reflect the existing
7 diversity of housing while parks and
8 schools have been given appropriate
9 zoning designations.

10 The Philadelphia Planning
11 Commission considered Bill No. 230034
12 at its meeting on February 16, 2023 and
13 recommended for approval. I will be
14 happy to answer any questions at this
15 time.

16 COUNCILMAN JOHNSON: Thank you
17 very much.

18 Any questions or comments from
19 members of the Committee?

20 (No response.)

21 COUNCILMAN JOHNSON: Hearing
22 none, thank you for your testimony.

23 Will the Clerk please call the
24 next panel.

25 THE CLERK: The first panel for

1 Bill No. 221015 will be Rob Dubow.

2 COUNCILMAN JOHNSON: Please
3 state your name and title for the
4 record and please begin your testimony.
5 Good morning, Rob.

6 MR. DUBOW: Good morning, and
7 good morning to members of the
8 Committee. I'm Rob Dubow. I'm Finance
9 Director. Thank you for the
10 opportunity to testify in support of
11 Bill No. 221015, which would enable
12 eligible affordable housing projects in
13 certain Council Districts to obtain
14 full 10-year real estate tax abatement.

15 Our expectation is the bill
16 will lead to special development that
17 might not otherwise happen, generating
18 additional revenue with the added
19 benefit of increasing the City's
20 affordable housing stock
21 simultaneously. We support both of
22 these beneficial outcomes.

23 The Administration is working
24 through how we would implement the bill
25 if the bill is enacted. We have to

1 update some internal processes to
2 ensure eligible properties are able to
3 obtain the abatement. As a result of
4 an order to ensure that we have
5 sufficient time to implement changes
6 associated with the bill correctly,
7 we're requesting an amendment to change
8 the effective date to no earlier than
9 January 1, 2024.

10 We also understand from Law
11 that the School District would have to
12 vote to approve the abatement change
13 before it going into effect, so our
14 proposed amendment has language about
15 that too. That concludes my testimony
16 and we're happy to answer any questions
17 you might have.

18 COUNCILMAN JOHNSON: Thank you
19 very much for your testimony.

20 Any questions or comments from
21 members of the Committee?

22 (No response.)

23 COUNCILMAN JOHNSON: Hearing
24 none, thank you for your testimony.

25 Will the Clerk please --

1 MR. DUBOW: Thank you.

2 COUNCILMAN JOHNSON: -- call
3 the next panel.

4 THE CLERK: The next panel for
5 this bill is Gary Jonas, Carrie
6 Rathmann and Andy Toy, testifying in
7 that order.

8 MR. JONAS: All right. That
9 means I'm up.

10 COUNCILMAN JOHNSON: Please
11 state your name for the record and
12 begin. Good morning.

13 MR. JONAS: Good morning,
14 Councilman. How are you doing. My
15 name is Gary Jonas and I serve as the
16 President of the Building Industry
17 Association and I also Co-chair the
18 Affordable Housing Committee. As you
19 know, the BIA is a trade association
20 mostly of residential developers
21 working in Philadelphia, and we believe
22 there's an urgent need for affordable
23 housing options.

24 We believe that this tool
25 specifically will be helpful in helping

1 the City and all areas of the City
2 generate more affordable housing, so
3 obviously we're in favor. We also
4 believe that the bill will help with
5 rehabs, low-income housing tax credits
6 and all the different facets that
7 affordable development need to have in
8 the industry.

9 We do want to note that we
10 believe that while this bill will be
11 helpful, this bill in and of itself is
12 not enough to deal with the affordable
13 housing crisis, and we need to use it,
14 combine it with other tools like the
15 NPI funds and have a trust fund to
16 really deliver affordable housing to
17 scale that the City needs. But as a
18 general rule, we are wholeheartedly in
19 favor of this for the areas proposed
20 and the (inaudible).

21 COUNCILMAN JOHNSON: Thank you
22 very --

23 MR. JONAS: That's it.

24 COUNCILMAN JOHNSON: -- much.

25 Will the next witness please begin

1 their testimony.

2 MS. RATHMANN: Good morning.

3 Thank you, Councilman Johnson, and

4 thank you for hearing my testimony

5 today. My name is Carrie Rathmann.

6 I'm Director of Strategic Partnerships

7 at Habitat for Humanity Philadelphia.

8 So I submitted written testimony, and

9 I'm not going to read through it, but

10 I'm going to highlight the major

11 points.

12 We build and rehab and sell

13 homes to low-income families making

14 between 30 and 80 percent of the Area

15 Median Income. We've been doing this

16 over 30 years throughout the City

17 because we know and see firsthand the

18 impact that affordable housing has on

19 families, especially those Black and

20 Brown that have been through systematic

21 racism kept out of becoming homeowners.

22 We know that it has an impact

23 on those families. We also know that

24 it has an impact on the surrounding

25 communities and that is the single best

1 way to build generational wealth. So
2 we really applaud that you're looking
3 at an affordable housing tax abatement.
4 Echoing, you know, we fully support it.
5 We would like to see it all over the
6 City.

7 Just to give you some examples,
8 we build affordable -- currently we
9 promise people an affordable mortgage
10 and we've been providing a 0 interest
11 mortgage. The taxes alone on our
12 upcoming projects and some recently
13 finished projects will make what we've
14 worked really hard to make an
15 affordable product unaffordable
16 overnight. And just to give you an
17 example, one set of units that we're
18 building at 33rd and Oxford called
19 Coltrane Commons, those as-built
20 appraisals are coming in at 374,000. I
21 know that's not always what the City
22 will assess the value at, but the City
23 has already said that the unapproved
24 land is 137,500 on one unit alone.

25 That means that a family that

1 purchases one of those tricomplex units
2 that we're selling is going to have a
3 tax burden of over \$5,000 annually and
4 \$436 monthly. Our mortgages are
5 ranging -- in the past they ranged in
6 the \$400, \$500, \$600 range. They're
7 going up to \$900 to \$1,000. But the
8 taxes alone will mean that a family
9 will not be able to stay there and
10 sustain that homeownership. So we
11 really urge you to pass the affordable
12 abatement across the City and to do it
13 in a way that also enforces guardrails
14 so that it's not abused because we know
15 how important tax revenue is and that
16 it doesn't include student housing, so
17 thank you for your time today --

18 COUNCILMAN JOHNSON: Thank you
19 very much.

20 MS. RATHMANN: -- testimony.

21 COUNCILMAN JOHNSON: Will the
22 next panelist, Mr. Andy Toy, state your
23 name for the record and your title.

24 MR. TOY: Sure. Can you hear
25 me?

1 COUNCILMAN JOHNSON: Yes, we
2 hear you loud and clear.

3 MR. TOY: Great. Good morning,
4 Chairman Johnson, Vice-Chair Squilla
5 and members of the Rules Committee. My
6 name is Andy Toy and I am the Policy
7 Director for the Philadelphia
8 Association of Community Development
9 Corporations or PACDC as it's better
10 known. Thank you for hearing my
11 testimony today.

12 I'm submitting my testimony on
13 behalf of PACDC and our constituent
14 CDCs, a few of them who are here today
15 actually to express support for
16 creating a new 10-year tax abatement
17 program for affordable homes available
18 to neighborhoods city-wide. We've
19 heard from our constituency
20 representing neighborhoods across
21 Philadelphia who believe that having
22 this tool available would be impactful
23 in their communities.

24 We feel urgency here too as
25 we're facing a mounting need for more

1 affordable units and have seen the
2 impact of a dire lack of supply of
3 affordable housing in other cities such
4 as Seattle and Los Angeles across
5 the -- across this country actually.

6 As history when the City's previous
7 10-year tax abatement was modified, we
8 urged that affordable homes be exempted
9 from the change. We were told that
10 that was not possible and that we would
11 need to get specific state
12 authorization to allow for a 10-year
13 tax abatement for affordable homes.

14 PACDC and many others supported
15 the state authorization legislation
16 introduced by Representative Solomon to
17 enable municipalities to allow for a
18 100 percent tax abatement over 10 years
19 for affordable housing units with the
20 understanding that would cover all of
21 Philadelphia, essentially bring back
22 the full abatement for affordable
23 homes.

24 The City has had years of
25 experience with the old 10-year City

1 tax abatement. And thus, it is
2 unnecessary to pilot this new abatement
3 given we know it already works. We
4 also believe it is good public policy
5 to spread affordability around to all
6 neighborhoods so that there are
7 opportunities for more economic, racial
8 and household diversity across the
9 City. Incentivizing this diversity
10 builds critical community cohesion and
11 understanding and has proven to be a
12 positive factor and better achievement
13 for lower-income and minority families.

14 We also know there are only so
15 many particular developments and owners
16 who are willing and able to create
17 affordable units and that there are
18 many more instances of new owners
19 taking out naturally-occurring
20 affordable units shrinking our limited
21 supply. Creating new affordable units
22 is already financially challenging and
23 we know how difficult it is to find gap
24 financing, so this tool can be helpful.

25 This incentive will not be the

1 one solution, but we need to throw a
2 wide net if it is to have real impact
3 as opposed to a limited area. The
4 boundaries initially put forth in Bill
5 number 221015 are essentially outside
6 almost every CDC we represent, which
7 would make the abatement inaccessible
8 to our membership along with most other
9 developers. Along with broadening the
10 boundaries, PACDC recommends a few
11 other additions to strengthen this
12 bill:

13 We would like to see measures
14 to ensure that property owners are
15 truly providing affordable units
16 throughout the 10-year abatement.
17 Regular certifications, enforcement and
18 significant penalties for
19 non-compliance of rental pricing
20 restrictions or code violations are
21 important beyond the current language
22 related to serious violations just
23 causing imminent danger. We would also
24 like to ensure that some uses such as
25 student housing will not qualify for

1 tax exemption.

2 Finally when owners develop
3 multi-family units within their
4 properties, there should be broad
5 parity in size, condition and materials
6 between the market rate and affordable
7 units. There is existing language from
8 other mixed-income housing programs
9 that can be utilized to address this.

10 We appreciate the intent to implement
11 this important new tool for affordable
12 housing, and we say let's do it in a
13 way that will have the greatest impact.
14 Thank you.

15 COUNCILMAN JOHNSON: Thank you
16 very much.

17 Before I open up for questions
18 and comments from the Committee,
19 Mr. Rob Dubow, are you still available?

20 MR. DUBOW: Yes, I am.

21 COUNCILMAN JOHNSON: Yeah. One
22 of my key questions was what's the
23 City's plan, and I know I had my staff
24 reach out to Anne Fadullon, I'm still
25 waiting for a response as well, but it

1 did come up again which was a very
2 fitting question.

3 How are we measuring
4 enforcement and making sure that the
5 developers when they do build, right,
6 they are making good on, you know? Are
7 we allowed to suspend all their permits
8 if they apply for it and we find out
9 they're in violation, to really let
10 them know that this is something
11 serious and at the same time it's
12 not -- it's considered to address the
13 housing crisis but not to be taken
14 advantage of for profit?

15 MR. DUBOW: Yeah, and we're
16 working through that. It's going to
17 take coordination between a few
18 agencies. One of the reasons that we
19 ask for a delay of the effective date
20 of the bill is we want to make sure we
21 get that right before we have to
22 implement. We understand that's
23 important, and we obviously will keep
24 you updated as we develop that process.

25 COUNCILMAN JOHNSON: And then

1 the other part of the question is, can
2 you take in consideration for us to
3 have a robust partnership with the
4 various CDCs and housing programs,
5 right, for referrals? Obviously, I
6 support the building of affordable and
7 workforce housing units, but it's also
8 critically important that the primary
9 aim is for either long-term residents,
10 those primarily impacted by
11 gentrification, will they have an
12 opportunity to stay inside of their
13 homes or have an option of purchasing a
14 home in the various neighborhoods
15 across the City?

16 That's why -- I think it's 60
17 percent AMI, if I'm correct, which is
18 basically making sure we're focusing on
19 the income criteria so individuals can
20 take advantage of purchasing these
21 homes. So just making sure we have a
22 robust referral program, that's all, to
23 make sure that --

24 MR. DUBOW: Yeah.

25 COUNCILMAN JOHNSON: -- the

1 message gets out to everyone,
2 particularly people in need, to be
3 upfront with you, and not people who
4 may fit the qualifications but daddy
5 may have a trust fund and mommy has
6 significant businesses but you're in
7 school so you qualify for the housing.
8 So it's just something to take into
9 consideration --

10 MR. DUBOW: Yeah.

11 COUNCILMAN JOHNSON: -- maybe
12 to do a deep dive on how we're
13 marketing the program.

14 I want to acknowledge
15 Councilmember Gilmore Richardson --
16 Councilwoman Gilmore Richardson.

17 COUNCILWOMAN GILMORE
18 RICHARDSON: Thank you so much,
19 Mr. Chair, and your question was spot-
20 on.

21 First, Rob, thank you for your
22 testimony. And I wanted to put on the
23 record and thank our colleague State
24 Representative Jared Solomon for
25 introducing and passing House Bill 581,

1 which enables us to do this work, and
2 also the House Urban Affairs Committee
3 for all of their work on this
4 legislation.

5 But, Rob, you talked about and
6 mentioned some of the amendments in
7 your testimony. And it was one
8 specific amendment that I wanted to ask
9 about and the Chair just put this on
10 the record. But it's under 4, the
11 Exemption Schedule B where it states,
12 provided that such exemption shall only
13 apply during such period as the
14 property constructed or improved upon
15 remains an affordable housing unit, as
16 defined under Section 2. The taxpayer
17 shall be required to verify annually
18 that such property remains an
19 affordable housing unit, as defined
20 under Section 2.

21 And so, my question too was
22 like Mr. Chair's question, how you all
23 are going to really go through those
24 annual certifications of remaining an
25 affordable unit and you all will check

1 that and then enforce? Because I know
2 that we've done sort of workforce
3 development-style housing previously
4 and there have been challenges and
5 issues around folks not keeping those
6 properties affordable, and we don't
7 want to be in that same conundrum
8 recognizing that there is a call to
9 spread this out to more areas so that
10 we can continue to support the building
11 of affordable housing and affordable
12 units in the City.

13 And so, if you could just
14 really talk about that process and also
15 if you can send the Committee via the
16 Chair something in writing regarding
17 how you all will do that enforcement
18 differently for this legislation, that
19 will be helpful. Because I did read
20 the amendment in 4 under the Exemption
21 Schedule, which spoke to that issue.

