

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON FINANCE

Room 400, City Hall
Philadelphia, Pennsylvania
Thursday, April 18, 2019
10:25 a.m.

PRESENT:

COUNCILWOMAN JANNIE L. BLACKWELL, CHAIR
COUNCILMAN ALLAN DOMB
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN BOBBY HENON
COUNCILMAN DAVID OH
COUNCILWOMAN CHERELLE L. PARKER
COUNCILWOMAN MARIA D. QUINONES-SANCHEZ
COUNCILWOMAN BLONDELL REYNOLDS BROWN

BILLS 190129, 190135, and 190231

- - -

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 COUNCILWOMAN BLACKWELL: Thank
3 you. Good morning. We will now call the
4 Finance Committee to order. We have a
5 quorum and some. To my left, the Vice
6 Chair, Bobby Henon. To his left, we have
7 Councilman Greenlee and we have
8 Councilwoman Cherelle Parker. To my
9 right, I have Councilman Oh, and we also
10 have here in our Chambers Councilwoman
11 Maria Quinones-Sanchez. So obviously a
12 quorum and more, a quorum is present.

13 We are going to ask that the
14 Clerk read the title of the first bill,
15 Bill No. 190129, water bond
16 authorization, and we will ask Christian
17 Dunbar, Deputy City Treasurer, and
18 Melissa LaBuda, Deputy Water
19 Commissioner, to come forward.

20 Thank you.

21 THE CLERK: 190129, an
22 ordinance constituting the Twenty-Second
23 Supplemental Ordinance to the Restated
24 General Water and Wastewater Revenue Bond
25 Ordinance of 1989, as supplemented;

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 authorizing the Bond Committee to issue
3 and sell one or more series or subseries
4 of tax-exempt or taxable water and
5 wastewater revenue bonds and revenue
6 refunding bonds; authorizing agreements
7 to provide credit enhancement or payment
8 or liquidity sources (or any combination
9 of the foregoing) for such Bonds;
10 providing that such Bonds shall bear
11 interest at fixed or variable rates;
12 determining the sufficiency of pledged
13 Project Revenues; authorizing the
14 Director of Finance to take certain
15 actions with regard to the sale of such
16 Bonds, the investment of proceeds thereof
17 and the City's continuing disclosure
18 obligations with respect to such Bonds;
19 setting forth the use of proceeds of such
20 Bonds; covenanting the payment of
21 interest and principal; and supplementing
22 the Restated General Water and Wastewater
23 Revenue Bond Ordinance of 1989.

24 (Witnesses approached witness
25 table.)

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 COUNCILWOMAN BLACKWELL: Thank
3 you very much.

4 Good morning. We welcome you
5 and ask that you identify yourselves
6 before making your statement, giving your
7 testimony. Thank you.

8 DEPUTY TREASURER DUNBAR: Good
9 morning, Chairwoman Blackwell. My name
10 is Christian Dunbar. Good morning,
11 members of the Finance Committee. Again,
12 I am Christian Dunbar, Deputy City
13 Treasurer for the City of Philadelphia.
14 With me is Melissa LaBuda, who is the
15 Deputy Water Commissioner, and I'm here
16 to testify in favor of Bill No. 190129.

17 Bill No. 190129 would provide
18 authorization to issue water and
19 wastewater revenue bonds in an amount of
20 \$800 million, exclusive of original
21 discount. The Administration recommends
22 the adoption of the ordinance and
23 respectfully requests that the Committee
24 give the bill its favorable
25 recommendation and, further, that the

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Committee recommend that the rules be
3 suspended as to permit first reading of
4 the bill at the next session hearing.

5 Thank you for your
6 consideration. I know this is an amended
7 version of my testimony, but I think my
8 full testimony was submitted to the
9 entire Committee.

10 DEPUTY COMMISSIONER LaBUDA:
11 Good morning, Councilwoman Blackwell and
12 members of the Finance Committee. I'm
13 Melissa LaBuda, Deputy Water
14 Commissioner. I'm here appearing before
15 you this morning to testify regarding
16 Bill 190129.

17 Bill No. 190129 would provide
18 the Department with continued funding
19 authorization for our Capital Program, as
20 approved by City Council, and to
21 replenish the Department's construction
22 fund. Based on our projections, we
23 estimate that the debt authorized to be
24 issued under this ordinance will fund
25 approximately two years of our Capital

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Program beginning in Fiscal Year '20.
3 Rates approved for Fiscal Year '20
4 account for the funding of the Fiscal
5 Year '20 Capital Program. The incurrence
6 of any debt in Fiscal Year '21 as
7 authorized under this ordinance would be
8 subject to approval of future rates.

9 The proposed Capital Program
10 emphasizes the renewal and the
11 replacement of our vast infrastructure.

12 And I believe my testimony has
13 been submitted in written form, so if
14 there's any questions, I'd be happy to
15 answer them.

16 Thank you.

17 COUNCILWOMAN BLACKWELL: Thank
18 you very much.

19 Does our decision today have
20 any effect on what the Water Rate Board
21 decides?

22 DEPUTY COMMISSIONER LaBUDA: It
23 does not, Councilwoman.

24 COUNCILWOMAN BLACKWELL: Thank
25 you.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 And why do we do this bond for
3 two years?

4 DEPUTY COMMISSIONER LaBUDA:

5 There's an extensive analysis that's
6 completed by an engineering firm called
7 the Bond Engineering Study. It's costly
8 and it's time consuming, so preparing it
9 for two years offers some efficiency in
10 consulting services.

11 COUNCILWOMAN BLACKWELL: Thank
12 you.

13 Questions from members of the
14 Committee?

15 (No response.)

16 COUNCILWOMAN BLACKWELL: Okay.
17 So we have no more questions. Thank you
18 very much.

19 We will now move on to Bill No.
20 190135, realty transfer tax,
21 quote/unquote, "value" definition
22 clarification. And we ask the Clerk to
23 read the title of the bill and Frank
24 Breslin, our Revenue Commissioner, to
25 come forward.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 THE CLERK: 190135, an
3 ordinance amending Chapter 19-1400 of The
4 Philadelphia Code, entitled "Realty
5 Transfer Tax," to clarify the definition
6 of "Value," under certain terms and
7 conditions.

8 (Witness approached witness
9 table.)

10 COUNCILWOMAN BLACKWELL: Thank
11 you.

12 Good morning. Please identify
13 yourself and begin your testimony.

14 COMMISSIONER BRESLIN: Good
15 morning, Chairwoman Blackwell and members
16 of the Committee on Finance. My name is
17 Frank Breslin, Commissioner of the
18 Department of Revenue. I am here today
19 to testify in support of Bill No. 190135
20 amending Chapter 19-1400 of The
21 Philadelphia Code, entitled "Realty
22 Transfer Tax," to clarify the definition
23 of "Value," under certain terms and
24 conditions.

25 The majority of Philadelphia

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 businesses and residents pay their taxes
3 and do not go out of their way to find
4 opportunities for creative accounting or
5 loopholes. For most Philadelphians and
6 for most real estate transactions, the
7 calculation of the realty transfer tax is
8 straightforward. There are, however, a
9 small number of often very large
10 transactions where the financial
11 instruments and number of parties
12 involved are very complex. For a \$100
13 million sale of a Center City office
14 tower, for example, the \$3.3 million tax
15 bill could create an incentive to find
16 ways to reduce the burden.

17 At times, the parties involved
18 have found gray areas in the law to pay
19 less than one might reasonably expect,
20 enabling them to pay less than the 3.278
21 percent paid by the average homebuyer or
22 seller. The Law and Revenue Departments
23 have worked together for years to
24 identify transactions in those gray
25 areas; then auditing, making assessments,

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 and filing lawsuits when necessary.

3 These efforts have been successful.

4 However, given the dollars at stake in

5 these transactions, it is not surprising

6 that new workarounds and dodges are

7 regularly being developed. Rather than

8 expend legal and audit staff time to

9 catch these after a sale has taken place,

10 we prefer to make clear exactly what the

11 rules are in advance through legislation

12 and regulation.

13 In 2016, City Council passed
14 Bill 160810 to close loopholes that
15 allowed large, sophisticated corporations
16 to avoid paying their fair share of
17 realty transfer tax. Bill 190135 will
18 further clarify what needs to be included
19 when calculating realty transfer tax so
20 that the tax is calculated on the full
21 price paid for property. The realty
22 transfer tax is based on the amount of
23 consideration paid for a property or the
24 amount paid for a company if all that
25 company does is own a property and buying

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 the company is what transfers ownership.
3 Consideration can be cash paid by the
4 purchaser to the seller, but can be other
5 things as well. With this legislation,
6 we are clarifying that if the buyer
7 assumes a mortgage or other liens as part
8 of the deal, then the value of those
9 obligations are part of the purchase
10 price and subject to the tax. We believe
11 the ordinance already clearly includes
12 the assumption of liabilities in its
13 definition of "actual consideration," but
14 this bill will remove any basis for
15 arguing to the contrary.

16 The Department of Revenue has
17 already discovered an instance of
18 property owners trying to avoid tax on
19 about \$100 million of an assumed mortgage
20 and has assessed the full tax on that
21 transaction. The Law Department plans to
22 vigorously pursue collection of the full
23 tax through litigation. This bill should
24 prevent others from attempting similar
25 maneuvers and mitigate the need to

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 further assess and litigate individual
3 transactions.

4 It is not possible to predict
5 exactly how much revenue these changes
6 will generate. There are typically just
7 a handful of major property sales each
8 year, and one sale more or less paying
9 the full tax can have a
10 multi-million-dollar impact on the City's
11 finances. Importantly, this bill stops
12 big real estate developers and property
13 owners from shortchanging the Housing
14 Trust Fund and General Fund. Everyone
15 from first-time homebuyers to corporate
16 real estate conglomerates need to pay
17 their fair share of the realty transfer
18 tax, and this bill brings us closer to
19 that goal.

20 That concludes my testimony,
21 and I'm happy to answer any questions.

22 COUNCILWOMAN BLACKWELL: Thank
23 you.

24 So do we know how many people
25 are taking advantage of this loophole and

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 not paying full value?

3 COMMISSIONER BRESLIN: We
4 don't. It's really difficult to identify
5 that, and so we really do it transaction
6 to transaction and look at the
7 transactions. We have our Law Department
8 and our auditors go case by case. And so
9 the goal of this would be to remove that
10 gray area and keep businesses from trying
11 to take advantage of that loophole.

12 COUNCILWOMAN BLACKWELL: Thank
13 you.

14 Comments or questions from
15 members of the Committee?

16 (No response.)

17 COUNCILWOMAN BLACKWELL: Thank
18 you very much.

19 Thank you, Mr. Breslin.

20 COMMISSIONER BRESLIN: You're
21 welcome.

22 COUNCILWOMAN BLACKWELL: All
23 right. We will now move on to Bill No.
24 190231, Housing Trust Fund, \$19 million
25 transfer. We will ask the Clerk to read

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 the title of the bill.

3 THE CLERK: 190231, an
4 ordinance approving a Substantial
5 Amendment to the Annual Action Plan 2018
6 through 2019 for 19,131,000 from the
7 Housing Trust Fund Non-Recording Fee
8 Sub-Fund, all under certain terms and
9 conditions.

10 COUNCILWOMAN BLACKWELL: Thank
11 you very much.

12 (Witness approached witness
13 table.)

14 COUNCILWOMAN BLACKWELL: Thank
15 you, Anne Fadullon, for coming forward,
16 and we certainly say good morning, ask
17 you to identify yourself and begin your
18 testimony.

19 MS. FADULLON: Sure. Good
20 morning, Chairwoman Blackwell and members
21 of the Committee on Finance. My name is
22 Anne Fadullon and I'm Director of
23 Planning and Development for the City of
24 Philadelphia.

25 I'm pleased to provide

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 testimony regarding Bill No. 190231 to
3 approve the City's Substantial Amendment
4 to the Annual Action Plan 2018 through
5 '19.

6 As you know, last year Mayor
7 Kenney announced the property tax
8 revenues from properties with expiring
9 tax abatements would be directed to
10 affordable housing. Additionally, the
11 payments made by developers to access
12 density bonuses are directed to support
13 affordable housing. Over the next ten
14 years, those sources are projected to
15 provide an additional \$186 million to
16 make and keep housing affordable in
17 Philadelphia.

18 By directing resources from
19 expiring abatements and density bonuses
20 to affordable housing, we ensure that all
21 Philadelphians share in the benefits of
22 our recent building boom.

23 The first installment of this
24 funding is \$19 million allocated in this
25 fiscal year. We will direct it to key

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 initiatives in our Housing Action Plan.
3 The funding will support the production
4 and preservation of affordable homes;
5 help new homebuyers through down payment
6 and closing cost assistance; keeping
7 residents in their homes through housing
8 counseling, financial literacy, and
9 tangled title support; a shallow rent
10 pilot program to assist tenants; and
11 seeding of a housing accelerator fund.

12 The Division of Housing and
13 Community Development has published a
14 Substantial Amendment to its Annual
15 Action Plan 2018 through '19 for public
16 comment. This is the first step toward
17 utilizing these housing dollars.

18 Thank you for the opportunity
19 to appear before you today. I am happy
20 to answer any questions that you may
21 have.

22 COUNCILWOMAN BLACKWELL: Thank
23 you very much.

24 Do members of the Committee
25 have any comments or questions?

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 Councilman Greenlee.

3 COUNCILMAN GREENLEE: Thank
4 you, Madam Chair.

5 Just for the record, Ms.
6 Fadullon, obviously this is just money
7 through this fiscal year, right, through
8 June?

9 MS. FADULLON: Correct.
10 COUNCILMAN GREENLEE: So we
11 have to allocate more for next year,
12 right?

13 MS. FADULLON: Yes. So at a
14 subsequent hearing that's probably going
15 to be, I think, in May, we will do the
16 Consolidated Plan for this coming year,
17 and that will include, I believe, the
18 estimate for that year is little over \$13
19 million.

20 COUNCILMAN GREENLEE: Okay. I
21 just want to make clear, this is just
22 through June 30th of this year, correct?

23 MS. FADULLON: Correct.
24 COUNCILMAN GREENLEE: Thank
25 you.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 Thank you, Madam Chair.

3 COUNCILWOMAN BLACKWELL: Thank
4 you.

5 Any other comments or
6 questions?

7 Councilwoman Parker.

8 COUNCILWOMAN PARKER: Thank
9 you, Madam Chair.

10 Ms. Fadullon, when you outline
11 what this funding will support, one of
12 the things you talk about is a housing
13 accelerator fund. For the record and the
14 benefit of the public who is watching,
15 can you give a brief overview of what
16 that is?

17 MS. FADULLON: Sure. This is
18 something we're basing off -- a lot of
19 big cities now are starting to do these
20 accelerator funds. We anticipate taking
21 some of this money. It's a one-time
22 infusion, combining it with some other
23 dollars that we've identified that would
24 seed this fund. It would sort of sit at
25 the bottom of the balance sheet. It

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 would be a long-term, zero-interest loan
3 that would provide credit enhancement and
4 guarantees in a way for us to track
5 additional private capital, which would
6 then be loaned out to support affordable
7 housing.

8 COUNCILWOMAN PARKER: Thank
9 you.

10 COUNCILWOMAN BLACKWELL: Thank
11 you.

12 The Chair notes Councilwoman
13 Blondell Reynolds Brown is also present.

14 Are there more questions for
15 Panel 1?

16 Thank you very much. Thank
17 you. Councilman Henon.

18 COUNCILMAN HENON: Thank you,
19 Madam Chair.

20 And thanks, Anne, for coming
21 in. And this is sort of unfinished
22 business and just a process from last
23 year's budget FY19 as we approach
24 approving FY20. So we'll be back here.
25 But as we move forward and come back in a

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 few weeks with the Consolidated Plan, I
3 certainly will be kind of getting an
4 update on how the hearings went last year
5 through the FY19 budget and consolidated,
6 leading up to this result in creating the
7 sub-fund for affordable housing and just
8 wanted to make sure that we're prepared
9 to have the answers and the outcomes for
10 some of the concerns we have --

11 MS. FADULLON: So we're just
12 setting up the sub-fund. This is the
13 first infusion of those dollars. So we
14 won't have any outcomes, because this
15 hearing now is what's going to authorize
16 us to put that money in and start those
17 programs.

18 COUNCILMAN HENON: Well --

19 MS. FADULLON: But we can
20 provide outcomes for what we've done over
21 the last year.

22 COUNCILMAN HENON: My office
23 will set something up in advance and have
24 a list of questions.

25 MS. FADULLON: Okay. But we

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 can definitely provide outcomes for what
3 we've accomplished over the past year.

4 COUNCILMAN HENON: Correct.
5 Look forward to it. Thank you.

6 COUNCILWOMAN BLACKWELL: Thank
7 you very much.

8 Any other questions or
9 comments?

10 (No response.)

11 COUNCILWOMAN BLACKWELL: All
12 right. Thank you very much.

13 MS. FADULLON: Thank you.

14 COUNCILWOMAN BLACKWELL:
15 Certainly.

16 Panel 2, Beth McConnell,
17 Philadelphia Association of CDCs;
18 Stefanie Seldin, Rebuilding Together
19 Philadelphia; Will Gonzalez, CEIBA; Marge
20 Chance, AARP; Tonnetta Graham, President,
21 Strawberry Mansion CDC.

22 So we welcome you all.
23 (Witnesses approached witness
24 table.)

25 COUNCILWOMAN BLACKWELL: And we

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 ask you to identify yourselves before
3 making your testimony. Thank you.

4 MS. McCONNELL: Good morning,
5 Chairperson Blackwell. My name is Beth
6 McConnell. I'm the Policy Director at
7 the Philadelphia Association of Community
8 Development Corporations. Thank you for
9 the opportunity to testify on Bill No.
10 190231.

11 I submitted longer written
12 testimony. I'll summarize for my verbal
13 testimony, but I do want to first start
14 by thanking Council President Clarke and
15 Councilperson Sanchez and Squilla, along
16 with the Kenney Administration for
17 working together to allocate these funds
18 to the new Housing Trust Fund Sub-Fund.
19 Thanks to you, thousands of
20 Philadelphians who currently are
21 struggling to afford quality, affordable
22 homes will find relief. This will
23 stabilize families, improve health
24 outcomes, and educational attainment, all
25 of which are critical to lifting

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 Philadelphians out of poverty.

3 The first thing PACDC wants to
4 urge Council and the Administration to do
5 is ensure that these resources support
6 the availability of affordable units for
7 the households that are most in need.

8 Philadelphia had a deficit of more than
9 41,000 rental units available to
10 households earning under 50 percent area
11 median income and a more than 70,000
12 deficit for those under 30 percent area
13 median income, yet we have a surplus of
14 rental units available to households
15 above 80 percent area median income.

16 Additionally, for the
17 affordable homeownership resources, we
18 urge that as much as possible be set
19 aside for households under 80 percent
20 area median income and below. The cost
21 of new construction is extremely high in
22 Philadelphia. That locks moderate-income
23 households out of the ability to purchase
24 a newly constructed home. And so we urge
25 those resources to be targeted there.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 PACDC also supports the
3 allocation of 2 million for a
4 project-based shallow rent subsidy
5 program. It's very exciting to launch
6 that here in Philadelphia for the first
7 time with local resources, and we urge
8 that those funds be deployed to leverage
9 other local, state, and federal and
10 philanthropic investments in the existing
11 affordable housing system. That could be
12 done by leveraging the shallow rent
13 subsidy with the 10 million proposed in
14 the production and preservation line
15 item.

16 We also are very excited to see
17 an additional 3 million in resources for
18 down payment and closing cost assistance,
19 and, again, we hope that as much as
20 possible, those resources are available
21 to households at 80 percent AMI or below,
22 which is around \$70,000 a year for a
23 family of four.

24 In our written comments to
25 DHCD, PACDC also urged the agency to

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 boost the housing counseling line item
3 even further. An additional 1 million is
4 proposed in this budget, but we'd like to
5 urge Council to consider as you think
6 about the budget for FY20 boosting that
7 by another 1.3 million. Housing
8 counselors are already overextended, and
9 they need more resources just to meet the
10 existing demand to help households facing
11 mortgage and tax foreclosure, eviction,
12 and other forms of housing instability.
13 An additional 1.3 million would allow
14 DHCD to boost the average contract size
15 from what is currently about 157,000,
16 which supports several full-time housing
17 counselors on that, to 210,000, which
18 would better equip the agencies to
19 fulfill their obligations.

20 Finally, as Council and the
21 Administration negotiate over the FY20
22 budget, we urge that another 20 million
23 is transferred into the Housing Trust
24 Fund Sub-Fund. The initial agreement
25 between Council and the Administration in

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 September was for around 9 million. The
3 Mayor has proposed upping that to about
4 13 million this year, and we hope Council
5 will propose going even higher so that
6 we're moving at least 20 million in
7 General Fund resources every year into
8 the Housing Trust Fund.

9 We also want to urge an annual,
10 recurring, and permanently dedicated
11 revenue stream into the sub-fund to make
12 sure that we can make more significant
13 strides in meeting our affordable housing
14 needs.

15 Thank you for considering our
16 comments, and we look forward to working
17 with Council until every Philadelphian
18 has a safe, affordable home.

19 COUNCILWOMAN BLACKWELL: Thank
20 you.

21 Next.

22 MS. SELDIN: Good morning,
23 Chairwoman Blackwell and members of the
24 Committee. My name is Stefanie Seldin
25 and I am the President and CEO of

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Rebuilding Together Philadelphia. I'm
3 also going to summarize my written
4 testimony, and I also want to thank
5 Councilwoman Quinones-Sanchez, Councilman
6 Squilla, and Council President Clarke for
7 their efforts to add additional resources
8 to affordable housing in the City of
9 Philadelphia.

10 Rebuilding Together
11 Philadelphia revitalizes underserved
12 communities by transforming vulnerable
13 owner-occupied houses into safe, healthy,
14 and energy-efficient homes. Volunteers
15 and paid staff make home repairs in
16 targeted neighborhoods to allow residents
17 to remain in their homes, safely raise
18 their children, and age in place,
19 stabilizing neighborhoods and improving
20 health outcomes.

21 First, Rebuilding Together
22 applauds the priorities identified to be
23 funded, which are all critically
24 important needs in Philadelphia.
25 Nevertheless, we urge the City and City

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Council to more clearly include home
3 preservation for support through the
4 Housing Trust Sub-Fund allocation. The
5 City's Housing Action Plan acknowledges
6 that one of Philadelphia's biggest
7 challenges is to revitalize existing
8 housing stock. Nearly 90 percent of
9 units are over 30 years old and many are
10 in need of repairs and upgrades. The
11 plan notes that there are 31,000 housing
12 units without complete kitchens and
13 27,000 units without complete plumbing
14 facilities. This is a disgrace.

15 The homes we live in are major
16 predictors of quality of life and
17 economic opportunity. There's
18 substantial scientific evidence that
19 people's zip codes are often more
20 important to their health than their
21 genetic code.

22 So let me talk about who is
23 receiving home repairs and who is being
24 left out. BSRP assists homeowners with
25 households who earn less than 50 percent

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 of AMI. The new home repair loan fund
3 can serve anyone up to 120 percent of AMI
4 within their credit parameters and within
5 their ability to repay a loan. The
6 extraordinary investment in these two
7 programs are both incredible wins for
8 City Council and for home preservation.
9 I sincerely applaud the additional
10 resources provided for these homeowners.
11 However, we've left out a group of
12 homeowners who are above 50 percent of
13 AMI and cannot qualify for BSRP and those
14 below 120 percent of AMI who cannot
15 qualify for the home repair fund --
16 excuse me; the home repair loan.

17 RTP urges the City and City
18 Council to continue to prioritize
19 homeowners with incomes under 50 percent
20 of AMI, those that are currently served
21 through BSRP. However, RTP also urges
22 the City to use the Housing Trust
23 Sub-Fund to assist homeowners who need
24 repairs and earn between 50 and 120
25 percent of AMI who cannot qualify for the

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 loan program. The need is there. Last
3 year, Rebuilding Together received a
4 \$400,000 grant from the Pennsylvania
5 Housing and Rehabilitation Enhancement
6 Fund to repair 32 homes in Northwest
7 Philadelphia for seniors earning up to
8 100 percent of AMI. RTP began outreach
9 on October 1st, 2018. In just six weeks,
10 RTP had expressions of interest from over
11 100 homeowners just in North
12 Philadelphia. However, we can only
13 assist 32, and these resources will be
14 depleted by December 2019.

15 Let me tell you about Titania
16 Boddie. She's lived in her house on
17 Bouvier Street for over ten years with
18 her two children. Her son Xavier suffers
19 from severe asthma and allergies.
20 Replacing the carpet with vinyl flooring
21 reduced dust, an asthma trigger, and
22 reduced Xavier's asthma attacks. Titania
23 also had her kitchen and basement doors
24 replaced and secured; roof, plumbing, and
25 electrical repairs; new handrails and

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 other repairs. Ms. Boddie told RTP that
3 as a single mother of two children
4 working full time, it was challenging to
5 keep up with her home. Ms. Boddie lives
6 in West Oak Lane, a middle neighborhood.
7 A middle neighborhood is comprised of
8 reasonably affordable households, those
9 earning 80 to 120 percent of area median
10 income.

11 A study by The Reinvestment
12 Fund found that middle neighborhoods are
13 often on the edge between growth and
14 decline. Despite the fact that they are
15 a source of naturally occurring
16 affordable housing and that they have
17 played an important role building
18 opportunity and prosperity for their
19 residents, this category of neighborhoods
20 barely gets any attention.

21 In Philadelphia, middle
22 neighborhoods are home to 42 percent of
23 the City's homeowners.

24 DHCD proposes that 10 million
25 of the sub-fund be used towards the

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 development of affordable, mixed-income,
3 and workforce housing developments.
4 While earlier language does include
5 affordable housing preservation, implying
6 that home preservation could be funded,
7 the language is unclear and might be
8 interpreted otherwise. We urge the
9 Committee to amend this bill to ensure
10 that there is no ambiguity.

11 The most affordable home is one
12 already lived in. Today, Rebuilding
13 Together asks City Council to clearly
14 support owner-occupied home repairs as an
15 affordable housing priority for the
16 Housing Trust Sub-Fund for those
17 households earning up to 120 percent of
18 AMI.

19 Thank you.

20 COUNCILWOMAN BLACKWELL: Thank
21 you.

22 MR. LOMELI: Buenos dias. Good
23 morning. Thank you very much for
24 organizing a public hearing on such an
25 important topic and for inviting us to

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 testify before you today. My name is
3 Marcos Lomeli. I'm a Program Coordinator
4 at CEIBA. I'm happy to be here to share
5 the testimony of Will Gonzalez.

6 COUNCILWOMAN BLACKWELL: Give
7 us your name again.

8 MR. LOMELI: Marcos Lomeli,
9 M-A-R-C-O-S. Last name, L-O-M-E-L-I.

10 COUNCILWOMAN BLACKWELL: Thank
11 you.

12 MR. LOMELI: I'm happy to be
13 here to share the testimony of Will
14 Gonzalez, CEIBA's Executive Director.
15 Mr. Gonzalez apologizes for not being
16 here himself.

17 CEIBA thanks City Council and
18 the Mayor for the infusion of \$19 million
19 to the Annual Action Plan 2018-19 from
20 the Housing Trust Fund Non-Recording Fee
21 Sub-Fund.

22 CEIBA, however, hopes that the
23 proposed infusion supports equitable
24 development in Philadelphia at a time
25 when the City faces serious challenges

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 related to limited English-speaking
3 populations not receiving the equal
4 access promised by the Philadelphia Home
5 Rule Charter and Executive Order No.
6 7-16.

7 CEIBA also respectfully
8 requests that the proposed infusion of
9 \$19 million aim to help the people who
10 need assistance the most. Foremost in
11 this group is the Latino community of
12 Philadelphia. The U.S. Census reveals
13 that Latinos have the highest rate of
14 poverty of any ethnic group in
15 Philadelphia. Forty-four percent of
16 Latinos live in poverty. That's twice
17 the national rate of 23.5 percent.

18 We are heartened that the
19 proposed infusion seeks to devote 10
20 million to affordable rental housing
21 production and preservation. We
22 encourage the City to use community-based
23 CDCs for affordable rental housing
24 production. This is especially relevant
25 in Eastern North Philadelphia, as Latino

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 CDCs have an excellent track record of
3 affordable housing production and are
4 leaders in their field.

5 Using Latino CDCs in Eastern
6 North Philadelphia will magnify the
7 City's investment in affordable rental
8 housing production and preservation
9 beyond the housing arena. A CEIBA study
10 undertaken with the help of the
11 University of Pennsylvania's Department
12 of City and Regional Planning determined
13 that on average every dollar of
14 government funding received by Latino
15 non-profits in Philadelphia generates a
16 \$6 return on the investment.

17 We are happy to see a \$1
18 million increase in spending to support
19 housing counseling, financial literacy,
20 and tangled title work. However, this
21 increase is not enough to meet the
22 growing need for housing counseling in
23 the City, as the scope of counseling
24 agencies' work will be expanded to serve
25 renters and people at risk of

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 homelessness.

3 We do not want to break the
4 cart by putting too much weight on it.
5 Housing counseling is one of the
6 strengths of Philadelphia's affordable
7 housing activities.

8 We strongly recommend that as
9 the responsibilities of housing
10 counselors are broadened, DHCD assemble a
11 work group that include representatives
12 from housing counseling agencies and
13 other relevant stakeholders to develop a
14 plan to implement the expansion in an
15 intentional manner.

16 We also respectfully request
17 that you increase the funding for housing
18 counseling if not this year, then next
19 year. Housing counseling is central to
20 the economic viability and health of
21 people in low-income communities. We are
22 all supposed to spend no more than 35
23 percent of our income on housing.
24 Unfortunately, few of us do, and most
25 low-income families do not. The advice

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 and work of housing counselors must be a
3 central component of equitable
4 development in our neighborhoods, but to
5 carry out all the work that they must do,
6 they need additional resources, training,
7 and support. Please do not weaken
8 housing counseling when the City's
9 low-income families need it the most.

10 We look forward to working with
11 the City to keep housing counseling
12 strong and to promote access to
13 affordable housing and equitable
14 development in Philadelphia.

15 Gracias for your attention.

16 COUNCILWOMAN BLACKWELL: Thank
17 you.

18 MS. CHANCE: Good morning,
19 Councilwoman Blackwell and
20 Councilpersons. My name is Marge Chance,
21 and I thank you for the opportunity. I'm
22 here today representing AARP Pennsylvania
23 with its 1.8 million members in the State
24 of Pennsylvania and 500,000 members in
25 the City of Philadelphia. AARP is a

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 non-partisan, non-profit organization
3 that helps empower people to choose how
4 they live as they age, strengthens
5 communities, and fights for the issues
6 that matter most to families, such as
7 aging in place, housing affordability,
8 and creating livable communities.

9 AARP Pennsylvania strongly
10 supports the proposal to make \$19 million
11 in the Housing Trust Fund Sub-Fund
12 available to better meet the needs of
13 Philadelphians desperate for affordable
14 housing.

15 AARP is particularly concerned
16 about the availability of affordable
17 housing for older Philadelphians. In the
18 United States, almost 20 million
19 households with adults ages 50 and over
20 living in them spend more than 30 percent
21 of their income on housing. They are,
22 therefore, considered, and I quote,
23 "housing cost-burdened." Approximately
24 9.6 million households headed by someone
25 age 50 or older are severely, and again I

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 quote, "housing cost-burdened," which
3 means they spend more than 50 percent of
4 their income on housing. Housing
5 cost-burdened affects both homeowners and
6 renters.

7 Some older adults experience
8 housing problems resulting from high
9 costs, inaccessible home design features,
10 disrepair, or all three of these things.
11 These problems can reduce physical
12 safety, increase isolation, and prevent
13 people from aging in their homes and
14 communities. A livable community
15 contains a range of housing options.
16 This ensures that residents of all
17 backgrounds, income levels, and ability
18 levels can find housing that meets their
19 needs.

20 AARP supports Philadelphia's
21 dedication to funding to address these
22 issues. One of our key recommendations
23 is that public and private incentives to
24 preserve and create more affordable,
25 accessible units are developed and

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 implemented.

3 We believe this proposal will
4 help to alleviate concerns for older
5 adults who wish to remain in the
6 communities they have lived in for years,
7 where they have built support systems,
8 but are unavailable to do so due to
9 increasing housing costs.

10 We look forward to working with
11 the Division of Housing and Community
12 Development to ensure that these funds
13 are utilized wisely and that this
14 initiative will contribute to the goal of
15 ensuring that all Philadelphians of all
16 ages have a safe and affordable place to
17 live.

18 Thank you.

19 COUNCILWOMAN BLACKWELL: Thank
20 you very much. Do I assume that Tonnetta
21 Graham is not here?

22 (No response.)

23 COUNCILWOMAN BLACKWELL: All
24 right. Thank you very much.

25 Are there any questions for

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 this panel?

3 Councilwoman Parker.
4 COUNCILWOMAN PARKER: Thank
5 you, Madam Chair.

6 I want to thank each of you for
7 your testimony here today, and I want to
8 say a special thank you to you, Stefanie,
9 from Rebuilding Together. And I have to
10 just note this for the benefit of those
11 who are home and who are watching who
12 don't do what we do every day and are not
13 very familiar with the intricacies
14 associated with the numbers.

15 As was the case in September
16 and as will remain the case, I want to be
17 clear that I am unapologetic in my
18 support for keeping the income cap at 120
19 percent of AMI and for allowing 100
20 percent of the funds to go to individuals
21 at that income cap and/or below.

22 Stefanie, I want to say thank
23 you to you for noting The Reinvestment
24 Fund's study and report on middle
25 neighborhoods. They conducted that study

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 in preparation for a hearing that we held
3 here in City Council to raise awareness
4 about this constituency, and for noting
5 that 42 percent -- that's what Councilman
6 Greenlee and I just noted, that it's such
7 an important data point in that report --
8 that 42 percent of homeowners in the City
9 of Philadelphia and residents live in
10 middle neighborhoods.

11 In addition to that, when we
12 talk about 120 percent of the AMI, I want
13 to be clear that that is not rich. It is
14 not rich. Those are not trust fund
15 babies. These are working-class people,
16 many of whom are living paycheck to
17 paycheck in the City of Philadelphia.

18 And there's another issue that
19 is always a sticking point for me and I
20 often have an issue with this, when we
21 only use income as the sole barometer for
22 a person's well-being.

23 Now, I want us to think about
24 our constituents who are living heavily
25 in debt. So I want us to think about

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 this. Council President Clarke and I and
3 all members of Council, we worked very
4 hard when we generated that revenue that
5 allowed us to float the bond to get the
6 funds to eliminate the Basic Systems Home
7 Repair backlog; the innovation and
8 creativity that it took to create Restore
9 Repair Renew that's the City's new home
10 repair program, eligibility requirements
11 at 120 percent of the AMI and income
12 eligibility. And we've never seen
13 underwriting criteria like this for any
14 home loan product produced by government
15 anywhere in the nation. Philadelphia is
16 first. You can borrow between \$2,500 and
17 up to \$25,000, have ten years to pay it
18 back, lock in a 3 percent interest rate.
19 In addition to that, the floor for the
20 credit score is 580.

21 We are very proud of that
22 underwriting criteria. But guess what?
23 Some people are still not going to
24 qualify because their debt-to-income
25 ratio is still too high. So that means

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 when we are talking about how we define
3 poverty and those who are in need of
4 assistance, I believe we need to think
5 about mortgages; think about car leases;
6 think about college loans for themselves,
7 their kids, or even their grand-kids;
8 think about medical bills; and think
9 about family members who are caring for
10 other family members.

11 When we just use income, we
12 leave out a constituency. And as we talk
13 about access to affordable housing,
14 enhancing the health and quality of life
15 for all Philadelphians, we can't leave
16 out that core constituency and we can't
17 pit the have not's against those who have
18 just a little bit. It is unfair for us
19 to develop public policy that way, and as
20 Councilman Greenlee and I were just
21 talking over here, when you describe what
22 middle neighborhoods are, it's as if
23 people are saying middle neighborhoods
24 have to decline to the point where
25 they're irreparable in order for us in

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 the City to say that they deserve
3 investment. We should stabilize them now
4 and help to ensure that they don't fall
5 to such a decline, like the School
6 District of Philadelphia. I'm thinking
7 of their aging infrastructure. \$5
8 billion was the dollar amount that State
9 Senator Vincent Hughes, Democratic Chair
10 of the Appropriations Committee in the
11 Senate, after he and the PlanCon
12 Committee did their statewide tour and
13 research. We would need \$5 billion to,
14 in essence, repair, restore, remediate
15 Philadelphia's school buildings. We
16 cannot continue to do that.

17 So I want to thank Council
18 President Clarke. I want to thank the
19 Administration and all members of Council
20 who are working to develop what this new
21 program would look like. I want to thank
22 them for not, to me, being shortsighted
23 about how we invest these dollars.

24 Thank you so very much.

25 COUNCILWOMAN BLACKWELL: Thank

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 you, Councilwoman.

3 Any other questions or
4 comments?

5 (No response.)

6 COUNCILWOMAN BLACKWELL: Thank
7 you very much.

8 We're now up to Panel 3, George
9 Gould, Rasheedah Phillips, Community
10 Legal Services; Wendy Bookler, SeniorLAW
11 Center; George Donnelly, Public Interest
12 Law Center; Rachel Falkove, Philadelphia
13 Interfaith Hospitality Network; and
14 Kenneth Bigos, Affordable Housing Centers
15 of Pennsylvania.

16 Thank you. Thank you all. We
17 welcome you. Thank you very much.

18 (Witnesses approached witness
19 table.)

20 MS. PHILLIPS: Good morning.
21 My name is Rasheedah Phillips, Managing
22 Attorney of the Housing Unit at Community
23 Legal Services. Thank you, Chairwoman,
24 for the opportunity to speak today.

25 On March 7th, 2019, Council

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 President Darrell Clarke and other City
3 Councilmembers introduced legislation to
4 establish the Low-Income Tenant Legal
5 Defense Fund. The creation of this
6 important fund recognizes the extreme
7 harm that evictions cause the families in
8 the City and the value of investing in
9 legal representation to prevent eviction.
10 The Low-Income Tenant Legal Defense Fund
11 currently has no funding mechanism tied
12 to it. CLS strongly urges the Mayor,
13 Council President Darrell Clarke, and
14 DHCD to consider reallocating the Housing
15 Trust Fund Non-Recording Fee Sub-Fund to
16 provide funding to the Low-Income Tenant
17 Legal Defense Fund. Doing so will allow
18 for continued scalable funding of
19 projects like the Philadelphia Eviction
20 Prevention Project, an innovative
21 initiative assisting tenants facing
22 eviction through legal representation,
23 court assistance, financial counseling, a
24 live hotline, a walk-in help center,
25 community trainings, and educational

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 materials. PEPP is a collaboration
3 across six organizations - Community
4 Legal Services, Clarifi, Legal Clinic for
5 the Disabled, SeniorLAW Center, TURN, and
6 Philadelphia VIP.

7 Where the primary goals of the
8 Housing Trust Fund are to address
9 Philadelphia's affordable housing needs,
10 housing preservation, and homelessness
11 prevention, allocating funding to
12 eviction prevention is in close alignment
13 with those goals. There is a growing
14 national understanding of legal
15 representation as one of the most
16 effective tools to prevent eviction,
17 displacement, and homelessness and, as a
18 result, several cities are investing in
19 expanded legal representation programs
20 for low-income tenants.

21 In New York, for example, a
22 year after passing a Right to Counsel for
23 Low-Income Tenants measure, 84 percent of
24 tenant families were able to stay in
25 their homes despite an eviction filing

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 when the family had a lawyer. Right to
3 Counsel guarantees that any tenant who
4 needs the assistance of a lawyer on their
5 eviction case can have access to one.

6 The Philadelphia Eviction
7 Prevention Project has been incredibly
8 successful and yet it only meets a
9 fraction of the need. Investing in legal
10 services and a right to counsel for
11 tenants is cost-effective and one of the
12 best measures to prevent evictions,
13 housing instability, and homelessness.

14 A recent report of the
15 Philadelphia Bar Association estimated
16 that for every \$1 invested into legal
17 representation to prevent eviction saves
18 nearly \$13 in costs to City services.
19 Other reports, including the Mayor's
20 Eviction Prevention Task Force
21 recommendations, the City's recently
22 released Narrowing the Gap report, and
23 the Housing Action Plan all identify
24 several goals that would help fight
25 eviction, displacement, and homelessness,

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 including expanding access to legal
3 representation for low-income tenants.

4 Renters occupy 48 percent of
5 homes in Philadelphia. Each year, tens
6 of thousands of households face adverse
7 actions related to their rental housing,
8 including lockouts and other forms of
9 illegal eviction. Eviction rates are
10 highest in Philadelphia's poor and
11 predominantly black neighborhoods, and
12 evictions disproportionately affect poor
13 communities of color.

14 Beyond the damage to
15 individuals and families, evictions can
16 unravel the fabric of a community,
17 helping to ensure that neighbors remain
18 strangers and that their collective
19 capacity to promote civil engagement
20 remains untapped. Investing in eviction
21 prevention and anti-displacement
22 measures, including an increase in rental
23 assistance and ensuring a right to
24 counsel for tenants, has proven to be
25 cost effective in many other cities.

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 PEPP's preliminary findings demonstrate
3 that tenants who saw a PEPP advocate are
4 more likely to show up to their court
5 date, win their case, and enter into
6 agreements with their landlords than
7 tenants who did not have representation.
8 Findings have also shown that only 5
9 percent of tenants with representation
10 experience disruptive displacement as
11 compared to 78 percent of tenants without
12 representation. A continued investment
13 in PEPP to help expand to full scale
14 could assist over 4,000 low-income
15 tenants, making it one of the major
16 anti-displacement efforts in the City.

17 For these reasons, it is
18 absolutely critical that the City
19 continue its investment in legal
20 representation for low-income tenants.
21 For the current fiscal year, City Council
22 contributions to PEPP are \$850,000
23 spreading across six organizations. An
24 investment of 1.5 million in Fiscal Year
25 '20 is an important and natural next step

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 toward ensuring that PEPP advocates can
3 continue to provide expert and effective
4 legal representation to tenants facing
5 eviction and displacement and in order to
6 begin to meet the goals of the Low-Income
7 Tenant Legal Defense Fund. An investment
8 of \$3.5 million over a period of three
9 years will enable Philadelphia to join
10 the national movement to provide a right
11 to counsel for our city's most vulnerable
12 residents facing loss of their housing.

13 Thank you.

14 COUNCILWOMAN BLACKWELL: Thank
15 you.

16 MS. BOOKLER: Good morning.
17 I'm Wendy Bookler from SeniorLAW Center,
18 Legal Director. Thank you, Chairwoman
19 Blackwell and members of the Finance
20 Committee for this opportunity to provide
21 SeniorLAW Center's perspective on the
22 critical need to fund housing programs
23 and access to justice for Philadelphia's
24 older adults.

25 We know that you all join us in

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 believing that our parents, grandparents,
3 senior veterans of World War II, Korea,
4 and Vietnam, and all older Philadelphians
5 who built our great city deserve our
6 attention, respect, and enhanced
7 responses and services. I am here to
8 tell you that older people in our city
9 are struggling.

10 Almost one in two Philadelphia
11 seniors live deeply in or near poverty
12 levels. We have the poorest senior
13 community in the country and one of the
14 largest. Seniors need your attention,
15 and they need our services to help them
16 to live safe, healthy lives of
17 independence and dignity, to not languish
18 in poverty, abuse, exploitation, and
19 homelessness. We are here to ask that
20 you ensure that older Philadelphians are
21 made a priority in the City's Housing
22 Plan.

23 SeniorLAW Center is an
24 independent non-profit organization that
25 protects the rights of older

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Pennsylvanians. We are the only
3 non-profit organization dedicated to
4 providing legal representation to
5 Pennsylvania senior citizens, and we are
6 the primary provider of legal services
7 for older tenants and homeowners in
8 Philadelphia. Our attorneys provide
9 free, critically needed legal assistance
10 to thousands of seniors each year, with
11 our greatest percentage of requested
12 services being those of older adults
13 facing housing crises. We also run the
14 only statewide legal help line geared
15 towards Pennsylvania residents who are 60
16 and older, reaching all 67 counties on
17 all civil legal issues affecting their
18 lives, including homeownership rights and
19 tenants' rights. We receive over 200
20 calls per week for assistance from some
21 of the most vulnerable citizens of our
22 Commonwealth, many of them facing housing
23 issues.

24 I would like to briefly share a
25 few statistics regarding seniors in

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Philadelphia that demonstrate the
3 potential impact of increased funding for
4 housing programs for this community.
5 Among the ten largest cities in the
6 United States, Philadelphia has the
7 highest percentage of seniors and the
8 second highest percentage of seniors in
9 poverty, with 42 percent of our seniors
10 also being disabled. Over 82,000
11 Pennsylvanians alone are also raising
12 grandchildren, great-grandchildren, or
13 other children at risk, and their homes
14 are often the homes of intergenerational
15 families, and the impact of homelessness
16 has impact on many generations.

17 In Philadelphia, almost half of
18 all renters spend more than a third of
19 all their household income on rent. 28.4
20 percent of Philadelphia homeowners spend
21 more than a third of the monthly
22 household income toward mortgage
23 payments.

24 Seniors face particular
25 challenges to mitigating the negative

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 consequences of this significant
3 financial burden. The mean annual Social
4 Security income of Philadelphia is
5 \$15,944 and the mean retirement income is
6 just over 20,000. Even with these basic
7 public benefits, which serve as the most
8 common sources of individual income for
9 seniors, 18.8 percent of seniors in
10 Philadelphia, almost one in five, live
11 below the federal poverty level, with
12 almost a quarter of them at less than 125
13 percent of the federal poverty level and
14 almost one in two living at below 200
15 percent.