22 But obviously further down in
23 the legislation, I saw the other
24 amendment all the way down right before
25 Section 2 where you said the Department

1 of Revenue and the Office of Property
2 Assessment authorized to adopt such
3 regulations that may be needed to
4 implement this section of the Code
5 consistent with the intent of this
6 section, and then also gave the change
7 and the effective date of the
8 legislation I guess in order for the
9 District to be able to review this.

10 So as a part of that regulation
11 process, if you all could give us
12 additional information relative to how
13 you would address that other amendment,
14 that will be exceedingly helpful so
15 that we have something that we can
16 share with our constituents when we are
17 asked, because we are asked when we go
18 to a number of different community
19 meetings in neighborhoods.

20 Thank you, Mr. Chair. And
21 thank you, Rob.

22 COUNCILMAN JOHNSON: Thank you.

23 Any other questions or comments
24 from members of the Committee?

25 (No response.)

1 COUNCILMAN JOHNSON: Okay.
2 Hearing none, I want to take a moment
3 to call Mr. Ron Hinton for testimony on
4 Bill No. 230001.

5 MR. HINTON: Thank you,
6 Chairman and members of the Committee,
7 for allowing us to speak on this bill.
8 My name is Ron Hinton. I am President
9 of the Allegheny West Foundation. My
10 history in this community, I was born,
11 raised, owned a business, went to
12 school in this community and I serve as
13 the President of a redevelopment
14 strategy that includes housing,
15 economic development, community
16 services, senior housing. And now as
17 we look at the challenges that are
18 going on for young people in our City,
19 we believe that this asset can be
20 restructured and reframed. And the
21 asset being, the facility at 17th
22 Street is vacant.

23 We have an owner of the
24 property that has agreed to donate the
25 building to the Allegheny West

1 Foundation, and our strategy is very,
2 very clear. We want to be able to
3 connect an initiative that is a
4 preventative initiative. So if you
5 take a young man who's 14 who makes one
6 mistake, he typically follows the path
7 and ends up in the system. And then at
8 some time 20 years later, his life is
9 gone.

10 What we would like to do is to
11 take an approach that says that if we
12 had a building and we were able to work
13 with the courts, with community
14 organizations, with the parents more
15 importantly, with the schools, with
16 drug and alcohol service organizations
17 and with mental health partners and we
18 would put all of this in one building
19 and through a comprehensive strategy,
20 we have this young man who can go here
21 or come to us.

22 Our goal is to say let's create
23 a pathway to success. And so, that
24 would include, one, getting you back on
25 track, two, allowing you to complete

1 your education, getting you back in
2 school, entrepreneurial training and a
3 vision of connecting the vacant parcels
4 that are around this property into job
5 creation opportunities so that you also
6 have an opportunity to move into a
7 pathway of employment.

8 So the building currently just
9 sits like many of the manufacturing
10 sites that are in areas like Allegheny
11 West and other parts of Germantown and
12 other parts of the City. What we are
13 saying is give us an opportunity to
14 turn it into an economic development
15 tool to help calm the rise in violence
16 amongst young people in our City, give
17 us a chance. That's what we're saying.

18 And so, if I was to say I'm
19 going to go build a facility to try to
20 approach, turn around the thoughts of
21 young men in this City, if I built that
22 building today, I would spend \$40
23 million. This building is going to be
24 donated to the community. We're going
25 to put together a very broad-based, a

1 collaborative of partners, and we're
2 going to work with the neighbors to go
3 out and save some of the young men in
4 our City that need a chance. They need
5 a chance.

6 I mean, if you're coming out of
7 incarceration, you know, on top of the
8 fact that you have a hard time getting
9 the job, if you go ask another
10 question, you also have a hard time
11 finding housing once you get the jobs
12 because of your record. So we want to
13 be able to do something here that is
14 preventionary, not waiting until it's
15 too late. But we want to be able to go
16 in early enough and with a community
17 strategy.

18 And so, I understand the
19 position of the Planning Commission,
20 but some of the zoning is for
21 manufacturing that's not coming back
22 and it's not coming back to communities
23 like these. But the asset of being
24 able to say that we can shape a path
25 that changes a young man or a young

1 woman from being a criminal of the
2 future is also a development strategy
3 that has to be pursued as a means of
4 addressing the comprehensive nature of
5 your community.

6 And so, I thank Councilwoman
7 Bass for giving us the opportunity to
8 move this forward. Once you have real
9 estate, you then have an asset. And
10 then once you have an asset if you put
11 the right partners in, I believe and
12 I'm confident as a long-term provider
13 of services to teenagers in the summer
14 job program, you know, graduate and go
15 to college, but in this particular case
16 we believe that this mission is so
17 important to the City of Philadelphia
18 now.

19 And so, I hope that we can find
20 a way to work with the Planning
21 Commission and the community to get to
22 a consensus so we can get about the
23 business of reducing crime amongst
24 young people in our City. Thank you
25 very much.

1 COUNCILMAN JOHNSON: Thank you.

2 Any other questions or comments from
3 members of the Committee?

4 (No response.)

5 COUNCILMAN JOHNSON: I want to
6 thank you for your testimony.

7 Hearing none --

8 COUNCILWOMAN BASS:
9 Mr. Chairman.

10 COUNCILMAN JOHNSON: Yes.

11 COUNCILWOMAN BASS: My
12 apologies. I just wanted to say that
13 I've known Ron for a very long time.
14 Actually I was a 15-year-old employee
15 of the Allegheny West Employment
16 Program, and I know that I wouldn't
17 have the opportunity that I have
18 sitting here in Philadelphia City
19 Council if it wasn't for the good work
20 that was done by Allegheny West and Ron
21 Hinton many, many moons ago.

22 I know that they have the
23 interest of our young people at heart
24 and that they're very serious about
25 making a difference in our communities.

1 A lot of people talk about it, but I
2 know that Allegheny West and Ron Hinton
3 actually do it.

4 And so, as I mentioned before
5 on this piece of legislation, we're
6 certainly willing to talk to Planning
7 and continue to work to make sure that
8 we get whatever amendments are
9 necessary, but that we are able to do
10 the work that is important in saving
11 young lives.

12 So I want to thank Ron for
13 being here today. And I thank you,
14 Mr. Chairman.

15 COUNCILMAN JOHNSON: Thank you.
16 Any other questions or comments from
17 members of the Committee?

18 (No response.)

19 COUNCILMAN JOHNSON: Hearing
20 none, we will now at this time listen
21 to public comment. We'll take a moment
22 and a brief pause so that we can be
23 prepared for witnesses to provide
24 public testimony.

25 THE CLERK: Mr. Chair, before

1 we hear public comment, I just wanted
2 to clarify the record. I believe
3 Mr. Hinton was speaking on Bill No.
4 220973 that Councilmember Bass
5 introduced. Bill No. 230001 has no
6 scheduled witnesses, so Mr. Hinton was
7 speaking on the previous item.

8 And I believe Council Support
9 is ready for public comment.

10 COUNCILMAN JOHNSON: Thank you
11 very much for the clarification.

12 Will the Clerk please call the
13 first person who's here for public
14 testimony.

15 THE CLERK: For public
16 testimony, first we have David Feldman.

17 MR. FELDMAN: Yeah.

18 THE CLERK: Also, may I ask
19 everyone who is speaking on public
20 comment --

21 (Background interruption.)

22 THE CLERK: -- if you are
23 listening to the hearing at home,
24 please turn it off or mute it. It
25 creates feedback.

1 Okay. So first speaker we have
2 is David Feldman.

3 MR. FELDMAN: Okay. Let me
4 know when you're ready for me.

5 COUNCILMAN JOHNSON: I'm ready.
6 Please begin.

7 MR. FELDMAN: Thank you, Chair
8 Johnson. Thank you, Vice-Chair Squilla
9 and members of the Rules Committee.
10 Thank you for hearing testimony from
11 The Development Workshop on Bill
12 221015. I've submitted written
13 testimony so I'll skip the intro.

14 We do strongly support City
15 Council's goal to grow affordable
16 housing in Philadelphia. The Workshop
17 has stood with Council on this issue in
18 the past and advocated for initiatives
19 such as increase the real estate
20 transfer tax and support of the
21 Neighborhood Preservation Initiative.

22 The Workshop's proud to also
23 support this bill and believes though
24 it should be applied across the
25 entirety of the City of Philadelphia,

1 not just a singular narrow commercial
2 corridor in the 5th District. If it's
3 the intent of Council to treat this
4 legislation as a pilot, The Development
5 Workshop would welcome the opportunity
6 to work with Councilmembers to identify
7 areas in their Districts that could
8 quickly be included to benefit from
9 this legislation.

10 And we do have a concern that
11 as we try to attract more people to do
12 affordable housing, that if there's a
13 whole different set of rules and
14 different Councils, it's a
15 disincentive, especially for folks who
16 aren't as familiar with Philadelphia to
17 be able to come in and understand the
18 rules, so if they can do something
19 consistently across the City.

20 Finally, The Development
21 Workshop recommends that City Council
22 explore amendments to this bill to
23 allow the property owner to extend
24 their tax abatement beyond the 10 years
25 for as long as the onsite affordable

1 housing requirements are met. Unless
2 Council permits the property owner to
3 extend this abatement, The Development
4 Workshop's concerned that many
5 affordable units will be converted to
6 market rate upon the abatement's
7 expiration.

8 One thing that Representative
9 Solomon has explained to The Workshop
10 that was very helpful and a bit deep in
11 the bill is that the bill allows for
12 continuous two-year extension so long
13 as the affordability remains in place.
14 And since there's a serious issue in
15 the City with expiration of existing
16 affordable units, we would like to see
17 the bill amended to say that so long as
18 they continue the affordability, that
19 they would be eligible for these
20 extensions as the state-enabling
21 legislation allows. Thank you again
22 for this legislation and for holding a
23 hearing on this issue. We are
24 available for any questions you have.

25 COUNCILMAN JOHNSON: Thank you

1 very much.

2 Will the next person on public
3 comment please provide your testimony.

4 THE CLERK: Next we have Kevin
5 Malawski.

6 (No response.)

7 THE CLERK: Kevin Malawski.

8 (No response.)

9 THE CLERK: Next we have --

10 MR. MALAWSKI: I --

11 THE CLERK: Oh, are you there?

12 MR. MALAWSKI: Yes.

13 THE CLERK: You may begin your
14 testimony.

15 MR. MALAWSKI: Thank you. Good
16 morning, Chairman Johnson and Committee
17 members. My name is Kevin Malawski and
18 I am testifying today on behalf of the
19 Philadelphia Chapter of the American
20 Institute of Architecture, otherwise
21 known as the AIA. The AIA is
22 Philadelphia's voice of the
23 architectural profession and represents
24 more than 260 member architecture firms
25 and 228 affiliate companies that

1 provide products and services to the
2 construction industry in this region.

3 Today I'm here to testify in
4 support of Bill No. 221015, which will
5 incentivize the affordable housing and
6 improvements to affordable housing in
7 the Philadelphia region. The AIA
8 stands in support of sustaining and
9 enlarging the City's stock of
10 affordable housing. It is our belief
11 that everyone should have a place to
12 live and one in which they should not
13 be cost-burdened by the rent. It is
14 not new information that the City has a
15 deteriorative affordable housing.

16 As of the fall of 2020, there
17 were nearly twice as many low to
18 extremely low-income households than
19 there were to affordable rental units.
20 This legislation will not solve the
21 affordable housing crisis, but we
22 believe it will take a step in the
23 right direction, by providing
24 incentives for the construction of new
25 affordable housing as well as the

1 repairs of existing blighted housing
2 stock which seek to both improve
3 neighborhoods as well as increase the
4 opportunities for projects to be
5 classified as affordable rentals rather
6 than its market rate.

7 Rent over the past year has
8 increased by over 8.5 percent, further
9 increasing the pressure on residents'
10 budget and increasing the need for
11 affordable housing in the City. This
12 legislation, if enacted, will help
13 reduce the portion of Philadelphians
14 who are spending greater than 30
15 percent of their income on rent,
16 otherwise known as being rent-burdened.

17 We believe that the City can
18 and should go further, however. The
19 legislation dictates that the tax
20 abatement incentive should only apply
21 to specific "deteriorated areas." We
22 believe that these areas should be
23 greatly expanded in order to encompass
24 the entire City or at least larger
25 swaths of it. Doing so will increase

1 the opportunity to construct and
2 classify more housing as affordable.

3 Furthermore, we recognize that
4 while residents are often rent-
5 burdened, they can also be weighed down
6 by other costs, such as high utility
7 bills for heating and cooling those
8 homes. Units may also be constructed
9 with minimal insulation in order to
10 save costs during construction for
11 those developers. We believe that it
12 will benefit both the low-income
13 renters as well as the City at large to
14 design and construct these units in a
15 much more sustainable manner, one which
16 provides increased insulation and more
17 efficient systems so that tenants are
18 not spending hundreds of dollars each
19 month just trying to keep their
20 families warm in the winter and the
21 City is not therefore subject to the
22 increased carbon emissions expelled as
23 a result of this increased energy
24 usage.

25 The AIA supports affordable

1 housing, sustainability and good design
2 in the public realm, and we are here as
3 a resource to help achieve these goals
4 and more. In conclusion, I would like
5 to thank Councilmember Bass and Council
6 President Clarke for introducing this
7 legislation, and we encourage the
8 Committee to support Bill No. 221015.
9 Thank you for your time.

10 COUNCILMAN JOHNSON: Thank you
11 very much.

12 Will the Clerk please call the
13 next witness.

14 THE CLERK: Next we have Erin
15 Dwyer.

16 COUNCILMAN JOHNSON: Please
17 begin your testimony.

18 MS. DWYER: Hi. This is Erin.

19 COUNCILMAN JOHNSON: You can
20 begin.

21 MS. DWYER: Hi. My name is
22 Erin Dwyer and I'm the Director of
23 Government Affairs for the General
24 Building Contractors Association. GBCA
25 is one of the region's oldest and

1 largest contractor associations with a
2 membership of 300 commercial,
3 industrial and institutional
4 contractors, subcontractors, material
5 suppliers and construction service
6 firms throughout the Greater
7 Philadelphia region.

8 We would like to thank
9 Chairmember Johnson and all the
10 Committee members for allowing us to
11 testify on Bill 221015, and I would
12 especially like to thank Council
13 President Clarke for his leadership on
14 this legislation which will incentivize
15 affordable housing and improvements to
16 affordable housing in Philadelphia.