16 National research demonstrates
17 that at this level of income, seniors
18 struggle to pay for one or more of the
19 critical expenses of daily living - food,
20 medicine, and shelter. It is clear from
21 these statistics that housing costs,
22 whether toward rent or mortgage payments,
23 are a huge drain on our poorest oldest
24 population of Philadelphia.

25 The City's recent Housing

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Action Plan identifies several potential
3 programs that would help meet the
4 existing crisis in senior housing in our
5 city. For homeowners, the plan
6 identifies several programs which would
7 significantly benefit our seniors, such
8 as a low-income senior tax freeze and
9 income-based real estate tax abatement
10 for longtime homeowners. While property
11 tax assistance programs can help ease the
12 financial burden on senior homeowners,
13 the City must also replenish the Housing
14 Trust Fund. One-time Housing Trust Fund
15 payments averaging \$3,000 were used last
16 year to reinstate forward and reverse
17 mortgages for senior homeowners who fell
18 behind on their mortgages often due to
19 unexpected medical bills, the death of a
20 family member with the attendant funeral
21 and burial costs, and emergency home
22 repairs. Working with the housing
23 counselor network, SeniorLAW Center
24 helped our clients use these emergency
25 funds to save their homes and to

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 reinstate mortgages that were delinquent
3 due to non-payment of property taxes and
4 homeowners' insurance premiums. We
5 encourage the Finance Committee to
6 allocate increased funding for this
7 essential program.

8 As you, Chairwoman Blackwell,
9 and all City Councilmembers know well,
10 thousands of Philadelphia properties have
11 tangled titles, meaning people residing
12 in properties do not appear as the record
13 owner in Philadelphia's land records.
14 These properties are often referred to as
15 family homes since many generations,
16 often going back to the early 1900's,
17 have been raised in these homes whose
18 deeds remain in the name of long deceased
19 grandparents or aunts and uncles. If the
20 current generation residing in the house
21 does not appear on the title, deed theft
22 and deed fraud becomes a real threat,
23 making it easier for imposters to convey
24 properties to third parties. The
25 residents of these family homes often

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 face great obstacles when they try to
3 apply for City-sponsored property tax,
4 home repair services, and utility
5 assistance programs.

6 SeniorLAW Center is working
7 hard to keep up with the demand that
8 comes from seniors asking us for legal
9 services needed to probate the estate of
10 a deceased relative and transfer the deed
11 to the residents. If the City is serious
12 about its efforts to repair homes to make
13 them safe and habitable and thereby
14 prevent homelessness, resources must be
15 provided to SeniorLAW Center and other
16 legal services organizations to help
17 these elderly residents.

18 From a landlord-tenant
19 perspective, the plan recommends and we
20 applauds its discussion of eviction
21 prevention as a major policy goal and a
22 foundation for multiple programs,
23 highlighted by the anticipated launch of
24 an eviction diversion program similar to
25 Philadelphia's nationally acclaimed

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Mortgage Foreclosure Diversion Program in
3 which SeniorLAW Center has been pleased
4 to participate on behalf of older
5 homeowners in the City, with the goal of
6 maintaining homeownership of individuals
7 and stability of neighborhoods.
8 SeniorLAW Center provides legal services
9 to low-income older tenants, and we're
10 proud to be a partner in the Philadelphia
11 Eviction Prevention Project, or PEPP.
12 Low-income tenants need enhanced
13 services, particularly those who are
14 older and facing the challenges of aging
15 and poverty.

16 Development of this eviction
17 diversion program in conjunction with the
18 already successful PEPP project to
19 provide tenants at risk of eviction with
20 free legal assistance to avoid eviction
21 proceedings, as well as with access to
22 pretrial mediation and housing and budget
23 counseling, as currently works so
24 successfully in the Mortgage Foreclosure
25 Diversion Program, would go a long way

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 toward alleviating the existing

3 landlord-tenant crisis in Philadelphia.

4 Development of an emergency homeless

5 prevention program with flexible rental

6 assistance would also support this goal.

7 The particular challenges faced

8 by low-income seniors such as mobility,

9 disability, access to food and medicine,

10 isolation, and attachment to communities

11 over a lifetime exacerbate the already

12 overwhelming consequence of eviction but,

13 at the same time, illustrate the

14 potential positive impact of this type of

15 program. Many seniors have lived in

16 their homes for decades and likely do not

17 have the funds necessary to pay for a

18 move or to store their lifetime

19 possessions, let alone to complete the

20 process of becoming a new tenant

21 somewhere else.

22 The high percentage of disabled

23 Philadelphia seniors, almost half,

24 further demonstrate the practical

25 obstacles to relocation. One of the

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 consequences of the opioid crisis has
3 been an increase in the number of seniors
4 raising grandchildren, which reveals the
5 impact eviction can have on those beyond
6 just our senior population. Housing
7 stability is an essential need for our
8 city, and this plan, if funded, will have
9 a significant impact toward that
10 stabilization.

11 In order to stem the tide of
12 massive evictions in Philadelphia,
13 increased funding must be specifically
14 devoted to programs such as PEPP that
15 have already proven helpful in this area.
16 Early data shows the success of this
17 project is providing counsel for
18 previously unrepresented tenants facing
19 eviction in Landlord-Tenant Court, as
20 Rasheedah gave details on. A dedicated
21 allocation of funding to this and similar
22 initiatives would provide increased
23 support for eviction prevention efforts
24 that can benefit not just seniors but
25 tenants throughout our city. Please

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 ensure that senior tenants get the
3 targeted service they need through this
4 project.

5 Increased funding will also
6 enable programs that have strained to
7 more effectively meet demand with a much
8 broader base of seniors in need. For
9 instance, with the demand for new
10 affordable senior housing skyrocketing,
11 increased funding to help keep seniors in
12 their current homes can stem the flow of
13 seniors to this group. One such program,
14 our SeniorLAW Center triage project in
15 Mortgage Foreclosure Diversion Court,
16 provides critical help to housing
17 counselors and homeowners who are facing
18 mortgage and reverse mortgage
19 foreclosure. Last year, however, in just
20 the first eight months of our DHCD
21 contract, our invoices for this program
22 exceeded 100 percent of the funding. So
23 we had to pay for those last four months
24 of the year ourselves out of other funds.
25 And although we continued to handle these

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 cases during the final quarter, the use
3 of other funding sources was necessary.

4 Increased funding for our
5 homeownership services is critically
6 needed. The impact of our work is
7 clearly demonstrated, and the older
8 homeowner population and their needs will
9 only continue to grow as 10,000 Americans
10 turn 65 each day.

11 I know you join us in believing
12 that the seniors in our city are in need
13 and deserving of significantly increased
14 assistance and resources to protect and
15 maintain their homes, enable them to age
16 in place in their communities. With the
17 new availability of these funds, we ask
18 each of you and all of our City leaders
19 to make a demonstrable commitment that we
20 value the seniors in Philadelphia, those
21 who came before us and upon whose
22 shoulders we all stand. We stand ready
23 to work with you, and thank you for your
24 time.

25 COUNCILWOMAN BLACKWELL: Thank

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 you.

3 MR. BIGOS: Hello. My name is

4 Kenneth Bigos. I'm the Executive

5 Director of the Affordable Housing

6 Centers of Pennsylvania. We are --

7 COUNCILWOMAN BLACKWELL: Say it

8 again. Say your name again.

9 MR. BIGOS: Kenneth Bigos.

10 COUNCILWOMAN BLACKWELL: Yes.

11 MR. BIGOS: We are a

12 HUD-approved housing counseling

13 organization that has two offices, one

14 along North Broad Street in North

15 Philadelphia and a second office in

16 Northeast Philadelphia. I would like to

17 thank Chairwoman Blackwell and the

18 Finance Committee for allowing me to

19 present my comments at today's hearing.

20 As a housing counseling

21 organization, AHCOPA assists households

22 in preparation to purchase their first

23 home and assists distressed homeowners

24 that are facing foreclosure due to

25 delinquent mortgage and/or real estate

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 tax payments. In 2018, we served over
3 1,200 households. Most of these
4 households we serve are low and moderate
5 income, people of color, female-run
6 households.

7 I'm here to testify about the
8 importance of housing counseling and the
9 need for additional funding resources
10 from the local level to support its
11 mission to serve Philadelphia households,
12 particularly its vulnerable populations.
13 I'm also here to express the need for the
14 City of Philadelphia to increase the
15 grant amount given to income-eligible,
16 first-time homebuyers. I request that
17 the significant allocations from the
18 Housing Trust Fund Non-Recording Fee
19 Sub-Fund be dedicated for those services
20 and initiatives.

21 In our first-time homebuyer
22 program, the services that AHCOPA housing
23 counselors provide include educating
24 households on how to qualify for a
25 mortgage, the nuances of the home

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 transaction, the responsibilities of
3 homeownership, and money management
4 skills. Counselors provide guidance to
5 households that seek to purchase a home.
6 A plan is established to determine how
7 much they can afford, what steps they
8 need to take to build their credit
9 history, and how they can be able to
10 access down payment assistance resources.
11 In the last three years, AHCOPA has
12 counseled 300 households that
13 successfully purchased their home. This
14 includes a client that purchased their
15 home last summer who was homeless from
16 2013 to 2016.

17 AHCOPA also works with
18 households that are at risk of
19 foreclosure. Distressed homeowners turn
20 to housing counselors to sometimes
21 perform miracles to resolve their
22 mortgage delinquency to help them stay in
23 their home. Last year our office
24 assisted a Philadelphia police officer
25 that lives in Northeast Philadelphia

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 obtain a modification to stop the
3 foreclosure on his property. Prior to
4 using our services, he paid \$9,000 to a
5 mortgage relief services firm in
6 California for assistance with his
7 foreclosure situation in which they
8 performed no work on his behalf.

9 A challenge that the agencies
10 that offer housing counseling services
11 will soon face is the requirement that
12 all housing counselors will need to be
13 certified by HUD as of August 1st, 2020.
14 This is an exam which tests the person's
15 knowledge on mortgage affordability,
16 financial management, fair housing,
17 mortgage foreclosure, resolution options,
18 and tenant rights. Any housing counselor
19 that has not passed this certification
20 exam by August the 1st, 2020 could no
21 longer serve in their role.

22 Based on the services we
23 provide and the accreditation that we
24 will need to obtain to perform our work,
25 resources are needed to make sure

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 existing housing counselors are fairly
3 compensated to perform the necessary
4 services for the community. In order --
5 our industry will face the challenge of
6 retaining and recruiting talented,
7 competent, and compassionate individuals.

8 I also want to express my
9 support for the City of Philadelphia to
10 increase the amount of assistance given
11 to low- and moderate-income households,
12 first-time homebuyers who purchase their
13 first home and that received housing
14 counseling assistance to at least \$5,000.
15 Recently the City of Philadelphia
16 increased the down payment assistance
17 grant for first-time buyers from \$500 to
18 \$1,000. This is a great first step.
19 However, it is insufficient for low- and
20 moderate-income households to overcome
21 one of the biggest barriers associated
22 with purchasing a home, the cost of the
23 home transaction.

24 The increase of the down
25 payment assistance for first-time,

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 income-eligible buyers will influence
3 lenders and realtors to refer their
4 clients to housing counseling services.
5 Many industry professionals want their
6 clients to avoid the advice that we
7 provide to clients because we may
8 recommend them to purchase a less
9 expensive home that they could afford
10 and/or wait a few months to purchase a
11 home after they improve their credit
12 and/or savings.

13 Increasing the down payment
14 assistance grant for first-time
15 homebuyers will benefit the City in
16 multiple ways. First, it will measure
17 the stem -- stem the tide of the loss of
18 owner-occupied properties. Having
19 additional resources for low- and
20 moderate-income households looking to
21 purchase their first home will increase
22 the market eligibility for eligible
23 homebuyers and can better compete with
24 buyers that are looking to buy properties
25 for investment purposes.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 The second reason increasing
3 the down payment assistance grant will
4 benefit the City is, it will reduce the
5 risk of foreclosure for Philadelphia
6 homeowners because they have engaged a
7 housing counselor prior to purchasing the
8 home. In addition to the services I
9 mentioned that housing counselors can
10 provide, counselors can make
11 recommendations on proper loan programs
12 that the homebuyer can pursue. This may
13 save the homebuyer \$100 a month in
14 financing costs, which is \$36,000 over
15 the 30-year loan period. For a low- and
16 moderate-income household, this is a
17 significant savings. Over that period,
18 they can be able to use that savings to
19 replace a roof, furnace, two hot water
20 heaters, and do some plumbing and
21 cosmetic repairs. Plus many studies have
22 reported the value of housing counseling
23 to reduce the risk of foreclosure
24 compared to those who purchased their
25 home without receiving housing counseling

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 services.

3 I thank the Finance Committee
4 and Councilwoman Blackwell for having
5 this hearing to hear our testimony. I
6 ask you to seriously consider our
7 comments to determine the appropriate
8 allocation of these resources and how
9 they can be effectively implemented.

10 Thank you very much.

11 COUNCILWOMAN BLACKWELL: Thank
12 you.

13 MR. GOULD: I want to thank
14 Chairwoman Blackwell for holding these
15 hearings on this important issue, and I
16 want to applaud the fact that \$19 million
17 is going into the Housing Trust Fund,
18 which is very important.

19 My name is George Gould. I've
20 been an attorney at Community Legal
21 Services and worked in the area of
22 affordable housing for almost 50 years.

23 We're clearly seeing in this
24 city a housing crisis for low-income
25 families. The income level of 120

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 percent of area median income we believe
3 is high. That's a substantial amount of
4 money. However, we do agree with
5 Councilwoman Parker's analysis that in
6 some cases, you have to look at other
7 factors besides income, such as mortgage
8 and insurance and things like that.
9 These obviously have factors on people's
10 ability to get by on a day-to-day basis.

11 However, we believe that 50
12 percent -- and others will talk about
13 it -- of these funds should be targeted
14 to families who are below 30 percent of
15 area median income. We think this is
16 very important. Philadelphia continues
17 to have a very high poverty rate, and
18 it's just critical that money be targeted
19 to these families.

20 We also think it would be
21 helpful if more monies can be put in,
22 because the Housing Trust Fund is a
23 unique process where monies can go to
24 help for affordable housing.

25 Thank you.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 COUNCILWOMAN BLACKWELL: Thank
3 you, Mr. Gould.

4 MS. FALKOVE: Thank you,
5 Councilwoman Blackwell and Committee
6 members. My name is Rachel Falkove. I
7 serve as the Executive Director of
8 Philadelphia Interfaith Hospitality
9 Network. We are a homelessness
10 prevention, shelter, housing, and basic
11 needs program for extremely poor
12 families, those living at or below 30
13 percent of AMI. Most of our services are
14 delivered in Councilman Henon's district
15 and in Councilwoman Parker's district, in
16 middle neighborhoods.

17 Many of our families are
18 struggling to hold on to their housing.
19 Others have lost their homes and are
20 moving from family members to friends.
21 Some are living in their cars.

22 Our homelessness prevention
23 program is a recent addition to our
24 offerings, developed in response to
25 families coming in who had already sought

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 shelter at the Appletree Center and were
3 turned away for lack of bed space.
4 During our first year of operating this
5 prevention program on rather a shoestring
6 budget, we were able to help 52 families
7 with one-time targeted supports to avoid
8 eviction and to provide deposits for
9 market-rate housing post displacement.

10 The experience of not knowing
11 where one will sleep at night next week
12 or next month is terrifying for children
13 and parents. Adults miss work and
14 children miss school. The Philadelphia
15 School District reported that in 2017
16 that over 7,000 students reported not
17 having a permanent home. It is common
18 for students to transfer schools one or
19 more times during the school year.
20 Homelessness is disruptive to children's
21 academic progress and to their ability to
22 form friendships and attachments. It
23 ruins academic advancement for students
24 and prevents them from growing into
25 qualified workers. For adults, the

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 distraction and worry of homelessness
3 prevents them from being reliable
4 employees.

5 Stable housing is the glue that
6 keeps an individual or family unit whole
7 and is the foundation for a
8 self-sufficient life. The experience of
9 homelessness almost assures a person a
10 life of poverty.

11 The Housing Trust Fund
12 sub-monies offers our city a chance to
13 equalize the housing affordability
14 framework for Philadelphians. My primary
15 reason for offering comment on the
16 proposed use of the Housing Trust Fund
17 Sub-Fund dollars is my concern that the
18 plan, like all of the previous plans
19 outlining the use of Housing Trust Fund
20 dollars, shortchanges those families who
21 need help the most, those at or below 30
22 percent of the AMI.

23 Our Board and volunteers from
24 52 area congregations in the City and our
25 constituents have watched with great

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 interest the development of the Housing
3 Trust Fund since its creation. We
4 participated in the early lobbying
5 efforts many, many years ago to convince
6 City Council to vote for its creation.
7 We had hoped that the Housing Trust Fund
8 would be a way to alleviate family
9 homelessness.

10 Each year, we have been hopeful
11 that the plan would pay attention to
12 those residents living at 30 percent of
13 the AMI, the extremely poor who are the
14 most likely candidates for eviction and
15 homelessness. We have been continually
16 disappointed that the plan seems to skip
17 over the growing segment of extremely
18 cost-burdened tenants.

19 For all the good that the
20 Housing Trust Fund has accomplished
21 throughout the years, most would agree
22 that the plans have focused primarily on
23 bricks and mortar; creation of new, yet
24 rather costly affordable housing; rehab
25 of existing housing stock, supporting

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 homeowners, and that's very important;

3 and helping Philadelphians accomplish or

4 sustain their dream of homeownership.

5 At best, the Housing Trust Fund

6 plans over the years have addressed only

7 10 percent of the funds for the 27

8 percent of Philadelphians comprising our

9 extremely poor population. While our

10 city's housing plan is good, it continues

11 to miss the mark for its most vulnerable

12 citizens, especially since its most

13 vulnerable are in crisis mode, taxing the

14 performance of every City department.

15 This year's proposals for the

16 use of the sub-fund dollars make the

17 important step of including a shallow

18 rent pilot, acknowledging that even with

19 the creation of more affordable housing

20 units, the majority of those at 30 to 50

21 percent of AMI composing nearly 50

22 percent of Philadelphia's population are

23 still going to be paying more than the

24 recommended 30 percent of their income

25 for housing. Those Philadelphians, many

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 of whom are hard-working people, will
3 continue to be unable to keep pace with
4 their rents. They will experience
5 eviction, overcrowding, extreme stress,
6 instability, domestic violence, and cost
7 every City system struggling to meet
8 their social needs.

9 According to a 2016 study by
10 Apartment List, 48 percent of
11 Philadelphians are renters. About half
12 of the City's renters spend 30 percent or
13 more of their income on rent, and a
14 staggering 25 percent of renters spend 50
15 percent or more of their income on rent.

16 The share of cost-burdened
17 renters has doubled since 1960 when just
18 24 percent spent 30 percent of their
19 income on rent -- or more on rent.
20 Renters are spending -- I'm sorry.
21 Renters are significantly more
22 cost-burdened than homeowners, with only
23 28.3 percent of homeowners spending 30
24 percent or more of their income on rent
25 compared to 49.7 percent of renters.

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Only 11 percent of homeowners are
3 severely cost-burdened, less than half
4 the rate for renters. Homeowners tend to
5 have higher median incomes and are more
6 insulated to price changes once they have
7 purchased a home and signed a mortgage.
8 Lower-income and cost-burdened households
9 are less likely to become homeowners, as
10 it is difficult to save enough for a down
11 payment. Unfortunately, this creates a
12 cycle where poor families are stuck in
13 the rental market, struggling with
14 increasing rents and unable to build
15 wealth through homeownership.

16 In a recent study by the
17 National Low-Income Housing Coalition,
18 there are only 20 affordable units for
19 every 100 extremely poor families in need
20 and 57 for those at 50 percent of AMI.
21 If I am reading the plans for the
22 sub-fund correctly, the proposal devotes
23 at most 10 percent of the funds towards
24 the most vulnerable renters at a time
25 when our city is facing an eviction

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 crisis, one in 14, according to The
3 Reinvestment Fund report from 2017. And
4 actually in the middle neighborhoods, one
5 in seven, in Councilman Henon's district
6 and Councilwoman Parker's district, one
7 in seven renters ends up in the case of
8 eviction.

9 Using the Housing Trust Fund
10 monies to support a shallow rent pilot is
11 a step in the right direction. It's a
12 modest amount funded and it is like a
13 drop in the bucket when it is the fastest
14 approach to adequately housing the most
15 vulnerable people who comprise the City's
16 population. If the shallow rent pilot as
17 well as the new housing created by
18 Housing Trust Fund dollars reserved a
19 higher percentage for those at 30 percent
20 of AMI, we would stabilize many rental
21 households who would otherwise end up
22 being evicted for non-payment of rent.
23 We would certainly have many fewer
24 displaced families and children costing
25 the City in many other ways.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 Several City departments, the
3 Office of Homeless Services, and DHS and
4 their contract agencies have operated
5 rent assistance programs for the past
6 several years. I hope that DHCD's
7 shallow rent assistance pilot will be
8 done in collaboration with these
9 departments. This is an opportunity to
10 share the best practices and to develop
11 comparative outcome measures. It would
12 be helpful to implement uniform practices
13 and payment standards across the various
14 programs.

15 In summary, our organization
16 has two requests: that 50 percent of the
17 Housing Trust Fund programs will benefit
18 those living at 30 percent of AMI, and
19 the second is that more coordination and
20 collaboration among City departments will
21 take place, especially when the efforts
22 are similar, and that's for the rent
23 assistance program.

24 Thank you very much.

25 COUNCILWOMAN BLACKWELL: Thank

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 you very much.

3 Are you Mr. Donnelly?

4 MR. DONNELLY: I am. I'll be
5 very quick, Chairperson Blackwell. And
6 I'm not going to read from my written
7 testimony. I'm just going to summarize
8 it very quickly, because I know everyone
9 is getting antsy.

10 The three things that we ask
11 for in our letter -- and, again, I'm
12 George Donnelly from the Public Interest
13 Law Center -- eviction defense funds and
14 shallow rent subsidies that explicitly go
15 to folks facing eviction. Those folks
16 are already in their homes. That is the
17 definition of stability. So keeping
18 folks in their homes with eviction
19 defense funds and shallow rent subsidies
20 for people facing eviction is critically
21 important.

22 Fifty percent of the \$19
23 million in the Trust Fund should go to
24 folks and households making under 30
25 percent AMI, helping our poorest citizens

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 ensure that they have access to
3 affordable housing.

4 And, finally, something that
5 hasn't been addressed yet, we want 10
6 percent of constructed housing to be
7 accessible and 100 percent visitability
8 for people with disabilities. And I just
9 want to share a quick story on this.

10 It is hard enough as a tenant
11 in Philadelphia to find affordable
12 housing. To find affordable housing
13 that's also accessible for people with
14 disabilities, forget about it. One of my
15 neighbors in Councilmember Squilla's
16 district, he lived in his home, which he
17 tried to make it accessible for 40 years.
18 He was on a wait list for an accessible,
19 affordable house for 17 years. He just
20 got his first place as a 49-year-old
21 adult after 17 years on the waiting list.

22 So I just want to stress that
23 for our neighbors with disabilities, it's
24 an even harder struggle to find
25 accessible, affordable housing.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 And the last thing I want to
3 note is that I've been really pleased
4 with -- I feel very fortunate to be
5 working in this area at a time when City
6 Council is taking the rights of renters
7 so seriously. Councilmember Parker has
8 introduced legislation, Councilmember
9 Reynolds Brown has introduced
10 legislation, both of which were passed.
11 Good cause legislation was passed
12 unanimously by this body. I really
13 appreciate what this body has been doing
14 to recognize the rights of renters, and I
15 hope that that focus and that
16 understanding comes through in this
17 funding as well. As Rachel said, 48
18 percent, almost half of our households in
19 the City, are renters, and we've given
20 \$100 million recently to homeowners, as
21 we should. We should be stabilizing
22 those homeowners and those households,
23 but I ask that we continue our focus on
24 renters' rights in the City of
25 Philadelphia and appreciate what you've

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 done so far.

3 Thank you.

4 COUNCILWOMAN BLACKWELL: Thank
5 you very much.

6 The Chair will recognize
7 Councilman Domb, who has to leave the
8 Chamber.

9 COUNCILMAN DOMB: Thank you,
10 Madam Chair. I do have another
11 commitment, but I wanted to be recorded
12 as voting aye on all bills.

13 But I do have a question before
14 I leave for Ms. Phillips, if possible,
15 and, that is, in the legal
16 representation, I want to make sure I
17 understand what your request is. It says
18 that currently you're getting \$850,000,
19 and are you requesting an additional 1.5
20 or the difference between 850 and 1.5?

21 MS. PHILLIPS: We are
22 requesting that it be increased up to 1.5
23 for the next fiscal year and then hoping
24 to see an investment of 3.5 over three
25 years to provide a full right to counsel.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 COUNCILMAN DOMB: So are you
3 asking for another 650 on top of the 850?

4 MS. PHILLIPS: My math is not
5 great, but yes.

6 COUNCILMAN DOMB: Okay. And
7 then my question is, if it's 1.5 for this
8 year, how would it be 3.5 for three
9 years?

10 MS. PHILLIPS: Well, in the
11 future, we would like to see going
12 forward that there be a total investment
13 3 -- that we increase up to 3.5 million,
14 because according to the Stout report, an
15 investment of 3.5 million annually will
16 get us a full representation for people
17 who need it, but we as legal services
18 would not be able to absorb 3.5 in one
19 year, so that's why we're asking to see
20 it --

21 COUNCILMAN DOMB: So is the 3.5
22 for a three-year period or per year?

23 MS. PHILLIPS: A three-year
24 period total. So whatever that 3.5 --

25 COUNCILMAN DOMB: That's why

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 I'm confused. You're asking for 1.5 for
3 one year, but for three years you want
4 basically 1.15. I'm just wondering if
5 it's enough money.

6 MS. PHILLIPS: No. 3.5 over
7 three years. So the total investment
8 would be 3.5 million annually eventually.
9 We want to see that increased up to 3.5.

10 COUNCILMAN DOMB: You want to
11 build it up to 3.5 over three years?

12 MS. PHILLIPS: Exactly.

13 COUNCILMAN DOMB: I understand
14 it now. Thank you very much. Thank you.

15 Thank you, Madam Chair. Thank
16 you.

17 COUNCILWOMAN BLACKWELL: You're
18 welcome.

19 Councilwoman Parker.

20 COUNCILWOMAN PARKER: Thank
21 you, Madam Chair.

22 I want to say a special thank
23 you to each of you who testified. You
24 know, we rely on you so much for
25 providing constituent services to

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 residents throughout the City of
3 Philadelphia and particularly when they
4 need legal representation, because even
5 those of us who have attorneys on our
6 staff, they are not allowed to provide
7 direct legal advice to our constituents.
8 And even when we may agree to disagree on
9 the details every now and again, I want
10 you to know that we appreciate you and
11 what you do.

12 To Wendy at SeniorLAW, I wanted
13 to say to you thank you so much in your
14 testimony for raising awareness about
15 that issue of reverse mortgages and
16 talking about the number of seniors who
17 fell behind on their mortgages for a
18 number of reasons, and it was with that
19 in mind that I wanted to make sure I got
20 on the record that we held a hearing here
21 in this City Council and The Reinvestment
22 Fund conducted a study for us on March
23 16th, 2016 about reverse mortgage
24 foreclosures in Philadelphia. And I know
25 you were here and you testified, but

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Councilwoman Blackwell's district was
3 number one, Councilwoman Cindy Bass's
4 district was number two, and the Ninth
5 Councilmanic District was number three.
6 And I wanted us to get that on the
7 record, because I wanted it to show that
8 sort of race, socioeconomic status did
9 not discriminate in where these
10 reverse -- people with these reverse
11 mortgages who found themselves in
12 foreclosure, where they were.

13 It was in your district,
14 Councilwoman, and mine.

15 So even if the number of people
16 living in deep poverty in those areas,
17 those stats actually differ, they're
18 still the seniors suffering from issues
19 like reverse mortgages and being in
20 foreclosure. So I wanted to note that
21 for the record.

22 I also wanted to thank
23 SeniorLAW for again just talking about
24 the demand for new and affordable housing
25 for seniors, the demand. It is so

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 increasing. In a district like the
3 Ninth, we are like -- and, Councilwoman
4 Blackwell, I say to you, Councilman
5 Squilla, Johnson, sometimes I get a
6 little frustrated, right? Because I
7 don't have some of the problems that you
8 all are having, because we're landlocked
9 and we don't have lots of space to build
10 new, affordable, particularly senior
11 housing. So any small sliver of anything
12 that we can think of, we're trying to
13 encourage developers of senior housing
14 and say choose here, because our people
15 want to stay where they own their homes.
16 They like want to stay in the region,
17 because their family is there, their
18 church is there, and it's what they know.

19 So I just wanted to tell you
20 that I appreciated your bringing of that
21 issue up in your testimony. And if there
22 are any developers looking for a place to
23 build new senior housing that is
24 affordable, I ask that you please
25 consider looking in the Ninth

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Councilmanic District, and we will work
3 as hard as we possibly can to help you.

4 Thank you.

5 COUNCILWOMAN BLACKWELL: Thank
6 you very much.

7 Thank you very much.

8 Now we will hear from Panel 4,
9 Kathy Desmond, People's Emergency Center,
10 or PEC; Christi Clark, Women's
11 Revitalization Project; Zach Davidson,
12 Lutheran Settlement House; Robert Rivera,
13 ACT UP; George Matthews, ACT UP; Robert
14 Woodhouse, ACT UP; and Tanya Curry, ACT
15 UP.

16 Thank you.

17 (Witnesses approached witness
18 table.)

19 COUNCILWOMAN BLACKWELL: Good
20 afternoon. Thank you very much. Please
21 identify yourself to the record and begin
22 your testimony.

23 MS. CURRY: Good afternoon. My
24 name is Tanya Curry. I am here with the
25 ACT UP organization. I just want to

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 thank everyone for allowing me to share
3 my testimony with you guys. I was hoping
4 that today we made some kind of movement
5 where we can be of more help to the
6 homeless areas, is where I found myself
7 after being a homeowner for 14 years,
8 bringing in a certain bracket of income,
9 to now homeless on the street today, with
10 nowhere to go, no income or anything else
11 because of situations that's happened
12 that's beyond my control.

13 I was able to experience a lot
14 out here for over a year now, 14 months,
15 and it's traumatic. And I guess I just
16 want to know if we can try to do a little
17 bit more in the areas of the homeless.

18 I've never been homeless before
19 until now, so I did not know how bad
20 things are out here. I do understand
21 that we are living in America and we have
22 abundance of money here and to help other
23 people. I think it's great. I think --
24 I was raised to take care of home first.
25 And I'm just asking if we can just take

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 care of our own people at home as well as
3 other people abroad and just allow us to
4 get back on our feet that fall, those who
5 are in the poor areas that have never
6 gotten a chance to get up, the middle
7 class that has fallen down. And it's a
8 lot of that going on. And even through
9 the shelters, I was in a shelter from
10 December, was just replaced from one to
11 go to another one, and that's traumatic
12 as well. It's like it's a lot of
13 physical, mental things going on here,
14 and we're trying to see if there's a way
15 that we can get stable, and more funding
16 will help that.

17 Fernwood East just closed up
18 and their beds are empty, and we're still
19 out here with nowhere to lay our heads at
20 night. I think it's horrible. I'm
21 asking for help not just for myself, but
22 for all the other homeless people. And
23 it seems like the single women is where a
24 lot of the gap is, like in a certain age.
25 I'm over 40. I'm single. My children

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 are grown. I have no children to go in a
3 shelter and say I need housing and
4 they'll give me housing. So I'm just
5 bounced around from living in my car for
6 several months after one shelter, then
7 another shelter, and I am just asking
8 that if we can just do a little better
9 somewhere, somehow.

10 And this journey has taken me
11 on a whole new outlook in life where I
12 see where there's need and help, and
13 where I decided to stand on myself and
14 join the movement of helping if you're
15 not -- I believe if you're not a part of
16 the solution, you're part of the problem.
17 And with my medical health, physical,
18 mental, I'm still going to do what I can
19 do to help in these steps.

20 And I just really want to just
21 let you guys know that I'm not going to
22 be long. I'm not a long speaker or
23 anything like that, but I do thank God
24 for what he sent me, because out of the
25 help that we've gotten, some help, and it

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 allowed me to now be a proud member of
3 the Poor People Economic Human Rights
4 Campaign, because those are one of the
5 people, along with ACT, who stepped out
6 and helped me, and that's how I'm trying
7 to get back up on my feet now, you know.

8 It's hard. I come from having
9 income, don't have to worry about
10 anything. I've come from middle-class
11 area of Philadelphia as well. I didn't
12 know it was still this -- I didn't know
13 it's worse now than it was years ago,
14 because I seen them cleaning up the
15 streets and I thought things were better,
16 and I see it's not. It's just replaced
17 somewhere else and pushed around in
18 different areas.

19 So I just want to just thank
20 you for allowing me to sit here and
21 testify in front of you and wishing for
22 your help and everything.

23 Thank you.

24 COUNCILWOMAN BLACKWELL: Thank
25 you, Ms. Curry. I ask that you -- my

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 office is the last one at the end of this
3 hall, and ask for Penny. We'll try to
4 help you. And thank you for making that
5 testimony. What's so sad, it wasn't like
6 this years ago, is that we don't have
7 transitional housing we need. So when
8 you get out of shelter, there's no place
9 for you to go. We have had good programs
10 and programs with PHA and others where
11 folks like you and other mothers and even
12 families and even fathers had places to
13 go with or without children, but it's
14 tough now because you go in the shelter
15 for a while and you come out and you say,
16 now what do I do? So that's real, real,
17 real, real tough.

18 MS. CURRY: And, you know, 23
19 years ago I was in a similar situation.
20 I was not homeless, but I left a
21 situation that wasn't wealthy for me, and
22 my child was five years old at the time,
23 and we went into a shelter system and we
24 got help then, and that's when I had a
25 fall and had to nurse myself back up to

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 health. I said, well, you know what, I
3 did it before. I don't have my baby with
4 me. It's just myself. I can do it now.
5 And then I was in for a rude awakening.
6 But I think Cheri wants to say something.

7 MS. HONKALA: I just want to --
8 she's nice. I'm not. Hello, everybody.
9 Cheri Honkala from the Poor People's
10 Economic and Rights Campaign.

11 I just want to say that Tanya
12 is currently homeless right now because
13 of the closing of the Fernwood East
14 shelter. We were told that there was no
15 money. And we're helping her in our
16 shelter right now at a time when the City
17 is littered with homeless people and
18 especially single women. And everybody
19 is running for elected office. We're
20 looking forward for somebody to step
21 forward by Monday and champion this issue
22 and find the money for that shelter,
23 because if we have a rate where we have
24 more units for luxury units versus
25 homeless women in the City of

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 Philadelphia, something is wrong.

3 So Monday we intend to house
4 those women from Fernwood here at City
5 Council if somebody doesn't step forward
6 and figure out how to get money out of
7 the budget, keep that shelter open or
8 follow through on the commitment to
9 provide affordable housing for these
10 women.

11 Thank you very much for letting
12 me butt in here.

13 COUNCILWOMAN BLACKWELL: Well,
14 we thank you all for being here. And we
15 checked with homeless shelter about
16 Fernwood, and they said it happens this
17 way every year. They're open so many
18 months and then they close at this point
19 in the year, and that is really, really
20 tough. We've had some women in our
21 office from Fernwood.

22 MS. CURRY: Yes. And from our
23 understanding when we came to your
24 office, it was nine of us, this was the
25 first year that they were trying with the

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 women, and somehow some way we all got
3 different messages from OHS, I believe it
4 is. I was told when I went in December
5 that this was permanent shelter until I
6 get my permanent housing. Then when they
7 started coming in later on about January
8 or February, I started hearing from the
9 people that was coming in, stating that
10 we had a deadline of March, which I did
11 not believe them because no one told me
12 that. I didn't hear it from any
13 reputable sources, and then, bam, two,
14 three weeks before the shelter closed is
15 when we got the news, yes, that was
16 actually true.

17 So it's beds over there.
18 There's staff there. No one is in them.
19 I don't know if it was supposed to be a
20 winter initiative program. That's not
21 what they told me and a couple other
22 people, but even if it was, I believe we
23 still could somehow make it into a
24 regular shelter.

25 It's easier on people who is

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 homeless not to move around and round and
3 round. That really does get to a person
4 mental when you're constantly moving
5 at -- like I was in my home for 14 years,
6 you know, thank God, and unfortunately I
7 lost my husband and I'm a widow now for
8 three years and now I'm dealing with
9 homelessness.

10 COUNCILWOMAN BLACKWELL: Thank
11 you. Yes. Penny told me that every case
12 was individual. She was working with
13 them. So I hope you'll stop there.

14 MS. CURRY: Okay. All right.
15 Thank you. Today?

16 COUNCILWOMAN BLACKWELL: Thank
17 you. Thank you for -- yes. You can stop
18 in now. She's there.

19 MS. CURRY: Thank you. I
20 appreciate it. Thank you.

21 COUNCILWOMAN BLACKWELL: Thank
22 you.

23 Who would like to testify next?

24 MS. CLARK: Good afternoon. My
25 name is Christi Clark and I'm here to

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 testify about Bill No. 190231. I've
3 offered my full testimony in writing, so
4 I'm going to keep it short.

5 I work at the Women's Community
6 Revitalization Project, also known as
7 WCRP. WCRP is also a proud member of the
8 Philadelphia Coalition for Affordable
9 Communities. I'm sure you've seen us
10 here before in our bright green T-shirts.
11 We're a coalition that just keeps
12 growing. Four years ago there were 27
13 organizations around the City and now
14 we're up to 65 organizations citywide,
15 community, disability, labor, faith, and
16 urban agriculture groups.

17 We just want to take a minute
18 to thank all the Councilmembers that
19 stood with our coalition to pass the
20 construction impact tax, and we wish we
21 were here today to talk about a permanent
22 source of funding that addresses our
23 city's housing needs.

24 We also want to thank
25 Councilmembers Blackwell and Reynolds

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 Brown for originally introducing the
3 Housing Trust Fund and making it such a
4 powerful tool that works for low-income
5 folks in the City. We care about
6 expanding the Housing Trust Fund because
7 it's a program that has traditionally
8 worked, especially for very low-income
9 people.

10 There has been an increased
11 emphasis on homeownership by members of
12 Council, and while we recognize the value
13 of that, half, half of our city earns
14 less than \$40,000 a year for a family of
15 four and a full third earns less than
16 \$20,000 per year. Getting a mortgage and
17 buying a home is well out of reach for
18 these Philadelphians.

19 Our research shows that in each
20 of your Council districts, between 46 and
21 62 percent of renters are paying well
22 more than they can afford on housing,
23 leaving very little left over for other
24 basic needs like food, childcare, and
25 medicine.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 Housing security is necessary
3 to address poverty, and for most
4 Philadelphians, that starts with rental
5 housing. We want the Housing Trust Fund
6 to continue to prioritize affordable
7 rental development for low- and very
8 low-income households. We want you to
9 amend this year's proposed allocation.
10 Specifically we want you to commit half
11 of the \$12 million being set aside for
12 new construction, preservation, and
13 shallow rent subsidy to go to households
14 earning 30 percent or less of area median
15 income. Without that guarantee in
16 writing, we are not confident that the
17 money will go where it's needed most.

18 We also are pleased to see a
19 shallow rent subsidy pilot in the works.
20 At WCRP, most of our 274 tenant families
21 earn around \$8,000 per year. Three
22 hundred dollars a month could go a long
23 way to help folks at this income level
24 secure affordable housing while also
25 covering their other basic needs. We

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 would really love to see you add more
3 money to the shallow rent subsidy
4 program.

5 We are also calling on you to
6 increase the budgeted commitment to the
7 Housing Trust Fund from \$19 million to
8 \$35 million this year and every year.

9 We applaud the Administration
10 and Council for finally appropriating
11 money from the General Fund to the
12 Housing Trust Fund, and we're calling on
13 you to make the money match the need. We
14 also want you to ensure that these
15 resources become permanent and not an
16 annual budget issue.

17 We want you to stand with us to
18 ensure that any new resources coming into
19 the Housing Trust Fund serves the
20 programs and the people that it has
21 historically served.

22 We're ready to work with you to
23 ensure that low- and very low-income
24 residents can afford to stay in the
25 communities they call home. We invite

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 you to stand with us to ensure that
3 Philly's not just a city for those with
4 wealth, but that it's a city for us all.

5 Thank you.

6 COUNCILWOMAN BLACKWELL: Thank
7 you.

8 MR. DAVIDSON: Good morning.
9 My name is Zachary Davidson. I'm the
10 Housing Stabilization Specialist at
11 Lutheran Settlement House. I'm basically
12 the guy who spends the funds in the
13 Housing Stabilization Fund and speaks
14 with families who are going to be
15 recipients of those funds. In this
16 capacity, I'm tasked with the challenge
17 of utilizing prevention and diversion
18 tactics to lessen the influx of families
19 who are experiencing homelessness and
20 preventing those families from entering
21 our emergency shelter system in
22 Philadelphia.

23 Since December of 2018, I've
24 received over 300 referrals from my
25 program and have met with over 160

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 households, with the help of two
3 part-time interns. With each referral,
4 we conduct an assessment of the
5 household's housing crisis and try to
6 establish a housing plan that's pretty
7 feasible. One example would be one of
8 our clients named Patrice. She's a
9 32-year-old single mother of one. She
10 has a Bachelor's degree and works at a
11 non-profit agency here in Philadelphia.
12 She lost her job in November due to a
13 recent diagnosis of a brain tumor. She
14 was not eligible for FMLA and
15 subsequently spent through all of her
16 savings, and then she fell behind on her
17 rent. She had resources, but not enough
18 to keep herself stably housed through
19 that crisis.

20 In working with her landlord,
21 we were able to get her the funding for
22 those arrears that she owed, and her
23 landlord was gracious enough to not go
24 through the court proceeding process.
25 Patrice is now still in her apartment,

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 and she's working again, and part of that
3 process in speaking with her was in
4 coming up with plans for her future in
5 speaking about creating a will, setting
6 aside emergency funds in the event of
7 another health scare, seeking more
8 affordable housing, speaking about
9 first-time homeownership, which was not
10 really a feasible option for her at the
11 time due to the stress of potential home
12 repairs and moving with her health
13 issues.

14 The reality is that, as it was
15 already said, is that 48 percent of all
16 Philadelphians are currently renters.
17 Resolving a housing crisis is always the
18 first order of business for us when we
19 meet with a family who is imminently
20 facing homelessness, but we know that
21 stability begets stability. Our clients
22 work hard to reestablish their place in
23 the private rental market, but securing
24 this position while often facing debt,
25 judgments, credit issues is a very long

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 and tedious process.

3 For those experiencing a
4 housing crisis, we need fast solutions,
5 which cannot be addressed within the
6 framework of a home-buying program at all
7 times, or even if you provided more
8 incentives, it's just not realistic for
9 many families in that crisis.

10 In our time, we have yet to
11 work with a client who has rapidly
12 resolved their homelessness with a
13 home-buying solution. There is always a
14 crucial middle step or steps of the
15 in-between.

16 We implore you to support an
17 increase of the General Fund to the
18 Housing Trust Fund from the current
19 slated 19 million to 35 million. We ask
20 that you commit to ensure that half of
21 the funds be made available to rental
22 subsidies and homeless prevention
23 services and funds for families earning
24 at or below 30 percent AMI. We need
25 these funds in perpetuity. Until we see

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 a drastic rise in local wages, affordable
3 housing stock made readily available to
4 our population, and an end to predatory
5 eviction processes, we as a city need to
6 act. Five years is not enough to end
7 homelessness in Philadelphia.

8 The funding of a shallow rent
9 program is prudent to support the nature
10 of the current rental market in
11 Philadelphia. The rental market is fast
12 becoming the system's go-to solution for
13 homelessness, as you pointed out,
14 Councilwoman Blackwell, that there isn't
15 much of an after-time-of-shelter solution
16 there. It's rental properties. But the
17 rental market, as I said, is becoming the
18 solution for our supportive housing stock
19 as housing -- affordable housing is
20 becoming more scarce in Philadelphia and
21 non-existent options for many families.

22 Increasing the funds made
23 direct to low-income households is also
24 good for Philadelphia business owners.
25 We work with a lot of landlords who are

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 women-owned and minority-owned
3 businesses, and they are committed to
4 working with programs like ours and
5 working with families who are in this
6 vulnerable financial state. These are
7 landlords that express to us that going
8 to court is often a lose-lose situation
9 for them, and they view part of their
10 wealth and their businesses as something
11 that's very important to the communities
12 that they live in.

13 Thank you, Council and Finance
14 members for your time, and please
15 consider us in this effort as we work to
16 create a more equitable reality for
17 Philadelphians.

18 COUNCILWOMAN BLACKWELL: Thank
19 you.

20 MR. WOODHOUSE: Good morning.

21 COUNCILWOMAN BLACKWELL: Good
22 morning.

23 MR. WOODHOUSE: My name is
24 Robert Woodhouse. I'm with the ACT UP
25 Philadelphia.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 COUNCILWOMAN BLACKWELL: What's
3 your name again?

4 MR. WOODHOUSE: Robert
5 Woodhouse.

6 COUNCILWOMAN BLACKWELL: Yes.
7 Yes. Thank you.

8 MR. WOODHOUSE: I'm with ACT UP
9 and I am 68 years old, and I have
10 problems. The problems is that -- the
11 problem with homelessness is that I can't
12 afford it because I'm only getting \$707 a
13 month income from SSI, and it's just that
14 the problem is that -- they say, oh,
15 yeah, you can get apartments. That's not
16 going to do it, because my credit is kind
17 of shallow. I have problems. And I have
18 to live with somebody, living with
19 somebody to make ends meet, to help them,
20 because there's no way you can live on
21 500 -- if I pay \$500 for rent, I mean, I
22 got 200-some dollars left. That's not
23 going to pay nothing. And I'm disabled.
24 There's a lot of problems.