17 The City of Philadelphia is in
18 the middle of a housing crisis with far
19 too many of our citizens not being able
20 to provide adequate housing for their
21 families. Too many years and decades
22 have gone by without sufficient funding
23 for housing initiatives. And so, the
24 GBCA was happy to support Council
25 President's Neighborhood Preservation

1 Initiative of \$400 million immediately
2 to address this issue.

3 GBCA members helped to build
4 the City's affordable housing and we
5 stand ready to get to work on projects
6 like these right away. But the
7 development industry needs more tools
8 in its toolbox and we're going to solve
9 this problem with a true public-private
10 partnership. The recent reduction to
11 the residential property tax abatement
12 coincided with the historic increase in
13 the cost of construction.

14 Fortunately, State
15 Representative Jared Solomon and the
16 leadership of the Philadelphia
17 Delegation passed House Bill 581 to
18 allow our City to selectively offer a
19 full 10-year tax abatement for projects
20 that offer a deed-restricted 30 percent
21 affordability component and a 60
22 percent AMI. The legislation creates
23 an option to incentivize a developer to
24 build an affordable housing project.

25 GBCA's members employ over

1 62,000 workers in the Philadelphia
2 region, pay fair living wage to our
3 Union workforce and consequently also
4 paying millions of dollars in taxes.
5 Our members built this City and we want
6 to see it succeed, and we can only do
7 so if there is housing for all who need
8 it. We support Bill No. 221015 and ask
9 Councilmembers to support it as well.
10 Thank you for your time and
11 consideration.

12 COUNCILMAN JOHNSON: Thank you
13 very much.

14 Will the Clerk please call the
15 next witness.

16 THE CLERK: Next we have
17 Tiffany Green.

18 COUNCILMAN JOHNSON: Please
19 state your name for the record to begin
20 your testimony.

21 (No response.)

22 THE CLERK: Council Support,
23 are we having tech issues or is Tiffany
24 Green on and available for testimony?

25 COUNCIL SUPPORT: Excuse me,

1 Brett. We tried reaching out to
2 Adrienne Fernandez, so we're going to
3 proceed to the next public participant.

4 THE CLERK: Okay. Since that
5 was the last individual, the next
6 speaker should be Tiffany Green.

7 COUNCILMAN JOHNSON: Please
8 state your name for the record and
9 begin your testimony.

10 MS. FERNANDEZ: Yes. Adrienne
11 Fernandez, Swampoodle Neighborhood
12 Parcels Association RCO.

13 COUNCILMAN JOHNSON: Please
14 begin your testimony.

15 MS. FERNANDEZ: Okay. I want
16 to first comment on 220973. The I-3 --
17 the proposed change to I-3 zoning can
18 be very useful in our area to provide
19 higher-paying jobs for vocational
20 training for jobs. We would like to
21 see that to be designed more like what
22 we have now at Berean Institute in
23 North Philadelphia because we're
24 familiar with how that fits in with the
25 community and we can see the vast

1 number of residents who are benefiting
2 from that program.

3 That program focuses on, I
4 think, welding and possibly some other
5 construction divisions and we know that
6 the participants are usually from some
7 part of North Philadelphia and that
8 they are able to get high-paying jobs
9 and invest back into our community. So
10 the I-3 zoning can be beneficial, but
11 we want to see more public comment with
12 the neighbors that are surrounding
13 because the map that's in the bill
14 doesn't show that there are a good
15 amount of residences that are close by.

16 With the recent rail accident
17 and that I-3 parcel is next to the
18 railroad, we are very concerned about
19 what type of facilities could possibly
20 be built there along with what
21 Mr. Hinton was talking about, what else
22 could go there and what dangers that
23 could pose to the community as we are
24 now seeing the disaster in Ohio. And I
25 do recognize that Ohio is the birth of

1 the Clean Air Act that was created by
2 the Black mayor Carl Stokes.

3 And now we're seeing that he
4 was right, because when you have I-3
5 heavy industrial zoning in their homes
6 and near railway, people can die and
7 lose everything they have, so we need
8 more discussions about what else could
9 possibly go there when that building
10 has changed, although we do recognize
11 that that zoning can be very beneficial
12 for residents to have high-paying jobs
13 so they can invest back in our
14 community. And that's the way people
15 used to live in the Swampoodle
16 community. They were able to make a
17 good living right where they lived at.
18 So we're asking if that bill can be
19 held for more discussion with the
20 surrounding community.

21 The other bill that we want to
22 comment on is 221015. Our biggest
23 concern is the return of tax
24 abatements. Once again this needs to
25 be discussed with the Philadelphia

1 residents more, not just organizations
2 and legislature -- legislators. And
3 the tax abatement has had a negative
4 impact on Philadelphia homeowners and
5 residents and to bring it back so
6 quickly after it was canceled
7 essentially by Council is a concern.
8 So we're asking if that bill be
9 opposed, held for more discussion or
10 amended.

11 For both bills if they are
12 amended, we're concerned that these
13 bills are amended while discussing them
14 with the public. In other words, we
15 don't want to see the amendments just
16 go to Council floor and the public
17 doesn't know what the amendments are
18 until it's read on Council floor.
19 That's been a problem before, and these
20 two bills really need more
21 participation by Philadelphia residents
22 through all amendments. That's pretty
23 much our major concerns, and thank you
24 very much for allowing me to testify.

25 COUNCILMAN JOHNSON: Thank you

1 very much.

2 Will the Clerk please call the
3 next panelist for testimony.

4 THE CLERK: The next panelist
5 should be Tiffany Green.

6 MS. GREEN: Hello? Hello?

7 COUNCILMAN JOHNSON: Yes. Good
8 morning.

9 MS. GREEN: Who's this?

10 COUNCILMAN JOHNSON: City
11 Council.

12 MS. GREEN: Okay. Hi. You
13 guys, how you going have my phone
14 number out there in front of everybody?
15 Um, hello?

16 COUNCILMAN JOHNSON: You would
17 have to talk to the Tech team. I'm not
18 sure how that part works. We just know
19 you signed up for public testimony.

20 MS. GREEN: Who this, Kenyatta?

21 COUNCILMAN JOHNSON: Yes.
22 You're in City Council hearing right
23 now.

24 MS. GREEN: Right. Okay. I'm
25 ready to speak, Kenyatta. This is

1 Tiffany. I can't have my number --

2 okay. Hi. Tiffany Green. Good

3 morning, everyone. Can you hear me?

4 COUNCILMAN JOHNSON: Yes, we

5 can.

6 MS. GREEN: Okay. All right.

7 Let me -- I'm sorry. I'm getting a

8 delay, Councilman. I'm sorry.

9 THE CLERK: If you're listening

10 to --

11 MS. GREEN: I'm sorry. Okay.

12 Let me just speak on this real quick

13 because it seems to be a technical

14 issue. I just want to speak on Bill

15 221015. I want to say to the Council,

16 City Council, please be mindful of this

17 bill. Those of us who have been going

18 through the gentrification issue we saw

19 a bill similar to this back in 2016

20 called Mixed Housing where you wanted

21 to add 20 percent to the bill.

22 And what happened was is that a

23 lot of times this is a very dangerous

24 situation for deteriorating areas and

25 blighted areas. One is, in your bill

1 you say a deteriorating area. JFK,
2 15th Street all the way up to Girard
3 Avenue is not a deteriorating area.
4 This is where you want to reintroduce
5 the 10-year tax abatement, and the
6 10-year tax abatement is really what
7 developers want.

8 This seems like and I'm hearing
9 talking to people like a backdoor way
10 of reintroducing the 10-year tax
11 abatement back onto the scene, okay,
12 instead of what the city-wide community
13 stated they want the 1098. Now, it's
14 being partnered with affordable housing
15 which is a concern here, because you're
16 saying 30 percent. I just want to tell
17 you about the 30, 70 percent, the same
18 as the 20 and 80 percent.

19 What happens is that these
20 deteriorated areas will begin to get
21 gentrified. Why do they begin to
22 gentrify? Because many of you are not
23 looking at the reality of it which is
24 30 percent. What about the 70 percent?
25 Do you know what 70 percent market rate

1 does? 70 percent market rate increases
2 the rent. 70 percent market rate
3 increases the housing prices. 70
4 percent increases the whole area and
5 makes it expensive, so the little 30
6 percent actually gets swallowed up and
7 it's not as productive as you want.

8 If you really want to make a
9 difference, then I would suggest and I
10 would say let's turn it around, let's
11 be bold. If we're really about saving
12 the communities, let's make it 70
13 percent. If you want to incentivize
14 developers, let's make it 70 percent
15 affordable at 60 AMI and 30 percent
16 market rate. Let's see how 30 percent
17 market rate, it will not have much of
18 an impact. We've always incentivized
19 market rate since 2012. Let's
20 incentivize affordable housing by
21 saying 70 percent affordable and 30
22 percent market rate. Then you will
23 begin to see productive affordable
24 communities rise. That's if developers
25 will take that. But most of the time

1 developers are looking to push the
2 market rate piece at this particular
3 point.

4 And so, I'm asking you to hold
5 this bill and redo this bill. 30
6 percent affordable is just going to
7 gentrify the areas with the 70 percent
8 market rate. I think that if someone
9 asked you would you prefer to get 30
10 percent of your salary or 70 percent of
11 your salary, which would you choose.
12 And I think that you all need to look
13 at that because we're on ground level
14 on the front line and this 70 percent
15 really takes effect and it's really
16 damaging.

17 So at this point, this is all I
18 have to say about this bill and I think
19 at this point if you reintroduce the
20 10-year tax abatement which is going to
21 incentivize market rate and destroy
22 Black North Philadelphia as well, and I
23 think you will see that in the next
24 five years based on what I'm saying to
25 you. Thank you.

1 COUNCILMAN JOHNSON: Thank you
2 very much.

3 Will the Clerk please call the
4 next public testimony.

5 THE CLERK: The final witness
6 of public testimony, Tinamarie Russell.

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

9 COUNCILMAN JOHNSON: Yes.
10 Please state your name for the record
11 and begin your testimony.

12 MS. RUSSELL: Good morning.
13 This is Tinamarie Russell from North
14 Central Philadelphia Community
15 Development Corporation and we also are
16 an RCO.

17 COUNCILMAN JOHNSON: Please
18 begin your testimony.

19 MS. RUSSELL: So we want to
20 mimic I guess -- I stand and support
21 the two previous callers (inaudible) as
22 well as Tiffany. And I think her point
23 on how to -- give me a second. I
24 didn't know you were going to call me
25 next, on how the impact of that 30

1 percent of the affordable housing, I
2 think that you definitely need to look
3 into that.

4 So it's not that we totally
5 oppose the bill, but what does need to
6 happen is the bill needs to be looked
7 at in such a way that it has a true
8 value of sustainability. We see what's
9 happening at 40th and Market and what's
10 being proposed at Broad and Erie, that
11 that particular formula leads to the
12 same situation where we already are in,
13 which is to promote gentrification.

14 The bill if it can be pulled
15 and then held to be reworked to narrow
16 down and to actually confirm long-term
17 defined agreements to how we can
18 achieve the neighborhood from
19 gentrifying would be a very good bill
20 to have and to promote real truly
21 affordable housing for people who have
22 a fixed income as opposed to just
23 affordable housing, because as you push
24 people out who really needed the -- who
25 that bill is for, the income will

1 come -- excuse me, the guidelines
2 around the area actually increase and
3 the next thing you know those people
4 aren't there -- there's no one to
5 actually benefit from that bill.

6 And so, let me see here. I was
7 doing two different things. And I also
8 want to read this because it's more
9 beneficial for -- a little more
10 clarity. So there's something wrong
11 with bills that -- we'd like to see
12 those corrected before they go before
13 the floor. One thing we do need is
14 public attention to them because people
15 have felt like they were not being
16 addressed when the -- as Tiffany said,
17 when we had those previous bills that
18 actually created the situation we have
19 today.

20 Okay. Additionally, if you're
21 a homeowner, you are also at risk of
22 losing your house, your home. Anyway
23 I'm so discombobulated right now
24 because I was in the middle of not
25 knowing you was going to call me next,

1 you told me an hour. So basically the
2 bottom line is we would love to build,
3 we'd like it to be confirmed more with
4 the public. We would like to have some
5 firm commitments as to how we can make
6 sure it doesn't repeat what we've
7 already experienced because we do think
8 it can definitely help rebuild the
9 community that's in distress. And we
10 definitely want to watch our words.

11 Words are important. We don't
12 want to call areas blighted when
13 they're not blighted. With that, I
14 rest my case. And we would like to see
15 the bill held until public opinion is
16 held on it as well as further defined
17 and confirmations of definitions, how
18 are those going to be utilized so that
19 it will not become a tool for
20 gentrification. I rest my case.

21 COUNCILMAN JOHNSON: Thank you
22 very much, Ms. Russell.

23 And any other members of the
24 public here for public testimony?

25 (No response.)

1 COUNCILMAN JOHNSON: Hearing
2 none, this concludes the hearing and we
3 will now go into our public meeting.
4 We will take a moment before the Clerk
5 calls the roll.

6 We will now convene the public
7 meeting to consider the action to be
8 taken on the bills before this
9 Committee today. Will the Clerk please
10 call the roll and take attendance.
11 Members that are in attendance will
12 please indicate they are present when
13 their names are called. Also, say a
14 few brief words when responding so that
15 your image will be displayed on screen
16 when you speak.

17 THE CLERK: Councilmember Cindy
18 Bass.

19 COUNCILWOMAN BASS: Good
20 morning. I am still present. Thank
21 you.

22 THE CLERK: Councilmember
23 Katherine Gilmore Richardson.

24 COUNCILWOMAN GILMORE

25 RICHARDSON: Good morning, Mr. Chair

1 and colleagues. I am present.

2 THE CLERK: And, Councilmember
3 Mark Squilla.

4 COUNCILMAN SQUILLA: Good
5 morning, Mr. Chairman and colleagues.
6 I'm present.

7 COUNCILMAN JOHNSON: Thank you
8 very much. Now that we are in our
9 public meeting, the Chair recognizes
10 Councilmember Mark Squilla for a motion
11 on Bill No. 220941.

12 COUNCILMAN SQUILLA: Thank you,
13 Mr. Chair.

14 I move that Bill No. -- was
15 that 941?

16 COUNCILMAN JOHNSON: Yes. You
17 have 220941.

18 COUNCILMAN SQUILLA: All right.
19 Thank you, Mr. Chair.

20 I move that Bill No. 220941 be
21 reported from this Committee with a
22 favorable recommendation and further
23 move that the rules of Council be
24 suspended as to permit the first
25 reading of this bill at the next

1 session of Council.