25 We need affordable housing for

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 people who need help. Not that help is a
3 problem of their own, because I've had
4 accident and just that it's problems
5 there. We need to have a funding in
6 there to help other people, because if
7 you -- there are 10 percent of people who
8 are disabled, but if you build them up,
9 you're going to build up yourself.
10 You're not going -- it's not going to end
11 up zero. You build them up and you can
12 see things grow and get better. People
13 get a problem like that and they will
14 work. You work with them, they work with
15 you.

16 A handout is great, because
17 somebody else had their hand out for us
18 too, and we need that hand. And if we
19 help those help themselves, you can help
20 too. You see a positive in what you have
21 been doing.

22 I'm still in the system. I'm
23 asking City Council to fully fund towards
24 affordable housing for people, which like
25 myself, who is making less than \$25,000 a

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 year.

3 I thank you, and if there are
4 any questions, I'll answer them for you.

5 COUNCILWOMAN BLACKWELL: Well,
6 we thank you, and we all agree that we
7 shouldn't have people who don't have some
8 place to sleep and who don't have the
9 food they need and would like to have.
10 It shouldn't happen really anywhere in
11 America in our country. We've always
12 thought that way and always fought
13 against it.

14 My office is always open to
15 you, any of you, and we thank you for
16 coming down and standing up for you and
17 for people in your circumstances, and
18 we'll do our best to help. So keep in
19 touch.

20 Thank you.

21 MR. RIVERA: Good morning --

22 COUNCILWOMAN BLACKWELL: Good
23 morning.

24 MR. RIVERA: -- Councilwoman.

25 My name is Robert Rivera and I am here on

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 behalf of ACT UP Philadelphia and Project
3 HOMES. Like four months ago, I was
4 homeless, straight out, for months, and
5 recently I just got into a safe haven
6 through Project HOMES and I also got
7 hired through Project HOMES at the same
8 time, and I'm just here to help the
9 community, because I'm dealing with like
10 numerous people each and every day
11 through Project HOMES that don't got
12 nowhere to go. Because like, for
13 instance, like Sunday Breakfast is
14 getting ready to close and move to a new
15 location, and they is being asked to
16 move. And I got mad friends that's being
17 harassed by cops each and every day, and
18 they call me in to their aid, and I can
19 vouch for them on numerous occasions.
20 And like once like all these shelters,
21 like the young lady was just talking
22 about her shelter just closed recently,
23 that it's a whole bunch of abandoned
24 houses on my block where I live at on my
25 safe haven and everything. There's a

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 female shelter for domestic is on my
3 block, because I'm on West Tioga, and we
4 just asking for close to \$40,000 a year,
5 because it's like once these shelters is
6 closed for good, that it's going to be a
7 chain reaction and people are going to be
8 getting locked up by the police because
9 they are hanging out in train stations.
10 Like Suburban Station and Jefferson
11 Station is the main target and they sit
12 in there. They got until midnight, and
13 once midnight happens, that's it. They
14 got to be back out on the street. And
15 like most of the shelters is not taking
16 nobody at all after midnight.

17 And like I'm grateful to be in
18 a safe haven, but I speak for where I
19 came from, because I'm 51 years old. I'm
20 getting ready to be 52 in two weeks, and
21 we're concerned about this matter,
22 because it's like I really care about a
23 lot of people and like this is where I
24 came from and everything.

25 Thank you for letting me speak.

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 COUNCILWOMAN BLACKWELL: Thank
3 you. Thank you.

4 MR. MATTHEWS: Good morning,
5 Chairwoman Blackwell and City Council.

6 COUNCILWOMAN BLACKWELL: Good
7 morning.

8 MR. MATTHEWS: My name is
9 George Matthews. I'm a member of ACT UP
10 Philadelphia and I'm here to testify
11 about the Bill 190231. I'm here to talk
12 about affordable housing, because it has
13 been a struggle in my life to maintain a
14 place to live because the rent has been
15 too expensive for me to afford. I was
16 living with a friend who used to have a
17 grant from the City until they cut that
18 funding that was helping us pay the rent,
19 and then our rent went up to \$800, which
20 we couldn't afford because we was living
21 off of disability and SSI, which in turn
22 caused us to be homeless.

23 We were one of many
24 Philadelphians who had an income of less
25 than 20,000 per year. In fact, it's like

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 9,252. Many others need affordable
3 housing just as myself. Not having
4 housing has had a great impact on my
5 health, because I have a chronic health
6 condition.

7 We need more affordable housing
8 because many like myself are dealing with
9 chronic conditions and are homeless right
10 now. Right now I'm blessed to have a
11 room, which I could barely pay, but I'm
12 blessed to have it.

13 I'm asking City Council to make
14 more -- make a more permanent funding for
15 people who need it the most, like myself
16 and the people that can't afford the rent
17 that most landlords afford.

18 I'd like to thank you, Ms.
19 Blackwell, City Council, for what you
20 said, because nobody should be on the
21 street at all.

22 Thank you.

23 COUNCILWOMAN BLACKWELL: Thank
24 you.

25 I thank you all for coming, and

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 I always regret that we have to go
3 through these times where people don't
4 have what they need. The women are still
5 waiting and threatening to demonstrate
6 and, again, we don't feel that we should
7 be where we are in our city. But we're
8 committed to doing what we can to make it
9 better. I thank you all for coming down
10 and thank you for standing up for what
11 people need. I thank you.

12 Anybody have any comments?

13 (No response.)

14 COUNCILWOMAN BLACKWELL: Thank
15 you all. Thank you all. God bless you.

16 I take it that PEC is not here,
17 Kathy Desmond?

18 (No response.)

19 COUNCILWOMAN BLACKWELL: Thank
20 you very much. Is there anyone else who
21 would like to testify?

22 (No response.)

23 COUNCILWOMAN BLACKWELL: Thank
24 you very much. That will end our hearing
25 for the Finance Committee and we will

1 4/18/19 - FINANCE - BILL 190129, ETC.
2 enter our stated meeting.

3 The Chair now recognizes
4 Councilmember Henon for a motion on the
5 bills we have just heard.

6 COUNCILMAN HENON: Thank you,
7 Madam Chair. I move that Bill Nos.
8 190129, 190135, 190231 be reported from
9 this Committee with a favorable
10 recommendation and further move that the
11 rules of Council be suspended to permit
12 the first reading of these bills at our
13 next session of City Council.

14 (Duly seconded.)

15 COUNCILWOMAN BLACKWELL: It has
16 been moved and seconded that Bill Nos.
17 129, 135, and 231 be reported out of
18 Committee with a favorable recommendation
19 and, furthermore, that a recommendation
20 that the rules of Council be suspended so
21 as to permit first reading at our next
22 session of Council.

23 All in favor say aye.

24 (Aye.)

25 COUNCILWOMAN BLACKWELL:

1 4/18/19 - FINANCE - BILL 190129, ETC.

2 Opposed?

3 (No response.)

4 COUNCILWOMAN BLACKWELL: The
5 ayes have it. That completes our
6 hearing. These bills will be reported
7 out.

8 We thank you very much, and I
9 thank our Committee as well.

10 Thank you very much, and thank
11 you all who are here.

12 (Committee on Finance concluded
13 at 12:28 p.m.)

14 - - -
15
16
17
18
19
20
21
22
23
24
25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

(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.)

Committee on Finance
April 18, 2019

Page 1

A	accreditation	adults 38:19	110:19	allocate 17:11	73:5	approach	assessed
a.m 1:7	68:23	39:7 40:5	112:25	22:17 58:6	and/or 41:21	19:23 81:14	11:20
AARP 21:20	accurately	52:24 54:12	113:24	allocated	65:25 70:10	approached	assessment
37:22,25	122:5	75:13,25	117:12	15:24	70:12	3:24 8:8	107:4
38:9,15	acknowledg...	advance	118:2,7	allocating	122:23	14:12 21:23	assessments
39:20	28:5	10:11 20:23	after-time-o...	48:11	Anne 14:15	46:18 92:17	9:25
abandoned	acknowledg...	advancement	110:15	allocation	14:22 19:20	appropriate	assist 16:10
115:23	78:18	75:23	afternoon	24:3 28:4	announced	72:7	29:23 30:13
abatement	act 92:13,13	advantage	92:20,23	62:21 72:8	15:7	appropriati...	51:14
57:9	92:14,14,25	12:25 13:11	101:24	104:9	annual 14:5	105:10	assistance
abatements	96:5 110:6	adverse 50:6	age 27:18	allocations	15:4 16:14	Appropriat...	16:6 24:18
15:9,19	111:24	advice 36:25	38:4,25	66:17	26:9 33:19	45:10	34:10 44:4
ability 23:23	112:8 115:2	70:6 89:7	64:15 94:24	allow 25:13	56:3 105:16	approval 6:8	47:23 49:4
29:5 39:17	117:9	advocate 51:3	agencies	27:16 47:17	annually	approve 15:3	50:23 54:9
73:10 75:21	Action 14:5	advocates	25:18 36:12	94:3	87:15 88:8	approved	54:20 57:11
able 48:24	15:4 16:2	52:2	68:9 82:4	allowed 10:15	answer 6:15	5:20 6:3	59:5 60:20
67:9 71:18	16:15 28:5	affect 50:12	agencies'	43:5 89:6	12:21 16:20	approving	61:6 64:14
75:6 87:18	33:19 49:23	afford 22:21	35:24	96:2	114:4	14:4 19:24	67:10 68:6
93:13	57:2	67:7 70:9	agency 24:25	allowing	answers 20:9	approximat...	69:10,14,16
107:21	actions 3:15	103:22	107:11	41:19 65:18	anti-displac...	5:25 38:23	69:25 70:14
abroad 94:3	50:7	105:24	ages 38:19	93:2 96:20	50:21 51:16	April 1:7	71:3 82:5,7
absolutely	activities 36:7	112:12	40:16	ambiguity	anticipate	area 13:10	82:23
51:18	actual 11:13	117:15,20	aging 38:7	32:10	18:20	23:10,12,15	assisted 67:24
absorb 87:18	add 27:7	118:16,17	39:13 45:7	amend 32:9	anticipated	23:20 31:9	assisting
abundance	105:2	affordability	60:14	104:9	59:23	62:15 72:21	47:21
93:22	addition	38:7 68:15	ago 77:5	amended 5:6	antsy 83:9	73:2,15	assists 28:24
abuse 53:18	42:11 43:19	76:13	96:13 97:6	amending 8:3	Anybody	76:24 85:5	65:21,23
academic	71:8 74:23	affordable	97:19	8:20	119:12	96:11	associated
75:21,23	additional	15:10,13,16	102:12	Amendment	apartment	104:14	41:14 69:21
accelerator	15:15 19:5	15:20 16:4	115:3	14:5 15:3	79:10	areas 9:18,25	Association
16:11 18:13	24:17 25:3	19:6 20:7	agree 73:4	16:14	107:25	90:16 93:6	21:17 22:7
18:20	25:13 27:7	22:21 23:6	77:21 89:8	America	apartments	93:17 94:5	49:15
access 15:11	29:9 37:6	23:17 24:11	114:6	93:21	112:15	96:18	assume 40:20
34:4 37:12	66:9 70:19	26:13,18	agreement	114:11	apologizes	arena 35:9	assumed
44:13 49:5	86:19	27:8 31:8	25:24	Americans	33:15	arguing	11:19
50:2 52:23	Additionally	31:16 32:2	agreements	64:9	appear 16:19	11:15	assumes 11:7
60:21 61:9	15:10 23:16	32:5,11,15	3:6 51:6	AMI 24:21	58:12,21	arrears	assumption
67:10 84:2	address 39:21	34:20,23	agriculture	29:2,3,13	appearing	107:22	11:12
accessible	48:8 104:3	35:3,7 36:6	102:16	29:14,20,25	5:14	aside 23:19	assures 76:9
39:25 84:7	addressed	37:13 38:13	AHCOPA	30:8 32:18	applaud 29:9	104:11	asthma 30:19
84:13,17,18	78:6 84:5	38:16 39:24	65:21 66:22	41:19 42:12	72:16 105:9	108:6	30:21,22
84:25	109:5	40:16 44:13	67:11,17	43:11 74:13	applauds	asked 115:15	attachment
accident	addresses	46:14 48:9	aid 115:18	76:22 77:13	27:22 59:20	asking 59:8	61:10
113:4	102:22	63:10 65:5	aim 34:9	78:21 80:20	Appletree	87:3,19	attachments
acclaimed	adequately	72:22 73:24	alignment	81:20 82:18	75:2	88:2 93:25	75:22
59:25	81:14	77:24 78:19	48:12	83:25	apply 59:3	94:21 95:7	attacks 30:22
accomplish	Administra...	80:18 84:3	ALLAN 1:10	109:24	122:21	113:23	attainment
78:3	4:21 22:16	84:11,12,19	allergies	amount 4:19	appreciate	116:4	22:24
accomplished	23:4 25:21	84:25 90:24	30:19	10:22,24	85:13,25	118:13	attempting
21:3 77:20	25:25 45:19	91:10,24	alleviate 40:4	45:8 66:15	89:10	asks 32:13	11:24
account 6:4	105:9	99:9 102:8	77:8	69:10 73:3	101:20	assemble	attendant
accounting	adoption 4:22	104:6,24	alleviating	81:12	appreciated	36:10	57:20
9:4	adult 84:21	108:8 110:2	61:2	analysis 7:5	91:20	assess 12:2	attention

Committee on Finance
April 18, 2019

Page 2

31:20 37:15 53:6,14 77:11 attorney 46:22 72:20 attorneys 54:8 89:5 audit 10:8 auditing 9:25 auditors 13:8 August 68:13 68:20 aunts 58:19 authorization 2:16 4:18 5:19 authorize 20:15 authorized 5:23 6:7 authorizing 3:2,6,13 availability 23:6 38:16 64:17 available 23:9,14 24:20 38:12 109:21 110:3 average 9:21 25:14 35:13 averaging 57:15 avoid 10:16 11:18 60:20 70:6 75:7 awakening 98:5 awareness 42:3 89:14 aye 86:12 120:23,24 ayes 121:5	116:14 backgrounds 39:17 backlog 43:7 bad 93:19 balance 18:25 bam 100:13 Bar 49:15 barely 31:20 118:11 barometer 42:21 barriers 69:21 base 63:8 based 5:22 10:22 68:22 basement 30:23 basic 43:6 56:6 74:10 103:24 104:25 basically 88:4 106:11 basing 18:18 basis 11:14 73:10 Bass's 90:3 bear 3:10 becoming 61:20 110:12,17 110:20 bed 75:3 beds 94:18 100:17 began 30:8 begets 108:21 beginning 6:2 behalf 60:4 68:8 115:2 believe 6:12 11:10 17:17 40:3 44:4 73:2,11 95:15 100:3 100:11,22 believing 53:2 64:11 benefit 18:14 41:10 57:7 62:24 70:15	71:4 82:17 benefits 15:21 56:7 best 49:12 78:5 82:10 114:18 Beth 21:16 22:5 better 25:18 38:12 70:23 95:8 96:15 113:12 119:9 beyond 35:9 50:14 62:5 93:12 big 12:12 18:19 biggest 28:6 69:21 Bigos 46:14 65:3,4,9,9 65:11 bill 2:1,14,15 3:1 4:1,16 4:17,24 5:1 5:4,16,17 6:1 7:1,19 7:23 8:1,19 9:1,15 10:1 10:14,17 11:1,14,23 12:1,11,18 13:1,23 14:1,2 15:1 15:2 16:1 17:1 18:1 19:1 20:1 21:1 22:1,9 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1,9 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1	51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 102:2 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 111:1 112:1 113:1 114:1 115:1 116:1 117:1 117:11 118:1 119:1 120:1,7,16 121:1 billion 45:8 45:13 bills 1:16 44:8 57:19 86:12 120:5,12 121:6 bit 44:18 93:17 black 50:11 Blackwell 1:10 2:2 4:2 4:9 5:11 6:17,24 7:11,16 8:10,15	12:22 13:12 13:17,22 14:10,14,20 16:22 18:3 19:10 21:6 21:11,14,25 22:5 26:19 26:23 32:20 33:6,10 37:16,19 40:19,23 45:25 46:6 52:14,19 58:8 64:25 65:7,10,17 72:4,11,14 74:2,5 82:25 83:5 86:4 88:17 91:4 92:5 92:19 96:24 99:13 101:10,16 101:21 102:25 106:6 110:14 111:18,21 112:2,6 114:5,22 117:2,5,6 118:19,23 119:14,19 119:23 120:15,25 121:4 Blackwell's 90:2 bless 119:15 blessed 118:10,12 block 115:24 116:3 Blondell 1:13 19:13 Board 6:20 76:23 Bobby 1:11 2:6 Boddie 30:16 31:2,5 body 85:12 85:13	bond 2:15,24 3:2,23 7:2,7 43:5 bonds 3:5,6,9 3:10,16,18 3:20 4:19 bonuses 15:12,19 Bookler 46:10 52:16 52:17 boom 15:22 boost 25:2,14 boosting 25:6 borrow 43:16 bottom 18:25 bounced 95:5 Bouvier 30:17 bracket 93:8 brain 107:13 break 36:3 Breakfast 115:13 Breslin 7:24 8:14,17 13:3,19,20 bricks 77:23 brief 18:15 briefly 54:24 bright 102:10 bringing 91:20 93:8 brings 12:18 Broad 65:14 broadened 36:10 broader 63:8 Brown 1:13 19:13 85:9 103:2 BSRP 28:24 29:13,21 bucket 81:13 budget 19:23 20:5 25:4,6 25:22 60:22 75:6 99:7 105:16 budgeted 105:6 Buenos 32:22 build 67:8	80:14 88:11 91:9,23 113:8,9,11 building 15:22 31:17 buildings 45:15 built 40:7 53:5 bunch 115:23 burden 9:16 56:3 57:12 burial 57:21 business 19:22 108:18 110:24 businesses 9:2 13:10 111:3,10 butt 99:12 buy 70:24 buyer 11:6 buyers 69:17 70:2,24 buying 10:25 103:17	19:5 car 44:5 95:5 care 93:24 94:2 103:5 116:22 caring 44:9 carpet 30:20 carry 37:5 cars 74:21 cart 36:4 case 13:8,8 41:15,16 49:5 51:5 81:7 101:11 cases 64:2 73:6 cash 11:3 catch 10:9 category 31:19 cause 47:7 85:11 caused 117:22 CDC 21:21 CDCs 21:17 34:23 35:2 35:5 CEIBA 21:19 33:4,17,22 34:7 35:9 CEIBA's 33:14 Census 34:12 center 9:13 46:11,12 47:24 48:5 52:17 53:23 57:23 59:6 59:15 60:3 60:8 63:14 75:2 83:13 92:9 Center's 52:21 Centers 46:14 65:6 central 36:19 37:3 CEO 26:25 certain 3:14 8:6,23 14:8 93:8 94:24
--	--	--	---	---	---	---	--

Committee on Finance
April 18, 2019

Page 3

14:16 20:3 21:15 81:23 CERTIFIC... 122:2 certification 68:19 122:20 certified 68:13 CERTIFY 122:3 certifying 122:24 chain 116:7 Chair 1:10 2:6 17:4 18:2,9 19:12,19 41:5 45:9 86:6,10 88:15,21 120:3,7 Chairperson 22:5 83:5 Chairwoman 4:9 8:15 14:20 26:23 46:23 52:18 58:8 65:17 72:14 117:5 challenge 68:9 69:5 106:16 challenges 28:7 33:25 55:25 60:14 61:7 challenging 31:4 Chamber 86:8 Chambers 2:10 champion 98:21 chance 21:20 37:18,20 76:12 94:6 changes 12:5 80:6 Chapter 8:3 8:20 Charter 34:5	checked 99:15 Cherelle 1:12 2:8 Cheri 98:6,9 child 97:22 childcare 103:24 children 27:18 30:18 31:3 55:13 75:12,14 81:24 94:25 95:2 97:13 children's 75:20 choose 38:3 91:14 Christi 92:10 101:25 Christian 2:16 4:10 4:12 chronic 118:5 118:9 church 91:18 Cindy 90:3 circumstan... 114:17 cities 18:19 48:18 50:25 55:5 citizens 54:5 54:21 78:12 83:25 city 1:2,6 2:17 4:12 4:13 5:20 9:13 10:13 14:23 27:8 27:25,25 29:8,17,17 29:22 32:13 33:17,25 34:22 35:12 35:23 37:11 37:25 42:3 42:8,17 45:2 47:2,8 49:18 51:16 51:18,21 53:5,8 57:5 57:13 58:9	59:11 60:5 62:8,25 64:12,18 66:14 69:9 69:15 70:15 71:4 72:24 76:12,24 77:6 78:14 79:7 80:25 81:25 82:2 82:20 85:5 85:19,24 89:2,21 98:16,25 99:4 102:13 103:5,13 106:3,4 110:5 113:23 117:5,17 118:13,19 119:7 120:13 city's 3:17 12:10 15:3 28:5 31:23 35:7 37:8 43:9 49:21 52:11 53:21 56:25 78:10 79:12 81:15 102:23 City-sponso... 59:3 citywide 102:14 civil 50:19 54:17 Clarifi 48:4 clarification 7:22 clarify 8:5,22 10:18 clarifying 11:6 Clark 92:10 101:24,25 Clarke 22:14 27:6 43:2 45:18 47:2 47:13 class 94:7 cleaning	96:14 clear 10:10 17:21 41:17 42:13 56:20 clearly 11:11 28:2 32:13 64:7 72:23 Clerk 2:14,21 7:22 8:2 13:25 14:3 client 67:14 109:11 clients 57:24 70:4,6,7 107:8 108:21 Clinic 48:4 close 10:14 48:12 99:18 115:14 116:4 closed 94:17 100:14 115:22 116:6 closer 12:18 closing 16:6 24:18 98:13 CLS 47:12 coalition 80:17 102:8 102:11,19 code 8:4,21 28:21 codes 28:19 collaboration 48:2 82:8 82:20 collection 11:22 collective 50:18 college 44:6 color 50:13 66:5 combination 3:8 combining 18:22 come 2:19 7:25 19:25 96:8,10 97:15	comes 59:8 85:16 coming 14:15 17:16 19:20 74:25 100:7 100:9 105:18 108:4 114:16 118:25 119:9 comment 16:16 76:15 comments 13:14 16:25 18:5 21:9 24:24 26:16 46:4 65:19 72:7 119:12 Commissio... 2:19 4:15 5:10,14 6:22 7:4,24 8:14,17 13:3,20 commit 104:10 109:20 commitment 64:19 86:11 99:8 105:6 committed 111:3 119:8 Committee 1:3 2:4 3:2 4:11,23 5:2 5:9,12 7:14 8:16 13:15 14:21 16:24 26:24 32:9 45:10,12 52:20 58:5 65:18 72:3 74:5 119:25 120:9,18 121:9,12 common 56:8 75:17 Commonwe... 54:22 communities 27:12 36:21 38:5,8	39:14 40:6 50:13 61:10 64:16 102:9 105:25 111:11 community 16:13 22:7 34:11 39:14 40:11 46:9 46:22 47:25 48:3 50:16 53:13 55:4 69:4 72:20 102:5,15 115:9 community... 34:22 company 10:24,25 11:2 comparative 82:11 compared 51:11 71:24 79:25 compassion... 69:7 compensated 69:3 compete 70:23 competent 69:7 complete 28:12,13 61:19 completed 7:6 completes 121:5 complex 9:12 component 37:3 composing 78:21 comprise 81:15 comprised 31:7 comprising 78:8 concern 76:17	concerned 38:15 116:21 concerns 20:10 40:4 concluded 121:12 concludes 12:20 condition 118:6 conditions 8:7,24 14:9 118:9 conduct 107:4 conducted 41:25 89:22 confident 104:16 confused 88:2 conglomera... 12:16 compared 51:11 71:24 79:25 compassion... 69:7 compensated 69:3 compete 70:23 competent 69:7 complete 28:12,13 61:19 completed 7:6 completes 121:5 complex 9:12 component 37:3 composing 78:21 comprise 81:15 comprised 31:7 comprising 78:8 concern 76:17	42:24 76:25 89:7 constituting 2:22 constructed 23:24 84:6 construction 5:21 23:21 102:20 104:12 consulting 7:10 consuming 7:8 contained 122:5 contains 39:15 continually 77:15 continue 29:18 45:16 51:19 52:3 64:9 79:3 85:23 104:6 continued 5:18 47:18 51:12 63:25 continues 73:16 78:10 continuing 3:17 contract 25:14 63:21 82:4 contrary 11:15 contribute 40:14 contributions 51:22 control 93:12 122:23 convey 58:23 convince 77:5 coordination 82:19 Coordinator 33:3 cops 115:17 core 44:16 corporate 12:15
--	---	---	--	--	--	--	--