2 COUNCILWOMAN BASS: Second.

3 COUNCILMAN JOHNSON: The Chair
4 notes for the record that Councilmember
5 Cindy Bass seconds the motion.

6 It has been moved and properly
7 seconded that Bill No. 220941 be
8 reported from this Committee with a
9 favorable recommendation and further
10 move that the rules of Council be
11 suspended to permit first reading of
12 this bill at the next session of
13 Council.

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

16 (Aye.)

17 COUNCILMAN JOHNSON: Any
18 opposed?

19 (No response.)

20 COUNCILMAN JOHNSON: The ayes
21 have it and the motion carries.

22 The Chair recognizes
23 Councilmember Mark Squilla for a motion
24 on Bill No. 220973.

25 COUNCILMAN SQUILLA: Thank you,

1 Mr. Chair.

2 I move that Bill No. 220973 be
3 reported from this Committee with a
4 favorable recommendation and further
5 move that the rules of Council be
6 suspended as to permit the first
7 reading of this bill at the next
8 session of Council.

9 COUNCILWOMAN BASS: Second.

10 COUNCILMAN JOHNSON: The Chair
11 notes for the record that Councilmember
12 Bass seconds the motion.

13 It has been moved and properly
14 seconded that Bill No. 220973 be
15 reported from this Committee with a
16 favorable recommendation and further
17 move that the rules of Council be
18 suspended to permit first reading of
19 this bill at the next session of
20 Council.

21 All those in favor of the
22 motion will signify by saying aye.

23 (Aye.)

24 COUNCILMAN JOHNSON: Any
25 opposed?

1 (No response.)

2 COUNCILMAN JOHNSON: The ayes
3 have it and the motion carries.

4 The Chair recognizes Councilman
5 Mark Squilla for a motion on the
6 amendment to Bill No. 221015.

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

9 I offer an amendment to Bill
10 No. 221015. A copy of the amendment
11 has been circulated to all members of
12 the Committee. I move that the
13 amendment to Bill No. 221015 be
14 approved.

15 COUNCILWOMAN BASS: Second.

16 COUNCILMAN JOHNSON: The Chair
17 notes for the record that Councilmember
18 Cindy Bass seconds the motion. It has
19 been moved and properly seconded that
20 the amendment to Bill No. 221015 be
21 approved.

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

24 (Aye.)

25 COUNCILMAN JOHNSON: Opposed?

1 (No response.)

2 COUNCILMAN JOHNSON: The ayes
3 have it and the motion carries. The
4 amendment to Bill No. 221015 has been
5 approved.

6 COUNCILMAN O'NEILL: Mr. Chair,
7 it's Councilman Brian O'Neill. I'm
8 back on. Okay.

9 COUNCILMAN JOHNSON: Thank you.
10 The Chair recognizes Councilmember
11 Squilla for a motion on Bill No. 221015
12 as amended.

13 COUNCILMAN SQUILLA: Thank you,
14 Mr. Chair.

15 I move that Bill No. 221015 as
16 amended be reported from this Committee
17 with a favorable recommendation and
18 further move that the rules of Council
19 be suspended as to permit the first
20 reading of this bill at the next
21 session of Council.

22 COUNCILWOMAN BASS: Second.

23 COUNCILMAN JOHNSON: The Chair
24 notes for the record that Councilwoman
25 Cindy Bass seconds the motion.

1 It has been moved and properly
2 seconded that Bill No. 221015 as
3 amended be reported from this Committee
4 with a favorable recommendation and
5 further move that the rules of Council
6 be suspended to permit first reading of
7 this bill at the next session of
8 Council.

9 All those in favor of the
10 motion will signify by saying aye.

11 (Aye.)

12 COUNCILMAN JOHNSON: Those
13 opposed?

14 (No response.)

15 COUNCILMAN JOHNSON: The ayes
16 have it and the motion carries.

17 The Chair recognizes Councilman
18 Mark Squilla for a motion on Bill No.
19 230001.

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

22 I move that Bill No. 230001 be
23 reported from this Committee with a
24 favorable recommendation and further
25 move that the rules of Council be

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

4 COUNCILWOMAN BASS: Second.

5 COUNCILMAN JOHNSON: The Chair
6 notes for the record that Councilwoman
7 Cindy Bass seconds the motion.

8 It has been moved and properly
9 seconded that Bill No. 230001 be
10 reported from this Committee with a
11 favorable recommendation and further
12 move that the rules of Council be
13 suspended to permit first reading of
14 this bill at the next session of
15 Council.

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

18 (Aye.)

19 COUNCILMAN JOHNSON: Those
20 opposed?

21 (No response.)

22 COUNCILMAN JOHNSON: The ayes
23 have it and the motion carries.

24 The Chair recognizes Councilman
25 Mark Squilla for a motion on Bill No.

1 230034.

2 COUNCILMAN SQUILLA: Thank you,
3 Mr. Chair.

4 I move that Bill No. 230034 be
5 reported from this Committee with a
6 favorable recommendation and further
7 move that the rules of Council be
8 suspended as to allow first reading of
9 this bill at the next session of
10 Council.

11 COUNCILWOMAN BASS: Second.

12 COUNCILMAN JOHNSON: The Chair
13 notes for the record that Councilwoman
14 Cindy Bass seconds the motion.

15 It has been moved and properly
16 seconded that Bill No. 230034 be
17 reported from this Committee with a
18 favorable recommendation and further
19 move that the rules of Council be
20 suspended to permit first reading of
21 this bill at the next session of
22 Council.

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

25 (Aye.)

1 COUNCILMAN JOHNSON: Those
2 opposed?

3 (No response.)

4 COUNCILMAN JOHNSON: The ayes
5 have it and the motion carries.

6 This concludes the meeting. If
7 there are no additional remarks, I want
8 to thank everybody for their attendance
9 today --

10 COUNCILMAN O'NEILL: Mr. Chair,
11 Councilman O'Neill. I would like to be
12 recorded on those first two bills as
13 well as voting aye.

14 COUNCILMAN JOHNSON: It is
15 noted for the record that Councilman
16 Brian O'Neill has been recorded as
17 voting aye on all bills and amendments.

18 COUNCILMAN O'NEILL: And
19 amendments, yes. Thank you.

20 COUNCILMAN JOHNSON: Thank you
21 very much. Thank you everyone for your
22 participation and have an awesome day.

23 COUNCILMAN O'NEILL: Thank you.

24 COUNCILMAN JOHNSON: You're
25 welcome.

1 (Committee on Rules concluded
2 at 11:18 a.m.)
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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

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

TANEHA CARROLL
Court Reporter - Notary Public

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

2/28/2023

<u>WORD</u> <u>INDEX</u>					
< \$ >	2022 11:15	374,000 33:20	abatements	Affairs 43:2	amend 4:21
\$1,000 34:7	12:14 13:8	397 13:11	67:24	61:23	5:17
\$3.5 12:1	22:24	< 4 >	abatement's	affiliate 57:25	amended
\$40 48:22	2023 1:1 2:5	4 43:10 44:20	56:6	affordability	56:17 68:10,
\$400 34:6	12:19 24:9	40th 5:22	able 29:2	37:5 56:13, 18	12, 13 83:12,
63:1	26:14 27:12	26:20 75:9	34:9 37:16	63:21	16 84:3
\$436 34:4	2024 29:9	44th 5:21	45:9 47:2, 12	Affordable	amending 5:3,
\$5,000 34:3	2033 7:16	26:18	49:13, 15, 24	5:5, 7 28:12,	11
\$500 34:6	21 23:8	45-day 13:22	52:9 55:17	20 30:18, 22	amendment
\$600 34:6	220034 26:5	< 5 >	62:19 66:8	31:2, 7, 12, 16	29:7, 14 43:8
\$900 34:7	220941 1:1	52nd 16:6, 15	67:16	32:18 33:3, 8,	44:20, 24
	4:7 6:23, 24	21:13	abused 34:14	9, 15 34:11	45:13 82:6, 9,
	7:12 10:12	581 42:25	accident 66:16	35:17 36:1, 3,	10, 13, 20 83:4
	14:7 79:11, 17,	63:17	accurately	8, 13, 19, 22	amendments
	20 80:7	5th 55:2	89:1	37:17, 20, 21	43:6 52:8
< 0 >	220973 1:1	< 6 >	achieve 18:11	38:15 39:6, 11	55:22 68:15,
0 13:23 33:10	4:7, 20 22:12,	60 41:16	61:3 75:18	41:6 43:15, 19,	17, 22 87:17,
	23 23:1 24:8	63:21 72:15	achievement	25 44:6, 11	19
< 1 >	53:4 65:16	62,000 64:1	37:12	54:15 55:12,	amends 23:1
1 29:9	80:24 81:2, 14	63rd 10:24	acknowledge	25 56:5, 16	26:16
10 11:21	221015 1:1	16:3 21:14, 18	42:14	58:5, 6, 10, 15,	American
12:12 13:13	4:8 5:2 28:1,	< 7 >	Act 5:8 6:20	19, 21, 25 59:5,	57:19
36:18 55:24	11 38:5 54:12	70 71:17, 24,	9:3 12:24	11 60:2, 25	AMI 41:17
10,600 12:15	58:4 61:8	25 72:1, 2, 3,	67:1	62:15, 16 63:4,	63:22 72:15
10:00 1:1	62:11 64:8	12, 14, 21 73:7,	action 78:7	24 71:14	amount 66:15
100 36:18	67:22 70:15	10, 14	acts 7:24	72:15, 20, 21,	and/or 21:5
1098 71:13	82:6, 10, 13, 20	< 8 >	add 12:18	23 73:6 75:1,	89:22
10-year 13:4	83:4, 11, 15	8 22:24	70:21	21, 23	Andy 30:6
28:14 35:16	84:2	8,000 11:16	added 28:18	afternoon 7:2	34:22 35:6
36:7, 12, 25	228 57:25	8.5 59:8	additional	agencies 8:1	Angeles 36:4
38:16 63:19	230001 1:1	80 11:11	18:1 24:22	40:18	Anne 39:24
71:5, 6, 10	4:8 5:10 46:4	32:14 71:18	28:18 45:12	agency 16:19	announce 12:6
73:20	53:5 84:19, 22	828 11:13	87:7	ago 19:12	announcement
11:18 88:2	85:9	13:11	Additionally	51:21	2:8
1225 13:24	230034 1:1	< 9 >	6:12 27:1	agreed 46:24	annual 43:24
137,500 33:24	4:8 5:16	9 11:14	76:20	agreements	annually 34:3
14 5:11 47:5	26:13, 16	90s 10:23	additions	75:17	43:17
15 11:20	27:11 86:1, 4,	941 79:15	38:11	AIA 57:21	answer 9:18
15th 71:2	16		address 39:9	58:7 60:25	14:10 24:11
15-year-old	25 19:12		40:12 45:13	Aid 16:21	27:14 29:16
51:14	26 26:14		63:2	aim 41:9	Anyway 76:22
16 27:12	260 57:24		addressed	aims 23:24	apologies
17 8:11 11:19,	27th 13:19		76:16	Air 67:1	51:12
23	28 1:1 2:5		addressing	alcohol 47:16	applaud 33:2
17th 4:24	2815 23:7		50:4	Allegheny	applied 54:24
23:4, 8 46:21	2901 23:7		adequate 62:20	23:14 25:7	apply 40:8
19 5:3 24:9	2907 23:8		Administration	46:9, 25 48:10	43:13 59:20
1999 8:6			28:23	51:15, 20 52:2	89:20
	< 3 >		administrative	Alliance 26:22	appraisals
< 2 >	30 32:14, 16		4:16 10:17	allow 6:17	33:20
2 43:16, 20	59:14 63:20		adopt 45:2	36:12, 17	appreciate
44:25	71:16, 17, 24		adopted 23:19	55:23 63:18	20:19 39:10
20 19:12 47:8	72:5, 15, 16, 21		Adrienne 65:2,	86:8	approach
70:21 71:18	73:5, 9 74:25		10	allowed 40:7	47:11 48:20
200 12:17	30,000 11:15		advantage	allowing 46:7	appropriate
2012 72:19	300 62:2		40:14 41:20	47:25 62:10	27:8
2016 70:19	317 11:12		advocated	68:24	approval 27:13
2020 58:16	33rd 33:18		54:18	allows 56:11,	approve 10:12
				21	14:7 29:12

2/28/2023

approved 13:7 24:11 82:14, 21 83:5	authority 11:5 12:25	basically 41:18 77:1	30:5 31:4, 10, 11 38:4, 12	brief 3:2 52:22 78:14	44:8 46:3
approving 4:12 7:13	authorization 36:12, 15	BASS 1:1	40:20 42:25	briefly 17:17	53:12 61:12
architectural 57:23	authorized 45:2	3:11, 12 22:25	46:4, 7 53:3, 5	bring 17:25	64:14 69:2
Architecture 57:20, 24	authorizing 5:6	24:16 25:19	54:11, 23	36:21 68:5	74:3, 24 76:25
area 4:17, 24	AutoZone 19:6, 19	50:7 51:8, 11	55:22 56:11,	Broad 4:25	77:12 78:10
5:20 8:22	available 6:17	53:4 61:5	17 58:4 61:8	23:5 39:4	called 3:2 4:5
16:9 17:1	20:21 35:17,	78:18, 19 80:2,	62:11 63:17	75:10	33:18 70:20
23:4, 19 24:1	22 39:19	5 81:9, 12	64:8 66:13	broad-based 48:25	78:13
26:18 32:14	56:24 64:24	82:15, 18	67:18, 21 68:8	broadening 38:9	callers 74:21
38:3 65:18	Ave 10:20	83:22, 25 85:4,	70:14, 17, 19,	broke 11:24	calling 4:2
71:1, 3 72:4	Avenue 4:14,	7 86:11, 14	21, 25 73:5, 18	brought 11:22	calls 78:5
76:2	17, 25 5:1, 21,	battery 8:10	25 76:5 77:15	Brown 32:20	calm 48:15
areas 4:23	22 7:13, 17, 19,	11:23	79:11, 14, 20,	Brumbelow 22:12, 17, 19	canceled 68:6
5:19 31:1, 19	24 8:7, 11, 14,	becoming 32:21	25 80:7, 12, 24	25:14 26:5, 9, 10	capital 8:8
44:9 48:10	23 9:13 10:8,	beginning 2:8	81:2, 7, 14, 19	Bryan 6:25	11:8, 19
55:7 59:21, 22	14, 18 13:19	behalf 14:5	82:6, 9, 13, 20	9:22 10:7	capturing 9:8
70:24, 25	14:5, 9 15:4, 8	35:13 57:18	83:4, 11, 15, 20	14:24	carbon 60:22
71:20 73:7	16:5, 14, 20	belief 58:10	84:2, 7, 18, 22	Bryn 16:19	Carl 67:2
77:12	20:16 23:5, 6	believe 24:2	85:2, 9, 14, 25	20:5	Carrie 30:5
area's 11:9	26:18, 19 71:3	30:21, 24 31:4,	86:4, 9, 16, 21	budget 8:25	32:5
as-built 33:19	aware 6:5	10 35:21 37:4	BILLS 1:1	13:5, 6, 9	carried 8:2, 7
Asian 19:25	awesome 87:22	46:19 50:11,	4:10 60:7	59:10	carries 80:21
20:1	AWF 23:15	16 53:2, 8	68:11, 13, 20	build 32:12	82:3 83:3
asked 45:17	aye 80:15, 16	58:22 59:17,	76:11, 17 78:8	33:1, 8 40:5	84:16 85:23
73:9	81:22, 23	22 60:11	87:12, 17	48:19 63:3, 24	87:5
asking 67:18	82:23, 24	believes 54:23	birth 66:25	77:2	CARROLL 89:12
68:8 73:4	84:10, 11	Belmont 5:21	bit 56:10	building 19:13	case 50:15
as-needed 9:6	85:17, 18	20:15 26:19,	Black 32:19	30:16 33:18	77:14, 20
assess 33:22	86:24, 25	22	67:2 73:22	41:6 44:10	causing 38:23
assessment 24:4 45:2	87:13, 17	beneficial 28:22 66:10	blighted 59:1	46:25 47:12,	CDC 38:6
assessments 11:6 13:1	ayes 80:20	67:11 76:9	70:25 77:12, 13	18 48:8, 22, 23	CDCs 35:14
asset 46:19, 21	82:2 83:2	benefit 28:19	Board 13:8,	61:24 67:9	41:4
49:23 50:9, 10	84:15 85:22	76:5	21 14:6	buildings 21:7	center 19:20
assistance 9:6	87:4	benefiting 66:1	boasts 11:13	builds 37:10	Central 74:14
associated 29:6	< B >	Berean 65:22	bold 72:11	built 19:13	CEO 10:8
Association 15:15 30:17,	back 9:9	best 32:25	bordering 9:10	48:21 64:5	Cephas 17:24
19 35:8 61:24	10:23 18:18	better 9:14	born 46:10	66:20	certain 4:23
65:12	19:2, 16 36:21	12:5 17:6	bottom 77:2	burden 34:3	5:9, 13, 14, 19
associations 62:1	47:24 48:1	35:9 37:12	Boulevard 8:16 11:25	burdened 60:5	28:13
attendance 2:24, 25 78:10,	49:21, 22 66:9	55:24	12:3	Burns 22:12,	certainly 24:22 25:10,
11 87:8	67:13 68:5	BIA 30:19	boundaries 38:4, 10	17, 19 26:5, 9, 10	15 52:6
attended 13:20	70:19 71:11	biggest 67:22	boundary 7:20	business 4:15	certification 89:19
attention 76:14	83:8	bikability 8:21	bounded 4:24	10:16 11:9	certifications 38:17 43:24
attract 55:11	backdoor 71:9	bike 9:1 12:14	5:20 23:4	12:22 13:12	certify 89:1
attraction 11:10	Background 53:21	Bill 4:7, 20	26:18	46:11 50:23	certifying 89:23
Authorities 12:24	backup 8:10	5:2, 10, 16	brand 19:24	businesses 9:15 11:14	CHAIR 1:1
	11:23	6:23 7:12	21:7	12:16 42:6	3:18, 24 5:24
	Bala 16:5, 14,	10:12 14:7	break 8:15		14:18 21:25
	22	22:11, 22 23:1,	Brett 4:2 65:1		42:19 43:9
	Bank 19:14	6 24:8, 10, 14,	BRIAN 1:1		44:16 45:20
	bar 16:22	18, 19 25:12	3:6 83:7		52:25 54:7
	based 73:24	26:4, 13, 16, 20	87:16		78:25 79:9, 13,
		27:11 28:1, 11,	bridge 15:22		19 80:3, 22
		15, 24, 25 29:6			81:1, 10 82:4,

2/28/2023

8, 16 83:6, 10, 14, 23 84:17, 21 85:5, 24 86:3, 12 87:10 Chairman 3:13 7:7 10:5 24:17 35:4 46:6 51:9 52:14 57:16 79:5 Chairmember 62:9 Chair's 43:22 challenges 44:4 46:17 challenging 37:22 champion 8:3 chance 48:17 49:4, 5 change 23:6 29:7, 12 36:9 45:6 65:17 changed 67:10 changes 26:24 29:5 49:25 changing 4:22 5:18 23:2 26:17 Chapter 57:19 charges 4:13 7:16 10:14 chat 6:16, 20 14:23 check 43:25 choose 73:11 Church 15:7 CINDY 1:1 3:10 78:17 80:5 82:18 83:25 85:7 86:14 circulated 82:11 cities 15:23 36:3 Citizens 19:14 62:19 CITY 1:1 2:11 4:13, 17 7:13, 17, 19, 21, 23, 25 8:7, 11, 14, 23 9:9, 12 10:8, 14, 18, 20, 21 12:10 13:2, 19 14:5, 9 15:4, 8 17:7 22:21, 23 23:19 24:7	26:14 31:1, 17 32:16 33:6, 21, 22 34:12 36:24, 25 37:9 41:15 44:12 46:18 48:12, 16, 21 49:4 50:17, 24 51:18 54:14, 25 55:19, 21 56:15 58:14 59:11, 17, 24 60:13, 21 62:17 63:18 64:5 69:10, 22 70:16 City's 28:19 36:6 39:23 58:9 63:4 city-wide 35:18 71:12 Civic 26:22 clarification 13:25 53:11 clarify 53:2 clarifying 5:13 clarity 76:10 Clarke 61:6 62:13 classified 23:13 24:5 59:5 classify 60:2 Clean 67:1 clear 35:2 47:2 Clerk 2:23 3:6, 10, 15, 21 4:9, 11 5:24 6:22, 24 22:9, 11 26:2, 4 27:23, 25 29:25 30:4 52:25 53:12, 15, 18, 22 57:4, 7, 9, 11, 13 61:12, 14 64:14, 16, 22 65:4 69:2, 4 70:9 74:3, 5 78:4, 9, 17, 22 79:2 close 66:15 closer 20:15 Co-chair 30:17 Code 5:4, 12 38:20 45:4 cohesion 37:10 cohesive 8:4	coincided 63:12 collaborative 49:1 colleague 15:2 42:23 colleagues 3:13, 19, 24 79:1, 5 collect 13:1 Collections 5:5 college 50:15 Coltrane 33:19 combine 31:14 come 40:1 47:21 55:17 76:1 coming 20:10 33:20 49:6, 21, 22 comment 52:21 53:1, 9, 20 57:3 65:16 66:11 67:22 comments 6:14 14:14 22:3 27:18 29:20 39:18 45:23 51:2 52:16 Commerce 7:11 9:11 13:20 14:25 20:23 Commercial 7:9 11:6 23:22 55:1 62:2 Commission 22:21 24:2, 8 26:12 27:11 49:19 50:21 commitments 77:5 COMMITTEE 1:1 2:4 4:6 10:6 14:15 22:4, 19 25:13, 22 27:19 28:8 29:21 30:18 35:5 39:18 43:2 44:15 45:24 46:6 51:3 52:17 54:9 57:16 61:8 62:10 78:9 79:21 80:8 81:3, 15 82:12 83:16	84:3, 23 85:10 86:5, 17 88:1 Committees 2:12, 17 7:8 Commons 33:19 communities 32:25 35:23 49:22 51:25 72:12, 24 community 9:2 11:10 12:20 15:9 17:3 23:12, 15 24:21 25:5, 6 26:21 27:2 35:8 37:10 45:18 46:10, 12, 15 47:13 48:24 49:16 50:5, 21 65:25 66:9, 23 67:14, 16, 20 71:12 74:14 77:9 companies 57:25 company 19:16 complete 47:25 comply 6:19 component 63:21 comprehensive 23:18, 21 47:19 50:4 concern 55:10 67:23 68:7 71:15 concerned 56:4 66:18 68:12 concerning 4:15 10:16 concerns 68:23 concluded 88:1 concludes 29:15 78:2 87:6 conclusion 61:4 condition 17:6 39:5 conditions 5:9, 15 confident 50:12 confirm 75:16 confirmations 77:17 confirmed 77:3	congestion 8:20 connect 15:23 47:3 connecting 12:2 48:3 connection 8:18 connections 15:25 consensus 50:22 consenting 6:11 consequently 64:3 consider 78:7 consideration 41:2 42:9 64:11 considered 24:8 27:11 40:12 consistent 23:17 45:5 consistently 55:19 consists 10:25 constituency 35:19 constituent 35:13 constituents 45:16 construct 60:1, 14 constructed 43:14 60:8 construction 58:2, 24 60:10 62:5 63:13 66:5 consultation 13:1 contained 89:1 continue 14:8 44:10 52:7 56:18 continuing 6:10 continuous 56:12 contractor 62:1 Contractors 61:24 62:4 control 89:22 conundrum	44:7 convene 78:6 convener 7:24 conversation 24:23 conversations 25:11 converted 56:5 cooling 60:7 coordinate 9:4 coordination 40:17 copy 82:10 corporation 16:8 23:16 74:15 Corporations 35:9 correct 41:17 89:1 corrected 76:12 correctional 23:14 24:6 correctly 29:6 Corridor 7:9 12:8 15:18 16:4, 14, 16, 24 17:1, 4, 11 18:3, 4, 8 20:21 21:12, 20 55:2 cost 63:13 cost-burdened 58:13 costs 4:12 7:15 10:13 60:6, 10 COUNCIL 1:1 2:11, 17 14:16 22:24 26:14 28:13 51:19 53:8 54:17 55:3, 21 56:2 61:5 62:12, 24 64:22, 25 68:7, 16, 18 69:11, 22 70:15, 16 79:23 80:1, 10, 13 81:5, 8, 17, 20 83:18, 21 84:5, 8, 25 85:3, 12, 15 86:7, 10, 19, 22 COUNCILMA N 1:1 2:2 3:8, 23 4:1 5:23 6:1 7:1
--	---	--	--	---	---

2/28/2023

9:20 10:2 14:12, 16, 19 22:1, 6, 13 24:13 25:16, 21, 24 26:6 27:16, 21 28:2 29:18, 23 30:2, 10, 14 31:21, 24 32:3 34:18, 21 35:1 39:15, 21 40:25 41:25 42:11 45:22 46:1 51:1, 5, 10 52:15, 19 53:10 54:5 56:25 61:10, 16, 19 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4, 8 74:1, 9, 17 77:21 78:1 79:4, 7, 12, 16, 18 80:3, 17, 20, 25 81:10, 24 82:2, 4, 7, 16, 25 83:2, 6, 7, 9, 13, 23 84:12, 15, 17, 20 85:5, 19, 22, 24 86:2, 12 87:1, 4, 10, 11, 14, 15, 18, 20, 23, 24	24 85:4, 6 86:11, 13 counties 15:23 country 36:5 County 7:21, 23, 25 19:23 20:11, 25 21:2 Court 89:13 courts 47:13 cover 36:20 create 37:16 47:22 created 67:1 76:18 creates 53:25 63:22 creating 9:14 35:16 37:21 creation 48:5 credits 31:5 crime 50:23 criminal 50:1 crisis 31:13 40:13 58:21 62:18 criteria 41:19 critical 37:10 critically 41:8 crosswalks 8:10 crucial 7:24 current 2:10 38:21 currently 2:7, 12 33:8 48:8	< D > daddy 42:4 Daily 2:19 Daley 17:24 damaging 73:16 danger 38:23 dangerous 70:23 dangers 66:22 date 29:8 40:19 45:7 dating 10:23 David 53:16 54:2 day 17:4 19:2, 16 87:22 days 13:13 deal 31:12 decades 62:21 December 22:24	dedicated 12:13 deed-restricted 63:20 deep 42:12 56:10 defined 43:16, 19 75:17 77:16 defining 5:13 definitely 75:2 77:8, 10 definitions 5:14 77:17 delay 40:19 70:8 Delegation 63:17 deliver 31:16 Department 7:11 9:11 24:23 44:25 design 60:14 61:1 designations 4:22 5:19 23:3, 7 27:6, 9 designed 65:21 despite 8:4 destroy 73:21 detention 23:13 24:6 deteriorated 59:21 71:20 deteriorating 70:24 71:1, 3 deteriorative 58:15 develop 17:21 39:2 40:24 developer 63:23 developers 30:20 38:9 40:5 60:11 71:7 72:14, 24 73:1 development 5:6 17:8 19:9 21:17 23:16 28:16 31:7 35:8 46:15 48:14 50:2 54:11 55:4, 20 56:3 63:7 74:15 developments 37:15	development- style 44:3 dialogue 25:13 dictates 59:19 die 67:6 difference 18:7 51:25 72:9 different 31:6 45:18 55:13, 14 76:7 differently 44:18 difficult 37:23 dire 36:2 direct 89:22 direction 58:23 directions 12:17 directly 21:10 Director 22:20 26:10 28:9 32:6 35:7 61:22 directors 10:25 13:8 14:6 disaster 66:24 discombobulate d 76:23 discussed 67:25 discussing 68:13 discussion 67:19 68:9 discussions 67:8 disincentive 55:15 dispensaries 20:13 displayed 3:4 78:15 distress 77:9 District 4:14 7:18, 19 8:3 10:9, 15, 20, 24 11:4, 13, 18, 22 12:12, 17, 18, 23 13:3, 12, 21, 23 14:2, 6 15:2, 5, 13 17:14 27:3 29:11 45:9 55:2 Districts 7:14 9:12 28:13 55:7	District's 8:24 13:7 dive 42:12 diversity 27:7 37:8, 9 dividing 8:5 divisions 66:5 doing 15:18 17:18 25:9 30:14 32:15 59:25 76:7 dollars 9:8, 9 18:1 60:18 64:4 donate 46:24 donated 48:24 door 16:22 downtown 16:12 Drive 8:19 drug 47:16 dual 14:1 Dubow 28:1, 6, 8 30:1 39:19, 20 40:15 41:24 42:10 Due 2:10 Dwyer 61:15, 18, 21, 22 < E > earlier 18:4 29:8 early 49:16 ears 9:3 ease 8:20 Echoing 33:4 economic 37:7 46:15 48:14 education 11:16 48:1 effect 29:13 73:15 effective 29:8 40:19 45:7 efficient 60:17 either 41:9 elected 11:2 13:21 17:25 eligible 28:12 29:2 56:19 emergency 2:11 emissions 60:22 employ 9:1 63:25 employee 51:14	employees 11:15 employment 48:7 51:15 employs 12:12 enable 28:11 36:17 enables 43:1 enacted 28:25 59:12 encompass 59:23 encourage 61:7 endpoint 25:2, 3 ends 47:7 energy 60:23 enforce 44:1 enforcement 38:17 40:4 44:17 enforces 34:13 enhance 11:8 12:19 14:9 enlarging 58:9 ensure 8:1 15:19 29:2, 4 38:14, 24 Enterprise 19:18 entire 59:24 entirety 54:25 entitled 5:4, 12 entrepreneurial 48:2 environment 9:14 equal 10:25 Erie 75:10 Erin 61:14, 18, 22 especially 32:19 55:15 62:12 essential 8:1 essentially 36:21 38:5 68:7 estate 28:14 50:9 54:19 estimated 4:12 7:14 10:13 evaluate 17:20 events 12:20, 21 everybody 69:14 87:8
--	--	--	--	---	--	---