Committee on Finance
April 18, 2019

Page 4

10:15 22:8 correct 17:9 17:22,23 21:4 122:8 correctly 80:22 cosmetic 71:21 cost 16:6 23:20 24:18 50:25 69:22 79:6 cost-burde... 38:23 39:2 39:5 77:18 79:16,22 80:3,8 cost-effective 49:11 costing 81:24 costly 7:7 77:24 costs 39:9 40:9 49:18 56:21 57:21 71:14 Council 1:2 5:20 10:13 22:14 23:4 25:5,20,25 26:4,17 27:6 28:2 29:8,18 32:13 33:17 42:3 43:2,3 45:17,19 46:25 47:13 51:21 77:6 85:6 89:21 99:5 103:12 103:20 105:10 111:13 113:23 117:5 118:13,19 120:11,13 120:20,22 Councilman 1:10,11,11 1:12 2:7,9 17:2,3,10 17:20,24	19:17,18 20:18,22 21:4 27:5 42:5 44:20 74:14 81:5 86:7,9 87:2 87:6,21,25 88:10,13 91:4 120:6 Councilma... 90:5 92:2 Councilme... 84:15 85:7 85:8 120:4 Councilme... 47:3 58:9 102:18,25 Councilper... 22:15 Councilper... 37:20 Councilwo... 1:10,12,13 1:13 2:2,8 2:10 4:2 5:11 6:17 6:23,24 7:11,16 8:10 12:22 13:12,17,22 14:10,14 16:22 18:3 18:7,8 19:8 19:10,12 21:6,11,14 21:25 26:19 27:5 32:20 33:6,10 37:16,19 40:19,23 41:3,4 45:25 46:2 46:6 52:14 64:25 65:7 65:10 72:4 72:11 73:5 74:2,5,15 81:6 82:25 86:4 88:17 88:19,20 90:2,3,14 91:3 92:5 92:19 96:24	99:13 101:10,16 101:21 106:6 110:14 111:18,21 112:2,6 114:5,22,24 117:2,6 118:23 119:14,19 119:23 120:15,25 121:4 counsel 48:22 49:3,10 50:24 52:11 62:17 86:25 counseled 67:12 counseling 16:8 25:2 35:19,22,23 36:5,12,18 36:19 37:8 37:11 47:23 60:23 65:12 65:20 66:8 68:10 69:14 70:4 71:22 71:25 counselor 57:23 68:18 71:7 counselors 25:8,17 36:10 37:2 63:17 66:23 67:4,20 68:12 69:2 71:9,10 counties 54:16 country 53:13 114:11 couple 100:21 court 47:23 51:4 62:19 63:15 107:24 111:8 covenanting	3:20 covering 104:25 create 9:15 39:24 43:8 111:16 created 81:17 creates 80:11 creating 20:6 38:8 108:5 creation 47:5 77:3,6,23 78:19 creative 9:4 creativity 43:8 credit 3:7 19:3 29:4 43:20 67:8 70:11 108:25 112:16 crises 54:13 crisis 57:4 61:3 62:2 72:24 78:13 81:2 107:5 107:19 108:17 109:4,9 criteria 43:13 43:22 critical 22:25 51:18 52:22 56:19 63:16 73:18 critically 27:23 54:9 64:5 83:20 crucial 109:14 current 51:21 58:20 63:12 109:18 110:10 currently 22:20 25:15 29:20 47:11 60:23 86:18 98:12 108:16 Curry 92:14 92:23,24	96:25 97:18 99:22 101:14,19 cut 117:17 cycle 80:12 D D 1:13 daily 56:19 damage 50:14 Darrell 47:2 47:13 data 42:7 62:16 date 51:5 DAVID 1:12 Davidson 92:11 106:8 106:9 day 41:12 64:10 115:10,17 day-to-day 73:10 deadline 100:10 deal 11:8 dealing 101:8 115:9 118:8 death 57:19 debt 5:23 6:6 42:25 108:24 debt-to-inc... 43:24 decades 61:16 deceased 58:18 59:10 December 30:14 94:10 100:4 106:23 decided 95:13 decides 6:21 decision 6:19 decline 31:14 44:24 45:5 dedicated 26:10 54:3 62:20 66:19 dedication 39:21	deed 58:21,22 59:10 deeds 58:18 deep 90:16 deeply 53:11 defense 47:5 47:10,17 52:7 83:13 83:19 deficit 23:8 23:12 define 44:2 definitely 21:2 definition 7:21 8:5,22 11:13 83:17 degree 107:10 delinquency 67:22 delinquent 58:2 65:25 delivered 74:14 demand 25:10 59:7 63:7,9 90:24,25 Democratic 45:9 demonstrable 64:19 demonstrate 51:2 55:2 61:24 119:5 demonstrat... 64:7 demonstrates 56:16 density 15:12 15:19 department 5:18 8:18 11:16,21 13:7 35:11 78:14 Departmenten... 5:21 departments 9:22 82:2,9 82:20 depleted	30:14 deployed 24:8 deposits 75:8 Deputy 2:17 2:18 4:8,12 4:15 5:10 5:13 6:22 7:4 describe 44:21 deserve 45:2 53:5 deserving 64:13 design 39:9 Desmond 92:9 119:17 desperate 38:13 despite 31:14 48:25 details 62:20 89:9 determine 67:6 72:7 determined 35:12 determining 3:12 develop 36:13 44:19 45:20 82:10 developed 10:7 39:25 74:24 developers 12:12 15:11 91:13,22 development 14:23 16:13 22:8 32:2 33:24 37:4 37:14 40:12 60:16 61:4 77:2 104:7 developments 32:3 devote 34:19 devoted 62:14 devotes 80:22 DHCD 24:25	25:14 31:24 36:10 47:14 63:20 DHCD's 82:6 DHS 82:3 diagnosis 107:13 dias 32:22 differ 90:17 difference 86:20 different 96:18 100:3 difficult 13:4 80:10 dignity 53:17 direct 15:25 89:7 110:23 122:23 directed 15:9 15:12 directing 15:18 direction 81:11 Director 3:14 14:22 22:6 33:14 52:18 65:5 74:7 disabilities 84:8,14,23 disability 61:9 102:15 117:21 disabled 48:5 55:10 61:22 112:23 113:8 disagree 89:8 disappointed 77:16 disclosure 3:17 discount 4:21 discovered 11:17 discriminate 90:9 discussion 59:20 disgrace 28:14 displaced
--	--	--	--	---	--	--	---

Committee on Finance
April 18, 2019

Page 5

displacement 48:17 49:25 51:10 52:5 75:9	doubled 79:17 drain 56:23 drastic 110:2 dream 78:4 drop 81:13 due 40:8 57:18 58:3 65:24 107:12 108:11 Duly 120:14 Dunbar 2:17 4:8,10,12 dust 30:21	27:7 51:16 59:12 62:23 77:5 82:21 eight 63:20 elderly 59:17 elected 98:19 electrical 30:25 eligibility 43:10,12 70:22 eligible 70:22 107:14 eliminate 43:6 emergency 57:21,24 61:4 92:9 106:21 108:6 emphasis 103:11 emphasizes 6:10 employees 76:4 empower 38:3 empty 94:18 enable 52:9 63:6 64:15 enabling 9:20 encourage 34:22 58:5 91:13 ends 81:7 112:19 energy-effic... 27:14 engaged 71:6 engagement 50:19 engineering 7:6,7 English-spe... 34:2 enhanced 53:6 60:12 enhancement 3:7 19:3 30:5 enhancing 44:14	ensure 15:20 23:5 32:9 40:12 45:4 50:17 53:20 63:2 84:2 105:14,18 105:23 106:2 109:20 ensures 39:16 ensuring 40:15 50:23 52:2 enter 51:5 120:2 entering 106:20 entire 5:9 entitled 8:4 8:21 equal 34:3 equalize 76:13 equip 25:18 equitable 33:23 37:3 37:13 111:16 especially 34:24 78:12 82:21 98:18 103:8 essence 45:14 essential 58:7 62:7 establish 47:4 107:6 established 67:6 estate 9:6 12:12,16 57:9 59:9 65:25 estimate 5:23 17:18 estimated 49:15 ethnic 34:14 event 108:6 eventually 88:8 everybody 98:8,18	evicted 81:22 eviction 25:11 47:9 47:19,22 48:12,16,25 49:5,6,17 49:20,25 50:9,9,20 52:5 59:20 59:24 60:11 60:16,19,20 61:12 62:5 62:19,23 75:8 77:14 79:5 80:25 81:8 83:13 83:15,18,20 110:5 evictions 47:7 49:12 50:12 50:15 62:12 evidence 28:18 122:4 exacerbate 61:11 exactly 10:10 12:5 88:12 exam 68:14 68:20 example 9:14 48:21 107:7 exceeded 63:22 excellent 35:2 excited 24:16 exciting 24:5 exclusive 4:20 excuse 29:16 Executive 33:14 34:5 65:4 74:7 existing 24:10 25:10 28:7 57:4 61:2 69:2 77:25 expand 51:13 expanded 35:24 48:19 expanding 50:2 103:6 expansion 36:14 expect 9:19	expend 10:8 expenses 56:19 expensive 70:9 117:15 experience 39:7 51:10 75:10 76:8 79:4 93:13 experiencing 106:19 109:3 expert 52:3 expiring 15:8 15:19 explicitly 83:14 exploitation 53:18 express 66:13 69:8 111:7 expressions 30:10 extensive 7:5 extraordina... 29:6 extreme 47:6 79:5 extremely 23:21 74:11 77:13,17 78:9 80:19	Fadullon 14:15,19,22 17:6,9,13 17:23 18:10 18:17 20:11 20:19,25 21:13 fair 10:16 12:17 68:16 fairly 69:2 faith 102:15 Falkove 46:12 74:4 74:6 fall 45:4 94:4 97:25 fallen 94:7 familiar 41:13 families 22:23 36:25 37:9 38:6 47:7 48:24 50:15 55:15 72:25 73:14,19 74:12,17,25 75:6 76:20 80:12,19 81:24 97:12 104:20 106:14,18 106:20 109:9,23 110:21 111:5 family 24:23 44:9,10 49:2 57:20 58:15,25 74:20 76:6 77:8 91:17 103:14 108:19 far 86:2 fast 109:4 110:11 fastest 81:13 fathers 97:12 favor 4:16 120:23 favorable 4:24 120:9 120:18	feasible 107:7 108:10 features 39:9 February 100:8 federal 24:9 56:11,13 Fee 14:7 33:20 47:15 66:18 feel 85:4 119:6 feet 94:4 96:7 fell 57:17 89:17 107:16 female 116:2 female-run 66:5 Fernwood 94:17 98:13 99:4,16,21 fewer 81:23 field 35:4 Fifty 83:22 fight 49:24 figh 38:5 figure 99:6 filing 10:2 48:25 final 64:2 finally 25:20 84:4 105:10 Finance 1:3 2:1,4 3:1,14 4:1,11 5:1 5:12 6:1 7:1 8:1,16 9:1 10:1 11:1 12:1 13:1 14:1,21 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1
--	---	--	--	---	---	--	--

Committee on Finance
April 18, 2019

Page 6

39:1 40:1	71:14	25:11 60:2	friendships	39:21 47:11	generation	106:14	59:2 69:18
41:1 42:1	find 9:3,15	60:24 63:15	75:22	47:16,18	58:20	111:7	76:25 87:5
43:1 44:1	22:22 39:18	63:19 65:24	front 96:21	48:11 55:3	generations	112:16,23	93:23
45:1 46:1	84:11,12,24	67:19 68:3	frustrated	58:6 62:13	55:16 58:15	113:9,10,10	113:16
47:1 48:1	98:22	68:7,17	91:6	62:21 63:5	genetic 28:21	116:6,7	118:4
49:1 50:1	findings 51:2	71:5,23	fulfill 25:19	63:11,22	George 46:8	Gonzalez	great-gran...
51:1 52:1	51:8	90:12,20	full 5:8 10:20	64:3,4 66:9	46:11 72:19	21:19 33:5	55:12
52:19 53:1	firm 7:6 68:5	foreclosures	11:20,22	85:17 94:15	83:12 92:13	33:14,15	greatest
54:1 55:1	first 2:14 5:3	89:24	12:9 13:2	102:22	117:9	good 2:3 4:4	54:11
56:1 57:1	15:23 16:16	foregoing 3:9	31:4 51:13	107:21	getting 20:3	4:8,10 5:11	green 102:10
58:1,5 59:1	20:13 22:13	122:7,20	86:25 87:16	110:8 113:5	83:9 86:18	8:12,14	Greenlee 1:11
60:1 61:1	23:3 24:6	Foremost	102:3	117:18	103:16	14:16,19	2:7 17:2,3
62:1 63:1	27:21 43:16	34:10	103:15	118:14	112:12	22:4 26:22	17:10,20,24
64:1 65:1	63:20 65:22	forget 84:14	full-time	funds 18:20	115:14	32:22 37:18	42:6 44:20
65:18 66:1	69:13,18	form 6:13	25:16	22:17 24:8	116:8,20	46:20 52:16	group 29:11
67:1 68:1	70:16,21	75:22	fully 113:23	40:12 41:20	give 4:24	77:19 78:10	34:11,14
69:1 70:1	75:4 84:20	forms 25:12	122:5	43:6 57:25	18:15 33:6	85:11 92:19	36:11 63:13
71:1 72:1,3	93:24 99:25	50:8	fund 5:22,24	61:17 63:24	95:4	92:23 97:9	groups
73:1 74:1	108:18	forth 3:19	12:14,14	64:17 73:13	given 10:4	101:24	102:16
75:1 76:1	120:12,21	fortunate	13:24 14:7	78:7 80:23	66:15 69:10	106:8	grow 64:9
77:1 78:1	first-time	85:4	16:11 18:13	83:13,19	85:19	110:24	113:12
79:1 80:1	12:15 66:16	Forty-four	18:24 22:18	106:12,15	giving 4:6	111:20,21	growing
81:1 82:1	66:21 69:12	34:15	25:24 26:7	108:6	glue 76:5	114:21,22	35:22 48:13
83:1 84:1	69:17,25	forward 2:19	26:8 29:2	109:21,23	go 9:3 13:8	116:6 117:4	75:24 77:17
85:1 86:1	70:14 108:9	7:25 14:15	29:15 30:6	109:25	41:20 60:25	117:6	102:12
87:1 88:1	fiscal 6:2,3,4	19:25 21:5	31:12 33:20	110:22	73:23 83:14	gotten 94:6	grown 95:2
89:1 90:1	6:6 15:25	26:16 37:10	38:11 42:14	funeral 57:20	83:23 93:10	95:25	growth 31:13
91:1 92:1	17:7 51:21	40:10 57:16	47:5,6,10	furnace 71:19	94:11 95:2	Gould 46:9	guarantee
93:1 94:1	51:24 86:23	87:12 98:20	47:15,17	further 4:25	97:9,13,14	72:13,19	104:15
95:1 96:1	five 56:10	98:21 99:5	48:8 52:7	10:18 12:2	104:13,17	74:3	guarantees
97:1 98:1	97:22 110:6	fought 114:12	52:22 57:14	25:3 61:24	104:22	government	19:4 49:3
99:1 100:1	fixed 3:11	found 9:18	57:14 66:18	120:10	107:23	35:14 43:14	guess 43:22
101:1 102:1	flexible 61:5	31:12 90:11	72:17 73:22	furthermore	115:12	Gracias	93:15
103:1 104:1	float 43:5	93:6	76:11,16,19	120:19	119:2	37:15	guidance
105:1 106:1	floor 43:19	foundation	77:3,7,20	future 6:8	go-to 110:12	gracious	67:4
107:1 108:1	flooring	59:22 76:7	78:5 81:3,9	87:11 108:4	goal 12:19	107:23	guy 106:12
109:1 110:1	30:20	four 24:23	81:18 82:17	FY19 19:23	13:9 40:14	Graham	guys 93:3
111:1,13	flow 63:12	63:23	83:23 89:22	20:5	59:21 60:5	21:20 40:21	95:21
112:1 113:1	FMLA	102:12	103:3,6	FY20 19:24	61:6	grand-kids	
114:1 115:1	107:14	103:15	104:5 105:7	25:6,21	goals 48:7,13	44:7	H
116:1 117:1	focus 85:15	115:3	105:11,12		49:24 52:6	grandchild...	habitable
118:1 119:1	85:23	fraction 49:9	105:19	G	God 95:23	55:12 62:4	59:13
119:25	focused 77:22	framework	106:13	gap 49:22	101:6	grandparents	half 55:17
120:1 121:1	folks 83:15,15	76:14 109:6	109:17,18	94:24	119:15	53:2 58:19	61:23 79:11
121:12	83:18,24	Frank 7:23	113:23	geared 54:14	going 2:13	grant 30:4	80:3 85:18
finances	97:11 103:5	8:17	Fund's 41:24	General 2:24	17:14 20:15	66:15 69:17	103:13,13
12:11	104:23	fraud 58:22	funded 27:23	3:22 12:14	26:5 27:3	70:14 71:3	104:10
financial 9:10	follow 99:8	free 54:9	32:6 62:8	26:7 105:11	43:23 58:16	117:17	109:20
16:8 35:19	food 56:19	60:20	81:12	109:17	72:17 78:23	grateful	hall 1:6 97:3
47:23 56:3	61:9 103:24	freeze 57:8	funding 5:18	generate 12:6	83:6,7	116:17	hand 113:17
57:12 68:16	114:9	friend 117:16	6:4 15:24	generated	87:11 94:8	gray 9:18,24	113:18
111:6	Force 49:20	friends 74:20	16:3 18:11	43:4	94:13 95:18	13:10	handful 12:7
financing	foreclosure	115:16	35:14 36:17	generates	95:21 102:4	great 53:5	handle 63:25
				35:15			handout

Committee on Finance
April 18, 2019

Page 7

113:16 handrails 30:25 hanging 116:9 happen 114:10 happened 93:11 happens 99:16 116:13 happy 6:14 12:21 16:19 33:4,12 35:17 harassed 115:17 hard 43:4 59:7 84:10 92:3 96:8 108:22 hard-worki... 79:2 harder 84:24 harm 47:7 haven 115:5 115:25 116:18 headed 38:24 heads 94:19 health 22:23 27:20 28:20 36:20 44:14 95:17 98:2 108:7,12 118:5,5 healthy 27:13 53:16 hear 72:5 92:8 100:12 heard 120:5 hearing 5:4 17:14 20:15 32:24 42:2 65:19 72:5 89:20 100:8 119:24 121:6 hearings 20:4 72:15 heartened 34:18	heaters 71:20 heavily 42:24 held 42:2 89:20 Hello 65:3 98:8 help 16:5 25:10 34:9 35:10 40:4 45:4 47:24 49:24 51:13 53:15 54:14 57:3,11 59:16 63:11 63:16 67:22 73:24 75:6 76:21 92:3 93:5,22 94:16,21 95:12,19,25 95:25 96:22 97:4,24 104:23 107:2 112:19 113:2,2,6 113:19,19 113:19 114:18 115:8 helped 57:24 96:6 helpful 62:15 73:21 82:12 helping 50:17 78:3 83:25 95:14 98:15 117:18 helps 38:3 Henon 1:11 2:6 19:17 19:18 20:18 20:22 21:4 120:4,6 Henon's 74:14 81:5 high 23:21 39:8 43:25 61:22 73:3 73:17 higher 26:5 80:5 81:19 highest 34:13	50:10 55:7 55:8 highlighted 59:23 hired 115:7 historically 105:21 history 67:9 hold 74:18 holding 72:14 home 23:24 26:18 27:15 28:2,23 29:2,8,15 29:16 31:5 31:22 32:6 32:11,14 34:4 39:9 41:11 43:6 43:9,14 57:21 59:4 65:23 66:25 67:5,13,15 67:23 69:13 69:22,23 70:9,11,21 71:8,25 75:17 80:7 84:16 93:24 94:2 101:5 103:17 105:25 108:11 home-buying 109:6,13 homebuyer 9:21 66:21 71:12,13 homebuyers 12:15 16:5 66:16 69:12 70:15,23 homeless 61:4 67:15 82:3 93:6,9,17 93:18 94:22 97:20 98:12 98:17,25 99:15 101:2 109:22 115:4 117:22 118:9	homelessness 36:2 48:10 48:17 49:13 49:25 53:19 55:15 59:14 74:9,22 75:20 76:2 76:9 77:9 77:15 101:9 106:19 108:20 109:12 110:7,13 112:11 homeowner 64:8 93:7 homeowners 28:24 29:10 29:12,19,23 30:11 31:23 39:5 42:8 54:7 55:20 57:5,10,12 57:17 60:5 63:17 65:23 67:19 71:6 78:2 79:22 79:23 80:2 80:4,9 85:20,22 homeowners' 58:4 homeowner... 23:17 54:18 60:6 64:5 67:3 78:4 80:15 103:11 108:9 homes 16:4,7 22:22 27:14 27:17 28:15 30:6 39:13 48:25 50:5 55:13,14 57:25 58:15 58:17,25 59:12 61:16 63:12 64:15 74:19 83:16 83:18 91:15 115:3,6,7 115:11	Honkala 98:7 98:9 hope 24:19 26:4 82:6 85:15 101:13 hoped 77:7 hopeful 77:10 hopes 33:22 hoping 86:23 93:3 horrible 94:20 Hospitality 46:13 74:8 hot 71:19 hotline 47:24 house 30:16 58:20 84:19 92:12 99:3 106:11 housed 107:18 household 55:19,22 71:16 household's 107:5 households 23:7,10,14 23:19,23 24:21 25:10 28:25 31:8 32:17 38:19 38:24 50:6 65:21 66:3 66:4,6,11 66:24 67:5 67:12,18 69:11,20 70:20 80:8 81:21 83:24 85:18,22 104:8,13 107:2 110:23 houses 27:13 115:24 housing 12:13 13:24 14:7 15:10 15:13,16,20 16:2,7,11	16:12,17 18:12 19:7 20:7 22:18 24:11 25:2 25:7,12,16 25:23 26:8 26:13 27:8 28:4,5,8,11 29:22 30:5 31:16 32:3 32:5,15,16 33:20 34:20 34:23 35:3 35:8,9,19 35:22 36:5 36:7,9,12 36:17,19,23 37:2,8,11 37:13 38:7 38:11,14,17 38:21,23 39:2,4,4,8 39:15,18 40:9,11 44:13 46:14 46:22 47:14 48:8,9,10 49:13,23 50:7 52:12 52:22 53:21 54:13,22 55:4 56:21 56:25 57:4 57:13,14,22 60:22 62:6 63:10,16 65:5,12,20 66:8,18,22 67:20 68:10 68:12,16,18 69:2,13 70:4 71:7,9 71:22,25 72:17,22,24 73:22,24 74:10,18 75:9 76:5 76:11,13,16 76:19 77:2 77:7,20,24 77:25 78:5 78:10,19,25 80:17 81:9	81:14,17,18 82:17 84:3 84:6,12,12 84:25 90:24 91:11,13,23 95:3,4 97:7 99:9 100:6 102:23 103:3,6,22 104:2,5,5 104:24 105:7,12,19 106:10,13 107:5,6 108:8,17 109:4,18 110:3,18,19 110:19 112:25 113:24 117:12 118:3,4,7 HUD 68:13 HUD-appr... 65:12 huge 56:23 Hughes 45:9 Human 96:3 hundred 104:22 husband 101:7 I identified 18:23 27:22 identifies 57:2,6 identify 4:5 8:12 9:24 13:4 14:17 22:2 49:23 92:21 II 53:3 illegal 50:9 illustrate 61:13 imminently 108:19 impact 12:10 55:3,15,16 61:14 62:5 62:9 64:6 102:20	118:4 implement 36:14 82:12 implemented 40:2 72:9 implore 109:16 implying 32:5 importance 66:8 important 27:24 28:20 31:17 32:25 42:7 47:6 51:25 72:15 72:18 73:16 78:2,17 83:21 111:11 Importantly 12:11 imposters 58:23 improve 22:23 70:11 improving 27:19 in-between 109:15 inaccessible 39:9 incentive 9:15 incentives 39:23 109:8 include 17:17 28:2 32:4 36:11 66:23 included 10:18 includes 11:11 67:14 including 49:19 50:2 50:8,22 54:18 78:17 income 23:11 23:13,15,20 31:10 36:23 38:21 39:4 39:17 41:18 41:21 42:21 43:11 44:11
---	---	--	---	--	---	--	---