2/28/2023

evidence 89:1	families 32:13, 19, 23 37:13	fit 42:4	84:5, 24 85:11	68:16 76:12	happened 70:22
example 33:17	60:20 62:21	fits 65:24	86:6, 18	78:3	happening 20:4 21:17
examples 33:7	family 27:5	fitting 40:2	Furthermore 60:3	goal 18:6	75:9
exceedingly 45:14	33:25 34:8	five 73:24	future 50:2	47:22 54:15	happens 71:19
Excuse 64:25	far 17:8 62:18	fixed 75:22		goals 61:3	happy 9:18
76:1	favor 31:3, 19	floor 68:16, 18	< G >	goes 8:25	14:9 18:17
exempted 36:8	80:14 81:21	76:13	gap 37:23	going 16:2	24:11 25:4
Exemption 5:8 39:1	82:22 84:9	flow 12:5	Gardner 12:2	29:13 32:9, 10	27:14 29:16
43:11, 12	85:16 86:23	flowing 25:13	Gary 30:5, 15	34:2, 7 40:16	62:24
44:20	favorable 79:22 80:9	fluent 9:10	Gauthier 26:15	43:23 46:18	hard 33:14
exemptions 5:7	81:4, 16 83:17	flux 16:17, 24	GBCA 61:24	48:19, 23, 24	49:8, 10
existing 26:24	84:4, 24 85:11	focus 21:21	62:24 63:3	49:2 63:8	Haverford 5:21 26:18
27:6 39:7	86:6, 18	focusing 41:18	GBCA's 63:25	65:2 69:13	health 2:11
56:15 59:1	feature 6:16, 20	folks 16:11	general 8:24	70:17 73:6, 20	47:17
expanded 59:23		18:25 44:5	31:18 61:23	74:24 76:25	hear 6:2 10:1, 3 21:10 34:24
expectation 6:9 21:11	February 1:1	55:15	generate 31:2	77:18	35:2 53:1
28:15	2:4 27:12	followed 13:4	generating 28:17	Good 2:2 3:8, 12, 18, 19, 23	70:3 74:8
expelled 60:22	feedback 53:25	following 2:7	generational 33:1	7:1, 6 9:25	heard 35:19
expensive 72:5	feel 8:4 35:24	follows 2:10	gentrification 41:11 70:18	10:5 22:17	hearing 2:9, 18 4:6 6:6, 7
experience 36:25	Feldman 53:16, 17 54:2, 3, 7	47:6	75:13 77:20	28:5, 6, 7	13:10, 14, 18
experienced 77:7	Fenstermaker 6:25 9:25	foregoing 89:1, 19	gentrified 71:21	30:12, 13 32:2	22:7 25:24
expiration 56:7, 15	10:4, 7 17:12	formula 75:11	gentrify 71:22	35:3 37:4	27:21 29:23
explained 56:9	21:22	forth 38:4	73:7	40:6 51:19	32:4 35:10
explore 55:22	Fernandez 65:2, 10, 11, 15	Fortunately 63:14	gentrifying 75:19	57:15 61:1	46:2 51:7
express 35:15	final 74:5	forward 18:12, 16 21:9 50:8	Germantown 48:11	66:14 67:17	52:19 53:23
extend 55:23	finally 5:16	found 2:22	getting 18:13, 16 47:24 48:1	69:7 70:2	54:10 56:23
56:3	39:2 55:20	Foundation 23:15 46:9	49:8 70:7	74:12 75:19	69:22 71:8
extension 56:12	Finance 5:4	47:1	GILMORE 1:1 3:16, 17	78:19, 25 79:4	78:1, 2
extensions 56:20	28:8	founding 8:6	14:17, 20, 21	Government 61:23	hearings 2:14, 17, 21
extensively 24:20	financially 37:22	French 19:17	18:20 21:23	graduate 50:14	heart 51:23
extremely 58:18	financing 37:24	friendly 9:5	42:15, 16, 17	Great 10:4	heating 60:7
eyes 9:3	find 37:23	12:16	78:23, 24	17:15 18:21	Heavy 23:9
< F >	40:8 50:19	front 69:14	Girard 5:22	21:7 35:3	67:5
facets 31:6	finding 49:11	73:14	26:19 71:2	greater 59:14	held 13:18
facilitate 23:11	finished 33:13	full 28:14	give 33:7, 16	62:6	67:19 68:9
facilities 24:6	Firestone 19:19	36:22 63:19	45:11 48:13, 16 74:23	greatest 39:13	75:15 77:15, 16
66:19	firm 77:5	fully 33:4	given 14:1	greatly 59:23	Hello 22:13
facility 23:14	firms 57:24	89:1	27:8 37:3	Green 6:25	69:6, 15 74:7
46:21 48:19	62:6	functioning 8:12	giving 50:7	7:5, 6, 9 64:17,	help 31:4
facing 35:25	first 27:25	fund 31:15	Glenwood 4:25 23:5	24 65:6 69:5,	48:15 59:12
fact 49:8	42:21 53:13,	42:5	go 11:7 16:1	6, 9, 12, 20, 24	61:3 77:8
factor 37:12	16 54:1 65:16	funded 11:5	17:19 20:3	70:2, 6, 11	helped 63:3
Fadullon 39:24	79:24 80:11	funding 11:19	43:23 45:17	grew 15:7	helpful 30:25
fair 64:2	81:6, 18 83:19	62:22	47:20 48:19	ground 8:15	31:11 37:24
fall 58:16	84:6 85:1, 13	funds 11:7	49:2, 9, 15	11:24 73:13	44:19 45:14
familiar 55:16	86:8, 20 87:12	31:15	50:14 59:18	grow 54:15	56:10
65:24	firsthand 32:17	furniture 16:20 20:6	66:22 67:9	guardrails 34:13	helping 15:24
		further 16:2		guess 18:4	30:25
		20:3 44:22		45:8 74:20	Hi 61:18, 21
		59:8, 18 77:16		guidelines 76:1	69:12 70:2
		79:22 80:9		guys 69:13	high 60:6
		81:4, 16 83:18		< H >	higher 11:16
				Habitat 32:7	
				happen 28:17	
				75:6	

2/28/2023

higher-paying 65:19	75:1, 21, 23	inaudible 31:20 74:21	Inquirer 2:20 13:15	job 48:4 49:9 50:14	key 39:22
highlight 32:10	Humanity 32:7	incarceration 49:7	inside 41:12	jobs 49:11	KFC 19:1, 4
highlighted 17:16	hundreds 60:18	incentive 37:25 59:20	instances 37:18	65:19, 20 66:8 67:12	kind 18:18
high-paying 66:8 67:12	< I >	incentives 58:24	Institute 57:20 65:22	Joe's 11:17 21:13	know 16:7, 9 19:11 20:3, 24 22:14 30:19 32:17, 22, 23 33:4, 21 34:14 37:3, 14, 23 39:23 40:6, 10 44:1 49:7 50:14 51:16, 22 52:2 54:4 66:5 68:17 69:18 71:25 74:24 76:3
Hilton 13:19	I-1 23:9	incentivize 5:5	institutional 62:3	JOHNSON 1:1 2:2 4:1 5:23 6:1 7:1, 7 9:20 10:2, 6 14:12, 16, 19 22:1, 6, 13 24:13 25:16, 21, 24 26:6 27:16, 21 28:2 29:18, 23 30:2, 10 31:21, 24 32:3 34:18, 21 35:1, 4 39:15, 21 40:25 41:25 42:11 45:22 46:1 51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	knowing 76:25
Hinton 46:3, 5, 8 51:21 52:2 53:3, 6 66:21	I-3 23:9	58:5 62:14 63:23 72:13, 20 73:21	Instructions 2:15	32:3 34:18, 21 35:1, 4 39:15, 21 40:25 41:25 42:11 45:22 46:1 51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	known 35:10 51:13 57:21 59:16
historic 63:12	65:16, 17	incentivized 72:18	insulation 60:9, 16	41:25 42:11 45:22 46:1 51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	< L > L&I 24:3
history 36:6 46:10	I-76 10:24	Incentivizing 37:9	insurance 19:16	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	lack 36:2
hit 21:12	ICMX 23:22	include 34:16 47:24	Intelligencer 2:20 13:16	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	land 4:23 5:19 23:3 26:24 33:24
hold 73:4	identify 55:6	included 2:18 13:6 27:4 55:8	intention 23:11 39:10 45:5 55:3	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	landscape 12:8 18:2
holding 56:22	image 3:4 11:9 78:15	includes 46:14	interest 33:10 51:23	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	landscaping 18:14
home 41:14 53:23 76:22	immediately 63:1	including 11:2, 14 17:18	International 19:17	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	language 29:14 38:21 39:7
homeowner 76:21	imminent 38:23	Income 32:15 41:19 59:15 75:22, 25	interruption 53:21	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	large 60:13
homeowners 32:21 68:4	impact 32:18, 22, 24 36:2 38:2 39:13 68:4 72:18 74:25	increased 59:8 60:16, 22, 23	interested 25:8	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	larger 59:24
homeownership 34:10	impacted 41:10	increases 72:1, 3, 4	internal 29:1	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	largest 8:23 62:1
homes 32:13 35:17 36:8, 13, 23 41:13, 21 60:8 67:5	impactful 35:22	increasing 28:19 59:9, 10	International 19:17	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	lastly 12:6
hope 50:19	impacts 23:25	Indiana 4:24 23:4	intersections 8:11 11:23	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	late 18:5 49:15
host 12:20	imperative 9:7	indicate 2:25 78:12	intro 54:13	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	law 2:6 13:16 29:10
hour 77:1	implement 28:24 29:5 39:10 40:22 45:4	individual 65:5	introduced 22:23 26:13	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	lead 28:16
house 19:3 42:25 43:2 63:17 76:22	important 8:19 9:13 20:19 21:20 34:15 38:21 39:11 40:23 41:8 50:17 52:10 77:11	individuals 41:19	introducing 42:25 61:6	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	leadership 62:13 63:16
household 37:8	importantly 47:15	Industrial 23:9, 10, 22, 23 24:1 62:3 67:5	invest 66:9 67:13	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	leads 75:11
households 58:18	impressively 8:8	Industry 30:16 31:8 58:2 63:7	investment 9:9 16:8	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	left 19:25
Housing 5:6, 8 27:7 28:12, 20 30:18, 23 31:2, 5, 13, 16 32:18 33:3 34:16 36:3, 19 38:25 39:8, 12 40:13 41:4, 7 42:7 43:15, 19 44:3, 11 46:14, 16 49:11 54:16 55:12 56:1 58:5, 6, 10, 15, 21, 25 59:1, 11 60:2 61:1 62:15, 16, 18, 20, 23 63:4, 24 64:7 70:20 71:14 72:3, 20	improve 8:21 9:1 59:2 improved 8:9 43:14 improvement 7:18 improvements 4:15 7:10 8:3, 8 10:16 11:8, 20 12:4 15:19 58:6 62:15 improving 9:15 inaccessible 38:7	information 45:12 58:14 initially 38:4 initiative 47:3, 4 54:21 63:1 initiatives 54:18 62:23 input 27:1	issues 44:5 64:23 Italian 19:1 item 53:7 its 7:15 8:6 24:9 27:12 59:6 63:8 < J > January 24:9 26:14 29:9 Jared 42:24 63:15 JFK 71:1 Jim 12:2	51:1, 5, 10 52:15, 19 53:10 54:5, 8 56:25 57:16 61:10, 16, 19 62:9 64:12, 18 65:7, 13 68:25 69:7, 10, 16, 21 70:4 74:1, 9, 17 77:21 78:1 79:7, 16 80:3, 17, 20 81:10, 24 82:2, 16, 25 83:2, 9, 23 84:12, 15 85:5, 19, 22 86:12 87:1, 4, 14, 20, 24	Legal 2:20 13:15 Legislation 22:20 26:11 36:15 43:4 44:18, 23 45:8 52:5 55:4, 9 56:21, 22 58:20 59:12, 19 61:7 62:14

2/28/2023

63:22 legislators 68:2 legislature 68:2 level 73:13 life 9:16 47:8 Light 23:9 limited 37:20 38:3 line 25:4 73:14 77:2 lines 8:5 listen 52:20 listening 53:23 70:9 little 16:2 72:5 76:9 live 15:11 58:12 67:15 lived 67:17 lives 52:11 living 64:2 67:17 local 9:5 23:15 located 4:23 5:20 location 1:1 16:21 18:24 20:15 long 51:13 55:25 56:12, 17 long-term 41:9 50:12 75:16 look 8:4 19:8 21:4 46:17 73:12 75:2 looked 75:6 looking 17:16 18:10, 12, 16 33:2 71:23 73:1 looks 21:1, 7 Los 36:4 lose 67:7 losing 76:22 lot 52:1 70:23 loud 35:2 love 77:2 low 58:17 Lower 4:18 7:22 10:10, 18, 22 11:2, 12 12:9 13:3 14:4 17:5 18:9 19:8 20:12 21:1	lower-income 37:13 low-income 31:5 32:13 58:18 60:12 luncheons 12:21 < M > mailed 13:10, 24 major 16:7 32:10 68:23 making 32:13 40:4, 6 41:18, 21 51:25 Malawski 57:5, 7, 10, 12, 15, 17 man 47:5, 20 49:25 Manager 7:10 manner 60:15 manufacturing 48:9 49:21 map 66:13 Maps 4:21 5:18 23:2 26:17 27:4 marijuana 20:13 MARK 1:1 3:22 79:3, 10 80:23 82:5 84:18 85:25 market 39:6 56:6 59:6 71:25 72:1, 2, 16, 17, 19, 22 73:2, 8, 21 75:9 marketing 42:13 Master 12:6 17:18 18:1 material 62:4 materials 39:5 matter 89:1 Mawr 16:19 20:5 mayor 67:2 mean 34:8 49:6 means 30:9 33:25 50:3 89:21 measures 38:13	measuring 40:3 Median 32:15 medical 20:12 meeting 2:12 4:4 6:4, 10 24:9, 25 27:12 78:3, 7 79:9 87:6 meetings 45:19 member 15:14 57:24 Members 2:24 4:3 6:13, 18 7:7 10:6 13:21 14:15 22:4, 18 25:22 27:2, 19 28:7 29:21 35:5 45:24 46:6 51:3 52:17 54:9 57:17 62:10 63:3, 25 64:5 77:23 78:11 82:11 membership 38:8 62:2 men 48:21 49:3 mental 47:17 mentioned 11:22 43:6 52:4 Merion 4:19 7:22 10:10, 19, 23 11:2, 13 12:9 13:3 14:4 17:5 18:9 19:8 20:12 21:2 message 42:1 met 56:1 method 4:13 7:15 10:14 Microsoft 2:13 6:17 Microsoft® 1:1 middle 62:18 76:24 migrated 19:4 million 11:19, 20 12:1 48:23 63:1 millions 64:4 mimic 74:20 mindful 70:16 minds 24:25	minimal 60:9 minority 37:13 mission 50:16 mistake 47:6 mitigate 23:25 Mixed 70:20 mixed-income 39:8 Mixed-Use 23:23 modified 36:7 moment 46:2 52:21 78:4 mommy 42:5 Montgomery 7:23 13:16 month 60:19 monthly 34:4 Monument 8:18 12:2 15:25 moons 51:21 Morgan 17:24 morning 2:3 3:9, 13, 18, 19, 24 7:6 10:1, 5 22:18 28:5, 6, 7 30:12, 13 32:2 35:3 57:16 69:8 70:3 74:12 78:20, 25 79:5 mortgage 33:9, 11 mortgages 34:4 motion 79:10 80:5, 15, 21, 23 81:12, 22 82:3, 5, 18, 23 83:3, 11, 25 84:10, 16, 18 85:7, 17, 23, 25 86:14, 24 87:5 mounting 35:25 move 16:10 21:9 48:6 50:8 79:14, 20, 23 80:10 81:2, 5, 17 82:12 83:15, 18 84:5, 22, 25 85:12 86:4, 7, 19 moved 80:6 81:13 82:19 84:1 85:8 86:15 moving 18:16	multi-family 39:3 municipal 11:5 12:24 municipalities 36:17 mute 53:24 Muted 5:23, 25 myriad 7:25 < N > name 7:3, 6, 8 9:23 10:6 22:14, 15 26:7 28:3 30:11, 15 32:5 34:23 35:6 46:8 57:17 61:21 64:19 65:8 74:10 names 3:1 78:13 narrow 55:1 75:15 naturally-occurring 37:19 nature 14:1 50:4 NBC10 16:10 near 67:6 nearly 58:17 necessary 52:9 need 30:22 31:7, 13 35:25 36:11 38:1 42:2 49:4 59:10 64:7 67:7 68:20 73:12 75:2, 5 76:13 needed 45:3 75:24 needs 31:17 63:7 67:24 75:6 negative 68:3 neighborhood 26:25 54:21 62:25 65:11 75:18 neighborhoods 35:18, 20 37:6 41:14 45:19 59:3 neighbors 24:21 26:23 49:2 66:12	Neill 8:19 net 38:2 networking 12:21 new 4:12 7:14 8:9 10:12 11:14 19:24 21:7 35:16 37:2, 18, 21 39:11 58:14, 24 News 2:20 non-compliance 38:19 north 16:2 23:8 65:23 66:7 73:22 74:13 Nos 4:7 Notary 89:13 note 6:15 31:9 noted 87:15 89:1 notes 80:4 81:11 82:17 83:24 85:6 86:13 89:1 noticed 18:23 19:24 notices 2:19 13:25 noticing 17:2 notification 13:14 notifications 13:10 NPI 31:15 number 38:5 45:18 66:1 69:14 70:1 < O > objection 13:22 objections 13:24 14:2 obtain 28:13 29:3 obviously 31:3 40:23 41:5 44:22 offer 2:16 9:5 63:18, 20 82:9 offered 24:3 office 19:13 24:19 45:1 officials 11:3
--	---	---	---	--	--

2/28/2023

13:22 17:25 Oh 57:11 Ohio 66:24, 25 okay 10:1 18:21 22:6 46:1 54:1, 3 65:4, 15 69:12, 24 70:2, 6, 11 71:11 76:20 83:8 old 16:18, 20 36:25 oldest 61:25 once 21:12 49:11 50:8, 10 67:24 O'NEILL 1:1 3:7, 8 83:6, 7 87:10, 11, 16, 18, 23 ones 11:14 onsite 55:25 open 25:10 39:17 operating 21:3 opinion 77:15 opportunities 17:21 37:7 48:5 59:4 opportunity 9:17 10:11 28:10 41:12 48:6, 13 50:7 51:17 55:5 60:1 oppose 75:5 opposed 38:3 68:9 75:22 80:18 81:25 82:25 84:13 85:20 87:2 option 41:13 63:23 options 30:23 order 4:2, 5 6:19 29:4 30:7 45:8 59:23 60:9 ordinance 4:11, 20 5:2, 10, 17 23:17, 20 organizations 47:14, 16 68:1 outages 8:13 outcomes 28:22 outside 38:5	overall 12:5 20:23 overnight 33:16 owned 46:11 owner 46:23 55:23 56:2 owners 12:22 13:11, 12 37:15, 18 38:14 39:2 Oxford 33:18 < P > PACDC 35:9, 13 36:14 38:10 paint 20:6 panel 6:23 22:10 26:3 27:24, 25 30:3, 4 panelist 34:22 69:3, 4 parcel 20:4 66:17 parcels 23:24 48:3 65:12 parents 47:14 parity 39:5 parks 27:7 part 8:23 41:1 45:10 66:7 69:18 participant 65:3 participants 6:8 66:6 participation 68:21 87:22 particular 37:15 50:15 73:2 75:11 particularly 15:11, 20 25:7 42:2 partnered 71:14 partners 47:17 49:1 50:11 partnership 10:21 41:3 63:10 Partnerships 32:6 parts 48:11, 12 pass 34:11	passed 25:12 63:17 passing 42:25 path 47:6 49:24 pathway 47:23 48:7 patrol 9:2 12:15 Paula 22:12, 14, 19 26:5, 10 pause 52:22 pawn 16:23 20:2 pay 64:2 paying 64:4 PCOM 11:17 pedestrian 8:9 15:24 20:20 pedestrians 15:20 penalties 38:18 PennDot 7:20 12:11 Pennsylvania 11:4 people 33:9 42:2, 3 46:18 48:16 50:24 51:23 52:1 55:11 67:6, 14 71:9 75:21, 24 76:3, 14 percent 32:14 36:18 41:17 59:8, 15 63:20, 22 70:21 71:16, 17, 18, 24, 25 72:1, 2, 4, 6, 13, 14, 15, 16, 21, 22 73:6, 7, 10, 14 75:1 period 13:23 43:13 permit 79:24 80:11 81:6, 18 83:19 84:6 85:1, 13 86:20 permits 40:7 56:2 person 53:13 57:2 Phil 11:22 PHILADELPH IA 1:1 4:18, 21 5:3, 11, 17 7:21 8:17 10:10, 18, 22 11:1, 12 12:10,	13 13:2, 15 14:3 15:3 17:7 18:9 19:23 20:11, 25 22:21 23:2 24:7 26:17 27:10 30:21 32:7 35:7, 21 36:21 50:17 51:18 54:16, 25 55:16 57:19 58:7 62:7, 16, 17 63:16 64:1 65:23 66:7 67:25 68:4, 21 73:22 74:14 Philadelphians 9:16 59:13 Philadelphia's 57:22 Philip 6:25 7:6, 8 PHLCouncil.co m 2:22 phone 69:13 piece 17:15 18:15 21:15 52:5 73:2 pilot 37:2 55:4 place 56:13 58:11 placed 13:14 plan 4:12 7:14 10:13 12:7, 8 13:5, 6, 9 17:19 18:2 23:18, 21 27:3 39:23 Planning 5:12 22:21 24:7, 24 26:11 27:10 49:19 50:20 52:6 plans 12:18 16:13, 25 17:10 23:18 play 18:15 please 2:23, 25 3:2 4:9 6:22 22:9 26:2, 6, 8 27:23 28:2, 4 29:25 30:10 31:25 53:12, 24 54:6 57:3 61:12, 16 64:14, 18 65:7, 13 69:2 70:16	74:3, 10, 17 78:9, 12 point 17:15 73:3, 17, 19 74:22 points 32:11 police 9:5 Policy 35:6 37:4 portion 15:4 16:16, 23 17:11 19:8 59:13 portions 4:16 10:17 pose 66:23 position 49:19 positive 37:12 possible 2:14 36:10 possibly 66:4, 19 67:9 potential 23:25 potentially 23:13 power 8:13 prefer 73:9 preliminary 24:4 prepared 52:23 PRESENT 1:1 3:1, 14, 20, 25 78:12, 20 79:1, 6 Preservation 54:21 62:25 President 10:8 30:16 46:8, 13 61:6 62:13 Presidential 8:16 11:25 12:3 15:21 President's 62:25 pressure 59:9 pretty 68:22 preventative 47:4 preventionary 49:14 previous 36:6 53:7 74:21 76:17 previously 44:3 prices 72:3 pricing 38:19	primarily 41:10 primary 41:8 prior 2:21 6:12 13:13 priority 21:21 privacy 6:9 problem 63:9 68:19 procedures 12:25 proceed 7:3 65:3 proceedings 89:1 process 13:4 21:10 26:21 40:24 44:14 45:11 processes 29:1 product 33:15 productive 72:7, 23 products 58:1 profession 57:23 profit 40:14 program 35:17 41:22 42:13 50:14 51:16 66:2, 3 programs 8:25 39:8 41:4 project 8:20 12:1 63:24 projects 18:13 28:12 33:12, 13 59:4 63:5, 19 promise 33:9 promote 75:13, 20 properly 80:6 81:13 82:19 84:1 85:8 86:15 properties 11:6, 11 29:2 39:4 44:6 property 13:11 38:14 43:14, 18 45:1 46:24 48:4 55:23 56:2 63:11 proposed 4:13 7:15 10:13 23:16 24:5
---	--	---	---	--	--

2/28/2023

26:23 27:4 29:14 31:19 65:17 75:10 proposes 23:6 proud 54:22 proven 37:11 provide 12:4 52:23 57:3 58:1 62:20 65:18 provided 12:17 43:12 provider 50:12 providers 25:6 provides 60:16 providing 14:8 33:10 38:15 58:23 public 2:9, 10, 15, 16, 17, 18 4:5 6:6, 7 8:2 11:7 12:14, 19 13:9, 13, 18 37:4 52:21, 24 53:1, 9, 13, 15, 19 57:2 61:2 65:3 66:11 68:14, 16 69:19 74:4, 6 76:14 77:4, 15, 24 78:3, 6 79:9 89:13 public-private 63:9 published 2:19 pulled 18:19 75:14 purchases 34:1 purchasing 41:13, 20 purpose 6:21 purposes 14:1 pursuant 5:7 pursued 50:3 push 73:1 75:23 put 18:22 20:8, 18 21:8 38:4 42:22 43:9 47:18 48:25 50:10 < Q > qualifications 42:4 qualify 38:25 42:7 quality 9:15	question 40:2 41:1 42:19 43:21, 22 49:10 questions 6:13 9:18 14:10, 14 17:13 22:3 24:12 25:18 27:14, 18 29:16, 20 39:17, 22 45:23 51:2 52:16 56:24 quick 70:12 quickly 55:8 68:6 quorum 4:2 < R > racial 37:7 racism 32:21 rail 66:16 railroad 66:18 railway 67:6 raised 46:11 range 34:6 ranged 34:5 ranging 34:5 rate 39:6 56:6 59:6 71:25 72:1, 2, 16, 17, 19, 22 73:2, 8, 21 Rathmann 30:6 32:2, 5 34:20 RCO 65:12 74:16 RCOs 25:5 reach 39:24 reaching 65:1 read 4:9 32:9 44:19 68:18 76:8 reading 79:25 80:11 81:7, 18 83:20 84:6 85:2, 13 86:8, 20 ready 53:9 54:4, 5 63:5 69:25 real 28:14 38:2 50:8 54:19 70:12 75:20 reality 71:23 really 18:6 19:1 20:22	25:1 31:16 33:2, 14 34:11 40:9 43:23 44:14 68:20 71:6 72:8, 11 73:15 75:24 realm 61:2 reason 16:6, 18 reasonable 6:9 reasons 40:18 rebuild 77:8 received 13:23 recognize 15:1 60:3 66:25 67:10 recognized 6:19 recognizes 79:9 80:22 82:4 83:10 84:17 85:24 recognizing 6:13 44:8 recommendatio n 23:24 79:22 80:9 81:4, 16 83:17 84:4, 24 85:11 86:6, 18 recommendatio ns 27:2 recommended 24:10 27:13 recommends 23:22 38:10 55:21 record 6:15 7:3 15:10 17:9 18:22 20:9, 18 21:9 26:7 28:4 30:11 34:23 42:23 43:10 49:12 53:2 64:19 65:8 74:10 80:4 81:11 82:17 83:24 85:6 86:13 87:15 recorded 6:6, 11 87:12, 16 redevelopment 18:24 46:13 redo 73:5 reduce 59:13 reducing 50:23 reduction 63:10 referral 41:22 referrals 41:5	reflect 26:24 27:6 reframed 46:20 regarding 4:7 44:16 region 7:19 58:2, 7 62:7 64:2 region's 61:25 Regular 38:17 regulation 45:10 regulations 45:3 rehab 32:12 rehabs 31:5 reintroduce 71:4 73:19 reintroducing 71:10 related 23:25 38:22 relative 45:12 remaining 43:24 remains 43:15, 18 56:13 remapping 26:21 remarks 24:15 87:7 remember 15:6 18:25 Remote 1:1 2:9, 14 remotely 2:13 rent 58:13 59:7, 15 60:4 72:2 rental 38:19 58:19 rentals 59:5 rent-burdened 59:16 renters 60:13 reopen 8:18 reopening 11:25 repairs 59:1 repeat 77:6 report 18:17 reported 79:21 80:8 81:3, 15 83:16 84:3, 23 85:10 86:5, 17	Reporter 13:17 89:13, 23 represent 38:6 representation 11:1 representative 14:25 17:23, 24 36:16 42:24 56:8 63:15 representatives 9:3 representing 35:20 represents 15:3 57:23 reproduction 89:20 requesting 14:7 29:7 required 43:17 requirements 56:1 requires 2:7 residences 66:15 residential 30:20 63:11 residents 12:13 15:15 41:9 59:9 60:4 66:1 67:12 68:1, 5, 21 resource 61:3 responding 3:3 78:14 response 22:5 25:23 27:20 29:22 39:25 45:25 51:4 52:18 57:6, 8 64:21 77:25 80:19 82:1 83:1 84:14 85:21 87:3 rest 77:14, 20 restaurant 19:2, 4 restrictions 38:20 restructured 46:20 result 29:3 60:23 results 26:20	retail 11:9 12:7 17:19 20:23 return 67:23 revenue 28:18 34:15 45:1 review 45:9 reviewed 24:3 revitalize 15:18 reworked 75:15 RFP 18:14 RICHARDSON 1:1 3:16, 18 14:18, 20, 22 18:21 21:24 42:15, 16, 18 78:23, 25 riding 17:3 right 15:7, 8 19:10 21:17, 24 30:8 40:5, 21 41:5 44:24 50:11 58:23 63:6 67:4, 17 69:22, 24 70:6 76:23 79:18 rise 48:15 72:24 risk 76:21 Rite 16:21 Road 8:19 12:2, 11 15:8, 25 Rob 28:1, 5, 8 39:19 42:21 43:5 45:21 robust 41:3, 22 role 9:13 roll 2:24 78:5, 10 Ron 46:3, 8 51:13, 20 52:2, 12 route 7:20 rule 31:18 RULES 1:1 2:4 4:6 7:8 22:18 35:5 54:9 55:13, 18 79:23 80:10 81:5, 17 83:18 84:5, 25 85:12 86:7, 19 88:1 runs 10:24
--	--	---	---	--	---