Committee on Finance
April 18, 2019

Page 8

56:4,5,8,17 66:5 72:25 73:2,7,15 78:24 79:13 79:15,19,24 93:8,10 96:9 104:15 104:23 112:13 117:24 income-based 57:9 income-elig... 66:15 70:2 incomes 29:19 80:5 increase 35:18,21 36:17 39:12 50:22 62:3 66:14 69:10 69:24 70:21 87:13 105:6 109:17 increased 55:3 58:6 62:13,22 63:5,11 64:4,13 69:16 86:22 88:9 103:10 increasing 40:9 70:13 71:2 80:14 91:2 110:22 incredible 29:7 incredibly 49:7 incurrence 6:5 independence 53:17 independent 53:24 individual 12:2 56:8 76:6 101:12 individuals 41:20 50:15 60:6 69:7 industry 69:5 70:5	influence 70:2 influx 106:18 infrastruct... 6:11 45:7 infusion 18:22 20:13 33:18,23 34:8,19 initial 25:24 initiative 40:14 47:21 100:20 initiatives 16:2 62:22 66:20 innovation 43:7 innovative 47:20 instability 25:12 49:13 79:6 installment 15:23 instance 11:17 63:9 115:13 instruments 9:11 insufficient 69:19 insulated 80:6 insurance 58:4 73:8 intend 99:3 intentional 36:15 interest 3:11 3:21 30:10 43:18 46:11 77:2 83:12 Interfaith 46:13 74:8 intergenera... 55:14 interns 107:3 interpreted 32:8 intricacies 41:13 introduced	47:3 85:8,9 introducing 103:2 invest 45:23 invested 49:16 investing 47:8 48:18 49:9 50:20 investment 3:16 29:6 35:7,16 45:3 51:12 51:19,24 52:7 70:25 86:24 87:12 87:15 88:7 investments 24:10 invite 105:25 inviting 32:25 invoices 63:21 involved 9:12 9:17 irreparable 44:25 isolation 39:12 61:10 issue 3:2 4:18 42:18,20 72:15 89:15 91:21 98:21 105:16 issued 5:24 issues 38:5 39:22 54:17 54:23 90:18 108:13,25 item 24:15 25:2	judgments 108:25 June 17:8,22 justice 52:23 K K 1:11 Kathy 92:9 119:17 keep 13:10 15:16 31:5 37:11 59:7 63:11 79:3 99:7 102:4 107:18 114:18 keeping 16:6 41:18 83:17 keeps 76:6 102:11 Kenneth 46:14 65:4 65:9 Kenney 15:7 22:16 key 15:25 39:22 kids 44:7 kind 20:3 93:4 112:16 kitchen 30:23 kitchens 28:12 know 5:6 12:24 15:6 52:25 58:9 64:11 83:8 88:24 89:10 89:24 91:18 93:16,19 95:21 96:7 96:12,12 97:18 98:2 100:19 101:6 108:20 knowing 75:10 knowledge 68:15 known 102:6 Korea 53:3 L	L 1:10,12 122:14 L-O-M-E-L-I 33:9 labor 102:15 LaBuda 2:18 4:14 5:10 5:13 6:22 7:4 lack 75:3 lady 115:21 land 58:13 landlocked 91:8 landlord 107:20,23 landlord-te... 59:18 61:3 62:19 landlords 51:6 110:25 111:7 118:17 Lane 31:6 language 32:4,7 languish 53:17 large 9:9 10:15 largest 53:14 55:5 Latino 34:11 34:25 35:5 35:14 Latinos 34:13 34:16 launch 24:5 59:23 law 9:18,22 11:21 13:7 46:12 83:13 lawsuits 10:2 lawyer 49:2,4 lay 94:19 leaders 35:4 64:18 leading 20:6 leases 44:5 leave 44:12 44:15 86:7 86:14 leaving	103:23 left 2:5,6 28:24 29:11 97:20 103:23 112:22 legal 10:8 46:10,23 47:4,9,10 47:17,22 48:4,4,14 48:19 49:9 49:16 50:2 51:19 52:4 52:7,18 54:4,6,9,14 54:17 59:8 59:16 60:8 60:20 72:20 86:15 87:17 89:4,7 legislation 10:11 11:5 47:3 85:8 85:10,11 lenders 70:3 lessen 106:18 letter 83:11 letting 99:11 116:25 level 56:11,13 56:17 66:10 72:25 104:23 levels 39:17 39:18 53:12 leverage 24:8 leveraging 24:12 liabilities 11:12 liens 11:7 life 28:16 44:14 76:8 76:10 95:11 117:13 lifetime 61:11 61:18 lifting 22:25 limited 34:2 line 24:14 25:2 54:14 liquidity 3:8	list 20:24 79:10 84:18 84:21 literacy 16:8 35:19 litigate 12:2 litigation 11:23 littered 98:17 little 17:18 44:18 91:6 93:16 95:8 103:23 livable 38:8 39:14 live 28:15 34:16 38:4 40:17 42:9 47:24 53:11 53:16 56:10 111:12 112:18,20 115:24 117:14 lived 30:16 32:12 40:6 61:15 84:16 lives 31:5 53:16 54:18 67:25 living 38:20 42:16,24 56:14,19 74:12,21 77:12 82:18 90:16 93:21 95:5 112:18 117:16,20 loan 19:2 29:2,5,16 30:2 43:14 71:11,15 loaned 19:6 loans 44:6 lobbying 77:4 local 24:7,9 66:10 110:2 location 115:15 lock 43:18 locked 116:8 lockouts 50:8 locks 23:22	Lomeli 32:22 33:3,8,8,12 long 58:18 60:25 95:22 95:22 104:22 108:25 long-term 19:2 longer 22:11 68:21 longtime 57:10 look 13:6 21:5 26:16 37:10 40:10 45:21 73:6 looking 70:20 70:24 91:22 91:25 98:20 loophole 12:25 13:11 loopholes 9:5 10:14 lose-lose 111:8 loss 52:12 70:17 lost 74:19 101:7 107:12 lot 18:18 93:13 94:8 94:12,24 110:25 112:24 116:23 lots 91:9 love 105:2 low 66:4 low- 69:11,19 70:19 71:15 104:7 105:23 low-income 36:21,25 37:9 47:4 47:10,16 48:20,23 50:3 51:14 51:20 52:6 57:8 60:9 60:12 61:8
--	--	--	--	---	--	--	---

Committee on Finance
April 18, 2019

Page 9

72:24 80:17 103:4,8 104:8 105:23 110:23 Lower-inco... 80:8 Lutheran 92:12 106:11 luxury 98:24	Marge 21:19 37:20 Maria 1:13 2:11 mark 78:11 market 70:22 80:13 108:23 110:10,11 110:17 market-rate 75:9 massive 62:12 match 105:13 materials 48:2 math 87:4 matter 38:6 116:21 122:7 Matthews 92:13 117:4 117:8,9 Mayor 15:6 26:3 33:18 47:12 Mayor's 49:19 McConnell 21:16 22:4 22:6 mean 56:3,5 112:21 meaning 58:11 means 39:3 43:25 122:22 measure 48:23 70:16 measures 49:12 50:22 82:11 mechanism 47:11 median 23:11 23:13,15,20 31:9 73:2 73:15 80:5 104:14 mediation 60:22	medical 44:8 57:19 95:17 medicine 56:20 61:9 103:25 meet 25:9 35:21 38:12 52:6 57:3 63:7 79:7 108:19 112:19 meeting 26:13 120:2 meets 39:18 49:8 Melissa 2:18 4:14 5:13 member 57:20 96:2 102:7 117:9 members 4:11 5:12 7:13 8:15 13:15 14:20 16:24 26:23 37:23,24 43:3 44:9 44:10 45:19 52:19 74:6 74:20 103:11 111:14 mental 94:13 95:18 101:4 mentioned 71:9 messages 100:3 met 106:25 MICHELE 122:14 middle 31:6,7 31:12,21 41:24 42:10 44:22,23 74:16 81:4 94:6 109:14 middle-class 96:10 midnight 116:12,13 116:16 million 4:20	9:13,14 11:19 13:24 15:15,24 17:19 24:3 24:13,17 25:3,7,13 25:22 26:2 26:4,6 31:24 33:18 34:9,20 35:18 37:23 38:10,18,24 51:24 52:8 72:16 83:23 85:20 87:13 87:15 88:8 104:11 105:7,8 109:19,19 mind 89:19 mine 90:14 minority-o... 111:2 minute 102:17 miracles 67:21 mission 66:11 mitigate 11:25 mitigating 55:25 mixed-inco... 32:2 mobility 61:8 mode 78:13 moderate 66:4 moderate-i... 23:22 69:11 69:20 70:20 71:16 modest 81:12 modification 68:2 Monday 98:21 99:3 money 17:6 18:21 20:16 67:3 73:4 73:18 88:5 93:22 98:15 98:22 99:6	104:17 105:3,11,13 monies 73:21 73:23 81:10 month 71:13 75:12 104:22 112:13 monthly 55:21 months 63:20 63:23 70:10 93:14 95:6 99:18 115:3 115:4 morning 2:3 4:4,9,10 5:11,15 8:12,15 14:16,20 22:4 26:22 32:23 37:18 46:20 52:16 106:8 111:20,22 114:21,23 117:4,7 mortar 77:23 mortgage 11:7,19 25:11 55:22 56:22 60:2 60:24 63:15 63:18,18 65:25 66:25 67:22 68:5 68:15,17 73:7 80:7 89:23 103:16 mortgages 44:5 57:17 57:18 58:2 89:15,17 90:11,19 mother 31:3 107:9 mothers 97:11 motion 120:4 move 7:19 13:23 19:25 61:18 101:2	115:14,16 120:7,10 moved 120:16 movement 52:10 93:4 95:14 moving 26:6 74:20 101:4 108:12 multi-millio... 12:10 multiple 59:22 70:16 MURPHY 122:14	12:16 23:7 25:9 28:10 29:23 30:2 34:10 35:22 37:6,9 44:3 44:4 45:13 49:9 52:22 53:14,15 60:12 62:7 63:3,8 64:12 66:9 66:13 67:8 68:12,24 76:21 80:19 87:17 89:4 95:3,12 97:7 105:13 109:4,24 110:5 112:25 113:2,5,18 114:9 118:2 118:7,15 119:4,11 needed 54:9 59:9 64:6 68:25 104:17 needs 10:18 26:14 27:24 38:12 39:19 48:9 49:4 64:8 74:11 79:8 102:23 103:24 104:25 negative 55:25 negotiate 25:21 nationally 59:25 natural 51:25 naturally 31:15 nature 110:9 near 53:11 nearly 28:8 49:18 78:21 necessary 10:2 61:17 64:3 69:3 104:2 need 11:25	12:16 23:7 25:9 28:10 29:23 30:2 34:10 35:22 37:6,9 44:3 44:4 45:13 49:9 52:22 53:14,15 60:12 62:7 63:3,8 64:12 66:9 66:13 67:8 68:12,24 76:21 80:19 87:17 89:4 95:3,12 97:7 105:13 109:4,24 110:5 112:25 113:2,5,18 114:9 118:2 118:7,15 119:4,11 needed 54:9 59:9 64:6 68:25 104:17 needs 10:18 26:14 27:24 38:12 39:19 48:9 49:4 64:8 74:11 79:8 102:23 103:24 104:25 negative 55:25 negotiate 25:21 neighborho... 31:6,7 neighborho... 27:16,19 31:12,19,22 37:4 41:25 42:10 44:22 44:23 50:11 60:7 74:16 81:4 neighbors 50:17 84:15 84:23	network 46:13 57:23 74:9 never 43:12 93:18 94:5 Nevertheless 27:25 new 10:6 16:5 22:18 23:21 29:2 30:25 43:9 45:20 48:21 61:20 63:9 64:17 77:23 81:17 90:24 91:10 91:23 95:11 104:12 105:18 115:14 newly 23:24 news 100:15 nice 98:8 night 75:11 94:20 nine 99:24 Ninth 90:4 91:3,25 non-existent 110:21 non-partisan 38:2 non-payment 58:3 81:22 non-profit 38:2 53:24 54:3 107:11 non-profits 35:15 Non-Recor... 14:7 33:20 47:15 66:18 North 30:11 34:25 35:6 65:14,14 Northeast 65:16 67:25 Northwest 30:6 Nos 120:7,16 not's 44:17 note 41:10 85:3 90:20 noted 42:6
--	---	--	---	--	--	---	---	---

Committee on Finance
April 18, 2019

Page 10

notes 19:12 28:11 122:6 noting 41:23 42:4 November 107:12 nuances 66:25 number 9:9 9:11 62:3 89:16,18 90:3,4,5,15 numbers 41:14 numerous 115:10,19 nurse 97:25	oh 1:12 2:9 112:14 OHS 100:3 Okay 7:16 17:20 20:25 87:6 101:14 old 28:9 97:22 112:9 116:19 older 38:17 38:25 39:7 40:4 52:24 53:4,8,20 53:25 54:7 54:12,16 60:4,9,14 64:7 oldest 56:23 once 80:6 115:20 116:5,13 one-time 18:21 57:14 75:7 open 99:7,17 114:14 operated 82:4 operating 75:4 opioid 62:2 opportunities 9:4 opportunity 16:18 22:9 28:17 31:18 37:21 46:24 52:20 82:9 Opposed 121:2 option 108:10 options 39:15 68:17 110:21 order 2:4 34:5 44:25 52:5 62:11 69:4 108:18 ordinance 2:22,23,25 3:23 4:22 5:24 6:7 8:3 11:11 14:4 organization	38:2 53:24 54:3 65:13 65:21 82:15 92:25 organizations 48:3 51:23 59:16 102:13,14 organizing 32:24 original 4:20 originally 103:2 outcome 82:11 outcomes 20:9,14,20 21:2 22:24 27:20 outline 18:10 outlining 76:19 outlook 95:11 outreach 30:8 overcome 69:20 overcrowding 79:5 overextended 25:8 overview 18:15 overwhelmi... 61:12 owed 107:22 owner 58:13 owner-occu... 27:13 32:14 70:18 owners 11:18 12:13 110:24 ownership 11:2	panel 19:15 21:16 41:2 46:8 92:8 parameters 29:4 parents 53:2 75:13 Parker 1:12 2:8 18:7,8 19:8 41:3,4 85:7 88:19 88:20 Parker's 73:5 74:15 81:6 part 11:7,9 95:15,16 108:2 111:9 part-time 107:3 participate 60:4 participated 77:4 particular 55:24 61:7 particularly 38:15 60:13 66:12 89:3 91:10 parties 9:11 9:17 58:24 partner 60:10 pass 102:19 passed 10:13 68:19 85:10 85:11 passing 48:22 Patrice 107:8 107:25 pay 9:2,18,20 12:16 43:17 56:18 61:17 63:23 77:11 112:21,23 117:18 118:11 paycheck 42:16,17 paying 10:16 12:8 13:2 78:23 103:21 payment 3:7	3:20 16:5 24:18 67:10 69:16,25 70:13 71:3 80:11 82:13 payments 15:11 55:23 56:22 57:15 66:2 PEC 92:10 119:16 Pennsylvania 1:6 30:4 37:22,24 38:9 46:15 54:5,15 65:6 Pennsylvan... 35:11 Pennsylvan... 54:2 55:11 Penny 97:3 101:11 people 12:24 34:9 35:25 36:21 38:3 39:13 42:15 43:23 44:23 53:8 58:11 66:5 79:2 81:15 83:20 84:8,13 87:16 90:10 90:15 91:14 93:23 94:2 94:3,22 96:3,5 98:17 100:9 100:22,25 103:9 105:20 113:2,6,7 113:12,24 114:7,17 115:10 116:7,23 118:15,16 119:3,11 people's 28:19 73:9 92:9 98:9 PEPP 48:2 51:3,13,22	52:2 60:11 60:18 62:14 PEPP's 51:2 percent 9:21 23:10,12,15 23:19 24:21 28:8,25 29:3,12,14 29:19,25 30:8 31:9 31:22 32:17 34:15,17 36:23 38:20 39:3 41:19 41:20 42:5 42:8,12 43:11,18 48:23 50:4 51:9,11 55:9,20 56:9,13,15 63:22 73:2 73:12,14 74:13 76:22 77:12 78:7 78:8,21,22 78:24 79:10 79:12,14,15 79:18,18,23 79:24,25 80:2,20,23 81:19 82:16 82:18 83:22 83:25 84:6 84:7 85:18 103:21 104:14 108:15 109:24 113:7 percentage 54:11 55:7 55:8 61:22 81:19 perform 67:21 68:24 69:3 performance 78:14 performed 68:8 period 52:8 71:15,17	87:22,24 permanent 75:17 100:5 100:6 102:21 105:15 118:14 permanently 26:10 permit 5:3 120:11,21 perpetuity 109:25 person 76:9 101:3 person's 42:22 68:14 perspective 52:21 59:19 PHA 97:10 Philadelphia 1:2,6 4:13 8:4,21,25 14:24 15:17 21:17,19 22:7 23:8 23:22 24:6 27:2,9,11 27:24 30:7 30:12 31:21 33:24 34:4 34:12,15,25 35:6,15 37:14,25 42:9,17 43:15 45:6 46:12 47:19 48:6 49:6 49:15 50:5 52:9 53:10 54:8 55:2,6 55:17,20 56:4,10,24 58:10 60:10 61:3,23 62:12 64:20 65:15,16 66:11,14 67:24,25 69:9,15 71:5 73:16 74:8 75:14 84:11 85:25	89:3,24 96:11 99:2 102:8 106:22 107:11 110:7,11,20 110:24 111:25 115:2 117:10 Philadelphi... 28:6 36:6 39:20 45:15 48:9 50:10 52:23 58:13 59:25 78:22 Philadelphi... 26:17 Philadelphi... 9:5 15:21 22:20 23:2 38:13,17 40:15 44:15 53:4,20 76:14 78:3 78:8,25 79:11 103:18 104:4 108:16 111:17 117:24 philanthropic 24:10 Phillips 46:9 46:20,21 86:14,21 87:4,10,23 88:6,12 Philly's 106:3 physical 39:11 94:13 95:17 pilot 16:10 78:18 81:10 81:16 82:7 104:19 pit 44:17 place 10:9 27:18 38:7 40:16 64:16 82:21 84:20 91:22 97:8
--	--	---	---	---	--	---	--