2/28/2023

Russell 74:6, 7, 12, 13, 19 77:22	72:16, 23 73:23 75:8 76:6, 11 77:14 seeing 66:24 67:3 seek 59:2 seen 36:1 segment 8:15 selectively 63:18 sell 32:12 selling 34:2 send 44:15 senior 46:16 SEPTA 21:15 September 13:19 series 8:7 serious 38:22 40:11 51:24 56:14 serve 30:15 46:12 service 9:2 23:12 47:16 62:5 Services 4:14, 16 7:14, 17 8:2, 24 9:7, 12 10:9, 15, 17 15:5, 13 25:6 46:16 50:13 58:1 session 80:1, 12 81:8, 19 83:21 84:7 85:3, 14 86:9, 21 set 33:17 55:13 sets 12:25 shape 49:24 share 45:16 shop 16:23 20:2 shoppers 9:6 shopping 9:8 19:20 show 66:14 shrinking 37:20 side 7:22 11:12, 13 15:22 17:5, 7 19:21, 23 20:11, 12, 14 21:1, 2, 4, 6 sides 14:4	signals 8:12 signed 69:19 significant 38:18 42:6 signify 6:18 80:15 81:22 82:23 84:10 85:17 86:24 similar 70:19 simultaneously 28:21 single 27:5 32:25 singular 55:1 site 16:10 25:9 sites 48:10 sits 48:9 sitting 51:18 situation 70:24 75:12 76:18 size 39:5 skip 54:13 slated 8:14 small 19:20 social 23:12 Solomon 36:16 42:24 56:9 63:15 solution 38:1 solve 58:20 63:8 sorry 70:7, 8, 11 sort 44:2 spaces 17:21 speak 3:5 9:17 46:7 69:25 70:12, 14 78:16 speaker 54:1 65:6 speaking 53:3, 7, 19 Special 4:14 7:13, 17 8:24 9:12 10:9, 15 15:4, 13 28:16 specific 17:1, 11 36:11 43:8 59:21 specifically 16:4, 13 30:25 spend 48:22 spending 59:14 60:18 spoke 44:21	sponsor 24:14 spot 42:19 spread 37:5 44:9 SQUILLA 1:1 3:22, 23 35:4 54:8 79:3, 4, 10, 12, 18 80:23, 25 82:5, 7 83:11, 13 84:18, 20 85:25 86:2 St 11:17 21:13 staff 13:20 24:2 39:23 stand 63:5 74:20 stands 58:8 started 15:7, 13 state 2:6 7:2, 20 8:1 17:23 22:15 26:7 28:3 30:11 34:22 36:11, 15 42:23 63:14 64:19 65:8 74:10 stated 71:13 state-enabling 56:20 statement 17:17 states 43:11 stating 9:23 station 19:10 21:16 stay 34:9 41:12 stenographic 89:1 step 58:22 stock 28:20 58:9 59:2 Stokes 67:2 stood 54:17 store 8:17 16:20 20:1, 6, 7 stores 21:3 Strategic 32:6 Strategy 17:19 20:24 46:14 47:1, 19 49:17 50:2 Street 4:24, 25 5:21, 22 9:4 16:3, 15 17:6,	8 20:14 21:4, 6, 13, 14, 18 23:4, 5, 8 26:19, 20 46:22 71:2 streetlights 8:9 strengthen 38:11 stretch 16:14 19:9, 22 21:19 strongly 54:14 student 34:16 38:25 students 11:17 subcontractors 62:4 subject 60:21 submitted 14:3 32:8 54:12 submitting 35:12 suburbs 9:10 succeed 64:6 success 47:23 sufficient 29:5 62:22 suggest 72:9 summer 50:13 Sunshine 6:20 supervision 89:22 suppliers 62:5 supply 36:2 37:21 support 7:12 10:12 11:10 12:8 24:20 28:10, 21 33:4 35:15 41:6 44:10 53:8 54:14, 20, 23 58:4, 8 61:8 62:24 64:8, 9, 22, 25 74:20 supported 12:15 25:3 36:14 supports 9:11 60:25 sure 12:9 18:6 34:24 40:4, 20 41:18, 21, 23 52:7 69:18 77:6 surrounding 23:23 32:24 66:12 67:20 suspend 40:7	suspended 79:24 80:11 81:6, 18 83:19 84:6 85:1, 13 86:8, 20 sustain 34:10 sustainability 61:1 75:8 sustainable 60:15 sustaining 58:8 swallowed 72:6 Swampoodle 65:11 67:15 swaths 59:25 system 8:10 47:7 systematic 32:20 systems 60:17 < T > take 2:24 40:17 41:2, 20 42:8 46:2 47:5, 11 52:21 58:22 72:25 78:4, 10 taken 40:13 78:8 89:1 takes 73:15 talk 16:1, 4, 25 44:14 52:1, 6 69:17 talked 43:5 talking 66:21 71:9 TANEHA 89:12 Target 8:17 16:9 tax 5:6, 8 28:14 31:5 33:3 34:3, 15 35:16 36:7, 13, 18 37:1 39:1 54:20 55:24 59:19 63:11, 19 67:23 68:3 71:5, 6, 10 73:20 Taxes 5:4 33:11 34:8 64:4 taxpayer 43:16 team 69:17 Teams 1:1 2:13 6:17
--	--	--	--	--	--

2/28/2023

tech 64:23 69:17	79:7, 12, 19 80:25 82:7	Township 4:18 7:22	understanding 36:20 37:11	viewers 6:8	well 10:3
technical 70:13	83:9, 13 84:20	10:19, 22 13:3	Union 64:3	violation 40:9	17:14, 25
teenagers 50:13	86:2 87:8, 19, 20, 21, 23	Toy 30:6	unique 10:21	violations 38:20, 22	39:25 58:25
tell 18:7, 9 71:16	thing 56:8 76:3, 13	34:22, 24 35:3, 6	Unit 5:8	violence 48:15	59:3 60:13
tenants 60:17	things 15:11	track 47:25	33:24 43:15, 19, 25	vision 48:3	64:9 73:22
terms 5:9, 14	20:9 76:7	trade 30:19	units 33:17	visitors 12:18, 22	74:22 77:16
testify 6:5 7:12 10:11	think 17:14	traffic 8:12, 20 12:5	34:1 36:1, 19	visits 12:16	87:13
22:22 26:12	18:3 19:15	train 19:10	37:17, 20, 21	vocational 65:19	went 46:11
28:10 58:3	20:22 21:20	21:16	38:15 39:3, 7	voice 57:22	we're 14:6
62:11 68:24	41:16 66:4	training 48:2	41:7 44:12	vote 29:12	17:18, 22
testifying 30:6 57:18	73:8, 12, 18, 23	65:20	56:5, 16 58:19	voting 87:13, 17	18:10, 12, 15
testimony 2:16 6:2 7:4	74:22 75:2	transcript 89:1, 20	unnecessary 37:2	< W >	24:21 25:1, 10,
9:23 15:1	thoughts 48:20	transfer 54:20	upcoming 33:12	wage 64:2	14 29:7, 16
22:8, 16 26:1, 8 27:22 28:4	throw 38:1	travel 16:19	update 29:1	waiting 39:25 49:14	31:3 33:17
29:15, 19, 24	Tiffany 64:17, 23 65:6 69:5	treat 55:3	updated 40:24	walkability 8:21	34:2 35:25
32:1, 4, 8	70:1, 2 74:22	tricomplex 34:1	upfront 42:3	walked 18:4	40:15 41:18
34:20 35:11, 12 42:22 43:7	76:16	tried 65:1	upgrades 15:20 20:20	want 4:3	42:12 48:17,
46:3 51:6	time 6:15	true 63:9 75:7	Urban 43:2	20:22 24:14	24 49:1 52:5
52:24 53:14, 16 54:10, 13	9:19 14:11	truly 38:15	urge 34:11	31:9 40:20	63:8 65:2, 23
57:3, 14 61:17	24:12 27:15	75:20	urged 36:8	42:14 44:7	67:3, 18 68:8,
64:20, 24 65:9, 14 69:3, 19	29:5 34:17	trust 31:15	urgency 35:24	46:2 47:2	12 72:11
74:4, 6, 11, 18 77:24	40:11 47:8	42:5	urgent 30:22	49:12, 15 51:5	73:13
Thank 3:5	49:8, 10 51:13	try 48:19	usage 60:24	52:12 64:5	West 23:15
4:1, 3 9:16, 20	52:20 61:9	55:11	use 6:16	65:15 66:11	25:7 26:23
10:5, 10 14:11, 12, 22, 24	64:10 72:25	trying 14:23	23:12 31:13	67:21 68:15	27:3 46:9, 25
15:17 17:12	times 70:23	25:1 60:19	useful 65:18	70:14, 15 71:4,	48:11 51:15,
21:22, 24, 25	Tinamarie 74:6, 13	Tuesday 1:1 2:4	uses 24:1, 5	7, 13, 16 72:7,	20 52:2
22:7 24:16	title 4:10 5:3, 11 9:24 22:15	turn 48:14, 20	26:24 38:24	8, 13 74:19	We've 32:15
25:16, 25	26:8 28:3	53:24 72:10	usually 66:6	76:8 77:10, 12	33:10, 13
27:16, 22 28:9	34:23	turned 19:3	utility 60:6	87:7	35:18 44:2
29:18, 24 30:1	today 6:3	twice 58:17	utilization 17:13	wanted 14:24	72:18 77:6
31:21 32:3, 4	9:17 15:9	47:25 68:20	utilized 39:9 77:18	15:10, 16 16:1, 12 17:9 18:22	wholeheartedly 31:18
34:17, 18	32:5 34:17	74:21 76:7	< V >	20:8, 17 21:8	wide 38:2
35:10 39:14, 15 42:18, 21,	35:11, 14	87:12	vacancies 17:20 19:21	42:22 43:8	willing 24:22
23 45:20, 21,	48:22 52:13	two-year 56:12	vacancy 19:24	51:12 53:1	25:15 37:16
22 46:5 50:6, 24 51:1, 6	57:18 58:3	type 14:23	vacant 21:5	70:20	52:6
52:12, 13, 15	76:19 78:9	66:19	46:22 48:3	warm 60:20	winter 60:20
53:10 54:7, 8, 10 56:21, 25	87:9	typically 47:6	value 33:22	watch 77:10	wish 6:18
57:15 61:5, 9, 10 62:8, 12	told 36:9 77:1	< U >	75:8	Way 12:3	witness 31:25
64:10, 12	tool 30:24	Um 69:15	various 41:4, 14	15:21 21:14	61:13 64:15
68:23, 25	35:22 37:24	unaffordable 33:15	vast 65:25	33:1 34:13	74:5
73:25 74:1	39:11 48:15	unanimously 13:7	vehicles 12:19	39:13 44:24	witnesses 6:3, 14 52:23 53:6
77:21 78:20	77:19	unapproved 33:23	verify 43:17	50:20 67:14	woman 14:19
	toolbox 63:8	unarmed 9:2	versus 18:9	71:2, 9 75:7	50:1
	tools 31:14	understand 2:6 29:10	VICE-CHAIR 1:1 35:4 54:8	wealth 33:1	words 3:3
	63:7	40:22 49:18	view 2:16	week 11:24	68:14 77:10, 11 78:14
	top 17:22	55:17		weighed 60:5	work 12:10
	49:7			welcome 22:2	15:17 21:15
	torn 19:5			25:20 55:5	43:1, 3 47:12
	total 11:11			87:25	49:2 50:20
	totally 75:4			welding 66:4	51:19 52:7, 10

workforce
41:7 44:2
64:3
working 17:23
20:22, 25
28:23 30:21
40:16
works 37:3
69:18
Workshop
54:11, 16 55:5,
21 56:9
Workshop's
54:22 56:4
writing 44:16
written 13:23
32:8 54:12
wrong 76:10
Wynnefield
15:12, 14

< Y >

Yeah 39:21
40:15 41:24
42:10 53:17
year 8:14
18:5 59:7
years 11:21
19:12 32:16
36:18, 24 47:8
55:24 62:21
73:24
yesterday
19:24
young 46:18
47:5, 20 48:16,
21 49:3, 25
50:24 51:23
52:11
younger 18:25

< Z >

Zoning 4:21,
22 5:12, 18
23:2, 3, 7
26:17, 23 27:5,
9 49:20 65:17
66:10 67:5, 11