Committee on Finance
April 18, 2019

Page 11

108:22	56:24 62:6	65:19	32:15 53:21	106:25	24:13 25:4	67:13,14	raised 58:17
114:8	64:8 78:9	preservation	private 19:5	109:6 110:9	26:3 33:23	71:24 80:7	93:24
117:14	78:22 81:16	16:4 24:14	39:23	programs	34:8,19	purchaser	raising 55:11
places 97:12	110:4	28:3 29:8	108:23	20:17 29:7	76:16 104:9	11:4	62:4 89:14
plan 14:5	populations	32:5,6	probably	48:19 52:22	proposes	purchasing	range 39:15
15:4 16:2	34:3 66:12	34:21 35:8	17:14	55:4 57:3,6	31:24	69:22 71:7	rapidly
16:15 17:16	position	48:10	probate 59:9	57:11 59:5	prosperity	purposes	109:11
20:2 28:5	108:24	104:12	problem	59:22 62:14	31:18	70:25	Rasheedah
28:11 33:19	positive 61:14	preserve	95:16	63:6 71:11	protect 64:14	pursue 11:22	46:9,21
36:14 49:23	113:20	39:24	112:11,14	82:5,14,17	protects	71:12	62:20
53:22 57:2	possessions	President	113:3,13	97:9,10	53:25	pushed 96:17	rate 6:20
57:5 59:19	61:19	21:20 22:14	problems	105:20	proud 43:21	put 20:16	34:13,17
62:8 67:6	possible 12:4	26:25 27:6	39:8,11	111:4	60:10 96:2	73:21	43:18 73:17
76:18 77:11	23:18 24:20	43:2 45:18	91:7 112:10	progress	102:7	putting 36:4	80:4 98:23
77:16 78:10	86:14	47:2,13	112:10,17	75:21	proven 50:24		rates 3:11 6:3
107:6	possibly 92:3	pretrial 60:22	112:24	project 3:13	62:15	Q	6:8 50:9
PlanCon	post 75:9	pretty 107:6	113:4	47:20 49:7	provide 3:7	qualified	ratio 43:25
45:11	potential 55:3	prevent 11:24	proceeding	60:11,18	4:17 5:17	75:25	reach 103:17
Planning	57:2 61:14	39:12 47:9	107:24	62:17 63:4	14:25 15:15	qualify 29:13	reaching
14:23 35:12	108:11	48:16 49:12	proceedings	63:14 92:11	19:3 20:20	29:15,25	54:16
plans 11:21	poverty 23:2	49:17 59:14	60:21 122:4	102:6 115:2	21:2 47:16	43:24 66:24	reaction
76:18 77:22	34:14,16	preventing	proceeds 3:16	115:6,7,11	52:3,10,20	quality 22:21	116:7
78:6 80:21	44:3 53:11	106:20	3:19	project-bas...	54:8 60:19	28:16 44:14	read 2:14
108:4	53:18 55:9	prevention	process 19:22	24:4	62:22 66:23	quarter 56:12	7:23 13:25
played 31:17	56:11,13	47:20 48:11	61:20 73:23	projected	67:4 68:23	64:2	83:6
please 8:12	60:15 73:17	48:12 49:7	107:24	15:14	70:7 71:10	question	readily 110:3
37:7 62:25	76:10 90:16	49:20 50:21	108:3 109:2	projections	75:8 86:25	86:13 87:7	reading 5:3
91:24 92:20	104:3	59:21 60:11	processes	5:22	89:6 99:9	questions	80:21
111:14	powerful	61:5 62:23	110:5	projects	provided	6:14 7:13	120:12,21
pleased 14:25	103:4	74:10,22	produced	47:19	29:10 59:15	7:17 12:21	ready 64:22
60:3 85:3	practical	75:5 106:17	43:14	promised	109:7	13:14 16:20	105:22
104:18	61:24	109:22	product	34:4	provider 54:6	16:25 18:6	115:14
pledged 3:12	practices	prevents	43:14	promote	provides 60:8	19:14 20:24	116:20
plumbing	82:10,12	75:24 76:3	production	37:12 50:19	63:16	21:8 40:25	real 9:6 12:12
28:13 30:24	predatory	previous	16:3 24:14	proper 71:11	providing	46:3 114:4	12:16 57:9
71:20	110:4	76:18	34:21,24	properties	3:10 54:4	quick 83:5	58:22 65:25
Plus 71:21	predict 12:4	previously	35:3,8	15:8 58:10	62:17 88:25	84:9	97:16,16,17
point 42:7,19	predictors	62:18	professionals	58:12,14,24	prudent	quickly 83:8	97:17
44:24 99:18	28:16	price 10:21	70:5	70:18,24	110:9	Quinones-S...	realistic
pointed	predomina...	11:10 80:6	program 5:19	110:16	public 16:15	1:13 2:11	109:8
110:13	50:11	primarily	6:2,5,9	property	18:14 32:24	27:5	reality 108:14
police 67:24	prefer 10:10	77:22	16:10 24:5	10:21,23,25	39:23 44:19	quorum 2:5	111:16
116:8	preliminary	primary 48:7	30:2 33:3	11:18 12:7	46:11 56:7	2:12,12	reallocating
policy 22:6	51:2	54:6 76:14	43:10 45:21	12:12 15:7	83:12	quote 38:22	47:14
44:19 59:21	premiums	principal	58:7 59:24	57:10 58:3	122:15	39:2	really 13:4,5
poor 50:10,12	58:4	3:21	60:2,17,25	59:3 68:3	published	quote/unqu...	85:3,12
74:11 77:13	preparation	prior 68:3	61:5,15	proposal	16:13	7:21	95:20 99:19
78:9 80:12	42:2 65:22	71:7	63:13,21	38:10 40:3	purchase	R	99:19 101:3
80:19 94:5	prepared	priorities	66:22 74:11	80:22	11:9 23:23	race 90:8	105:2
96:3 98:9	20:8	27:22	74:23 75:5	proposals	65:22 67:5	Rachel 46:12	108:10
poorest 53:12	preparing 7:8	prioritize	82:23	78:15	69:12 70:8	74:6 85:17	114:10
56:23 83:25	present 1:9	29:18 104:6	100:20	propose 26:5	70:10,21	raise 27:17	116:22
population	2:12 19:13	priority	103:7 105:4	proposed 6:9	purchased	42:3	realtors 70:3

Committee on Finance
April 18, 2019

Page 12

realty 7:20 8:4,21 9:7 10:17,19,21 12:17 reason 71:2 76:15 reasonably 9:19 31:8 reasons 51:17 89:18 Rebuilding 21:18 27:2 27:10,21 30:3 32:12 41:9 receive 54:19 received 30:3 35:14 69:13 106:24 receiving 28:23 34:3 71:25 recipients 106:15 recognize 85:14 86:6 103:12 recognizes 47:6 120:3 recommend 5:2 36:8 70:8 recommend... 4:25 120:10 120:18,19 recommend... 39:22 49:21 71:11 recommend... 78:24 recommends 4:21 59:19 record 17:5 18:13 35:2 58:12 89:20 90:7,21 92:21 recorded 86:11 records 58:13 recruiting 69:6 recurring	26:10 reduce 9:16 39:11 71:4 71:23 reduced 30:21,22 reestablish 108:22 refer 70:3 referral 107:3 referrals 106:24 referred 58:14 refunding 3:6 regard 3:15 regarding 5:15 15:2 54:25 region 91:16 Regional 35:12 regret 119:2 regular 100:24 regularly 10:7 regulation 10:12 rehab 77:24 Rehabilitati... 30:5 reinstated 57:16 58:2 Reinvestme... 31:11 41:23 81:3 89:21 related 34:2 50:7 relative 59:10 released 49:22 relevant 34:24 36:13 reliable 76:3 relief 22:22 68:5 relocation 61:25 rely 88:24 remain 27:17 40:5 41:16 50:17 58:18	remains 50:20 remediate 45:14 remove 11:14 13:9 Renew 43:9 renewal 6:10 rent 16:9 24:4,12 55:19 56:22 78:18 79:13 79:15,19,19 79:24 81:10 81:16,22 82:5,7,22 83:14,19 104:13,19 105:3 107:17 110:8 112:21 117:14,18 117:19 118:16 rental 23:9 23:14 34:20 34:23 35:7 50:7,22 61:5 80:13 81:20 104:4 104:7 108:23 109:21 110:10,11 110:16,17 renters 35:25 39:6 50:4 55:18 79:11 79:12,14,17 79:20,21,25 80:4,24 81:7 85:6 85:14,19 103:21 108:16 renters' 85:24 rents 79:4 80:14 repair 29:2 29:15,16 30:6 43:7,9	43:10 45:14 59:4,12 repairs 27:15 28:10,23 29:24 30:25 31:2 32:14 57:22 71:21 108:12 repay 29:5 replace 71:19 replaced 30:24 94:10 96:16 replacement 6:11 Replacing 30:20 replenish 5:21 57:13 report 41:24 42:7 49:14 49:22 81:3 87:14 reported 71:22 75:15 75:16 120:8 120:17 121:6 reporter 122:24 reports 49:19 representat... 47:9,22 48:15,19 49:17 50:3 51:7,9,12 51:20 52:4 54:4 86:16 87:16 89:4 representat... 36:11 representing 37:22 reproduction 122:21 reputable 100:13 request 36:16 66:16 86:17 requested 54:11 requesting 86:19,22	requests 4:23 34:8 82:16 requirement 68:11 requirements 43:10 research 45:13 56:16 103:19 reserved 81:18 residents 9:2 16:7 27:16 31:19 39:16 42:9 52:12 54:15 58:25 59:11,17 77:12 89:2 105:24 residing 58:11,20 resolution 68:17 resolve 67:21 resolved 109:12 Resolving 108:17 resources 15:18 23:5 23:17,25 24:7,17,20 25:9 26:7 27:7 29:10 30:13 37:6 59:14 64:14 66:9 67:10 68:25 70:19 72:8 105:15 105:18 107:17 respect 3:18 53:6 respectfully 4:23 34:7 36:16 response 7:15 13:16 21:10 40:22 46:5 74:24 119:13,18 119:22 121:3	responses 53:7 responsibili... 36:9 67:2 Restated 2:23 3:22 restore 43:8 45:14 result 20:6 48:18 resulting 39:8 69:6 retirement 56:5 return 35:16 reveals 34:12 62:4 revenue 2:24 3:5,5,23 4:19 7:24 8:18 9:22 11:16 12:5 26:11 43:4 revenues 3:13 15:8 reverse 57:16 63:18 89:15 89:23 90:10 90:10,19 Revitalizati... 92:11 102:6 revitalize 28:7 revitalizes 27:11 Reynolds 1:13 19:13 85:9 102:25 rich 42:13,14 right 2:9 13:23 17:7 17:12 21:12 40:24 48:22 49:2,10 50:23 52:10 81:11 86:25 91:6 98:12 98:16 101:14 118:9,10 rights 53:25 54:18,19	68:18 85:6 85:14,24 96:3 98:10 rise 110:2 risk 35:25 55:13 60:19 67:18 71:5 71:23 Rivera 92:12 114:21,24 114:25 Robert 92:12 92:13 111:24 112:4 114:25 role 31:17 68:21 roof 30:24 71:19 room 1:6 118:11 round 101:2 101:3 RPR-Notary 122:15 RTP 29:17,21 30:8,10 31:2 rude 98:5 ruins 75:23 Rule 34:5 rules 5:2 10:11 120:11,20 run 54:13 running 98:19 S sad 97:5 safe 26:18 27:13 40:16 53:16 59:13 115:5,25 116:18 safely 27:17 safety 39:12 sale 3:15 9:13 10:9 12:8 sales 12:7 Sanchez 22:15 save 57:25	71:13 80:10 saves 49:17 savings 70:12 71:17,18 107:16 saw 51:3 saying 44:23 says 86:17 scalable 47:18 scale 51:13 scare 108:7 110:20 school 45:5 45:15 75:14 75:15,19 schools 75:18 scientific 28:18 scope 35:23 score 43:20 second 55:8 65:15 71:2 82:19 seconded 120:14,16 secure 104:24 secured 30:24 securing 108:23 security 56:4 104:2 see 24:16 35:17 86:24 87:11,19 88:9 94:14 95:12 96:16 104:18 105:2 109:25 113:12,20 seed 18:24 seeding 16:11 seeing 72:23 seek 67:5 seeking 108:7 seeks 34:19 seen 43:12 96:14 102:9 segment 77:17 Seldin 21:18 26:22,24
--	--	--	---	---	--	---	--

Committee on Finance
April 18, 2019

Page 13

self-sufficient 76:8	53:15 54:6 54:12 59:4	shelters 94:9 115:20	small 9:9 91:11	35:18 79:20 79:23	37:23 45:8 111:6	strained 63:6 strangers 50:18	6:13 22:11 subsequent 17:14
sell 3:3	59:9,16	116:5,15	social 56:3 79:8	spends 106:12	stated 120:2	Strawberry 21:21	subsequently 107:15
seller 9:22 11:4	60:8,13 64:5 66:19	shoestring 75:5	socioecono... 90:8	spent 79:18 107:15	statement 4:6 States 38:18 55:6	stream 26:11	subseries 3:3
Senate 45:11	66:22 68:4	short 102:4	sole 42:21	spreading 51:23	statewide 45:12 54:14	street 30:17	subsidies 83:14,19
Senator 45:9	68:5,10,22	shortchanges 76:20	solution 95:16	Squilla 22:15 27:6 91:5	stating 100:9	65:14 93:9 116:14	109:22
senior 53:3 53:12 54:5 57:4,8,12 57:17 62:6 63:2,10 91:10,13,23	69:4 70:4 71:8 72:2 72:21 74:13 82:3 87:17 88:25 109:23	shortchangi... 12:13	sol 109:13 110:12,15 110:18	Squilla's 84:15	Station 116:10,11	streets 96:15	subsidy 24:4 24:13
SeniorLAW 46:10 48:5 52:17,21 53:23 57:23 59:6,15 60:3,8 63:14 89:12 90:23	session 5:4 120:13,22 set 20:23 23:18 104:11 setting 3:19 20:12 108:5	shoulders 64:22 show 51:4 90:7 shown 51:8 shows 62:16 103:19	solutions 109:4 somebody 98:20 99:5 112:18,19 113:17	SSI 112:13 117:21 stability 60:7 62:7 83:17 108:21,21	statistics 54:25 56:21 stats 90:17 status 90:8 stay 48:24 67:22 91:15 91:16 105:24	strengthens 38:4 strengths 36:6 stress 79:5 84:22 108:11	substantial 14:4 15:3 16:14 28:18 73:3 Suburban 116:10
63:14 89:12 90:23	Settlement 92:12 106:11	signed 80:7 significant 26:12 56:2 62:9 66:17 71:17	son 30:18 soon 68:11 sophisticated 10:15	stabilize 22:23 45:3 81:20	Stefanie 21:18 26:24 41:8,22	strides 26:13 strong 37:12 strongly 36:8 38:9 47:12	successful 10:3 49:8 60:18
seniors 30:7 53:11,14 54:10,25 55:7,8,9,24 56:9,9,17 57:7 59:8 61:8,15,23 62:3,24 63:8,11,13 64:12,20 89:16 90:18 90:25	seven 81:5,7 severe 30:19 severely 38:25 80:3 shallow 16:9 24:4,12 78:17 81:10 81:16 82:7 83:14,19 104:13,19 105:3 110:8 112:17	significantly 57:7 64:13 79:21 similar 11:24 59:24 62:21 82:22 97:19 sincerely 29:9 single 31:3 94:23,25 98:18 107:9	sought 74:25 source 31:15 102:22 sources 3:8 15:14 56:8 64:3 100:13	stabilizing 27:19 85:21 stable 76:5 94:15 stably 107:18 staff 10:8 27:15 89:6 100:18	stem 62:11 63:12 70:17 70:17 stenographic 122:6 step 16:16 51:25 69:18 78:17 81:11 98:20 99:5 109:14	struggle 56:18 84:24 117:13 struggling 22:21 53:9 74:18 79:7 80:13 stuck 80:12 students 75:16,18,23 studies 71:21 study 7:7 31:11 35:9 41:24,25 79:9 80:16 89:22	successfully 60:24 67:13 suffering 90:18 suffers 30:18 sufficiency 3:12 summarize 22:12 27:3 83:7
sent 95:24 September 26:2 41:15	share 10:16 12:17 15:21 33:4,13 54:24 79:16 82:10 84:9 93:2	sit 18:24 96:20 116:11 situation 68:7 97:19,21 111:8 situations 93:11 six 30:9 48:3 51:23 size 25:14 skills 67:4 skip 77:16 skyrocketing 63:10 slated 109:19 sleep 75:11 114:8 sliver 91:11	speak 46:24 116:18,25 speaker 95:22 speaking 108:3,5,8 speaks 106:13 special 41:8 88:22 Specialist 106:10 specifically 62:13 104:10 spend 36:22 38:20 39:3 55:18,20 79:12,14 spending	stake 10:4 stakeholders 36:13 stand 64:22 64:22 95:13 105:17 106:2 standards 82:13 standing 114:16 119:10 start 20:16 22:13 started 100:7 100:8 starting 18:19 starts 104:4 state 24:9	stood 102:19 stop 68:2 101:13,17 stops 12:11 store 61:18 story 84:9 Stout 87:14 straight 115:4 straightfor... 9:8	sub-fund 14:8 20:7 20:12 22:18 25:24 26:11 28:4 29:23 31:25 32:16 33:21 38:11 47:15 66:19 76:17 78:16 80:22 sub-monies 76:12 subject 6:8 11:10 submitted 5:8	summary 82:15 summer 67:15 Sunday 115:13 supervision 122:23 Supplemen... 2:23 supplement... 2:25 supplement... 3:21 support 8:19 15:12 16:3 16:9 18:11 19:6 23:5 28:3 32:14 35:18 37:7

Committee on Finance
April 18, 2019

Page 14

40:7 41:18	talk 18:12	51:3,7,9,11	33:10 37:16	73:8 83:10	Titania 30:15	59:10 75:18	31:3 53:10
61:6 62:23	28:22 42:12	51:15,20	37:21 40:18	93:20 94:13	30:22	transferred	56:14 65:13
66:10 69:9	44:12 73:12	52:4 54:7	40:19,24	96:15	title 2:14 7:23	25:23	71:19 82:16
81:10	102:21	60:9,12,19	41:4,6,8,22	113:12	14:2 16:9	transfers	90:4 100:13
109:16	117:11	62:18,25	45:17,18,21	think 5:7	35:20 58:21	11:2	107:2
110:9	talking 44:2	63:2 77:18	45:24,25	17:15 25:5	titles 58:11	transforming	116:20
supporting	44:21 89:16	tenants'	46:6,16,16	42:23,25	today 6:19	27:12	type 61:14
77:25	90:23	54:19	46:17,23	44:4,5,6,8,8	8:18 16:19	transitional	typically 12:6
supportive	115:21	tend 80:4	52:13,14,18	73:15,20	32:12 33:2	97:7	
110:18	tangled 16:9	tens 50:5	64:23,25	91:12 93:23	37:22 41:7	traumatic	U
supports 24:2	35:20 58:11	terms 8:6,23	65:17 72:3	93:23 94:20	46:24 93:4	93:15 94:11	U.S 34:12
25:16 33:23	Tanya 92:14	14:8	72:10,11,13	98:6	93:9 101:15	Treasurer	unable 79:3
38:10 39:20	92:24 98:11	terrifying	73:25 74:2	thinking 45:6	102:21	2:17 4:8,13	80:14
75:7	target 116:11	75:12	74:4 82:24	third 55:18	today's 65:19	triage 63:14	unanimously
supposed	targeted	testified	82:25 86:3	55:21 58:24	told 31:2	tried 84:17	85:12
36:22	23:25 27:16	88:23 89:25	86:4,9	103:15	98:14 100:4	trigger 30:21	unapologetic
100:19	63:3 73:13	testify 4:16	88:14,14,15	thought	100:11,21	true 100:16	41:17
sure 14:19	73:18 75:7	5:15 8:19	88:15,20,22	96:15	101:11	122:7	unavailable
18:17 20:8	Task 49:20	22:9 33:2	89:13 90:22	114:12	Tonnetta	trust 12:14	40:8
26:12 68:25	tasked	66:7 96:21	92:4,5,7,16	thousands	21:20 40:20	13:24 14:7	unclear 32:7
86:16 89:19	106:16	101:23	92:20 93:2	22:19 50:6	tool 103:4	22:18 25:23	uncles 58:19
102:9	tax 7:20 8:5	102:2	95:23 96:19	54:10 58:10	tools 48:16	26:8 28:4	underserved
surplus 23:13	8:22 9:7,14	117:10	96:23,24	threat 58:22	top 87:3	29:22 32:16	27:11
surprising	10:17,19,20	119:21	97:4 99:11	threatening	topic 32:25	33:20 38:11	understand
10:5	10:22 11:10	testimony 4:7	99:14 101:6	119:5	total 87:12,24	42:14 47:15	86:17 88:13
suspended	11:18,20,23	5:7,8 6:12	101:10,15	three 39:10	88:7	48:8 57:14	93:20
5:3 120:11	12:9,18	8:13 12:20	101:16,17	52:8 67:11	touch 114:19	57:14 66:18	understand...
120:20	15:7,9	14:18 15:2	101:19,20	83:10 86:24	tough 97:14	72:17 73:22	48:14 85:16
sustain 78:4	25:11 57:8	22:3,12,13	101:21	87:8 88:3,7	97:17 99:20	76:11,16,19	99:23
system 24:11	57:9,11	27:4 33:5	102:18,24	88:11 90:5	tour 45:12	77:3,7,20	undertaken
79:7 97:23	59:3 66:2	33:13 41:7	106:5,6	100:14	tower 9:14	78:5 81:9	35:10
106:21	102:20	72:5 83:7	111:13,18	101:8	track 19:4	81:18 82:17	underwriting
113:22	tax-exempt	89:14 91:21	112:7 114:3	104:21	35:2	83:23 103:3	43:13,22
system's	3:4	92:22 93:3	114:6,15,20	three-year	traditionally	103:6 104:5	unexpected
110:12	taxable 3:4	97:5 102:3	116:25	87:22,23	103:7	105:7,12,19	57:19
systems 40:7	taxes 9:2 58:3	tests 68:14	117:2,3	Thursday 1:7	train 116:9	109:18	unfair 44:18
43:6	taxing 78:13	thank 2:2,20	118:18,22	tide 62:11	training 37:6	try 59:2	unfinished
	tedious 109:2	4:2,7 5:5	118:23,25	70:17	trainings	93:16 97:3	19:21
T	tell 30:15	6:16,17,24	119:9,10,11	tied 47:11	47:25	107:5	unfortunat...
T-shirts	53:8 91:19	7:11,17	119:14,15	time 7:8 10:8	transaction	trying 11:18	36:24 80:11
102:10	ten 15:13	8:10 12:22	119:19,23	24:7 31:4	11:21 13:5	13:10 91:12	101:6
table 3:25 8:9	30:17 43:17	13:12,17,19	120:6 121:8	33:24 61:13	13:6 67:2	94:14 96:6	uniform
14:13 21:24	55:5	14:10,14	121:9,10,10	64:24 80:24	69:23	99:25	82:12
46:19 92:18	tenant 47:4	16:18,22	thanking	85:5 97:22	transactions	tumor 107:13	unique 73:23
tactics 106:18	47:10,16	17:3,24	22:14	98:16	9:6,10,24	turn 48:5	unit 46:22
take 3:14	48:24 49:3	18:2,3,8	thanks 19:20	108:11	10:5 12:3	64:10 67:19	76:6
13:11 67:8	52:7 61:20	19:8,10,16	22:19 33:17	109:10	13:7	117:21	United 38:18
82:21 93:24	68:18 84:10	19:16,18	theft 58:21	111:14	transcript	turned 75:3	55:6
93:25	104:20	21:5,6,12	thereof 3:16	115:8	122:8,21	Twenty-Sec...	units 23:6,9
102:17	tenants 16:10	21:13 22:3	thing 23:3	times 9:17	transfer 7:20	2:22	23:14 28:9
119:16	47:21 48:20	22:8 26:15	85:2	75:19 109:7	8:5,22 9:7	twice 34:16	28:12,13
taken 10:9	48:23 49:11	26:19 27:4	things 11:5	119:3	10:17,19,22	two 5:25 7:3,9	39:25 78:20
95:10 122:6	50:3,24	32:19,20,23	18:12 39:10	Tioga 116:3	12:17 13:25	29:6 30:18	80:18 98:24
talented 69:6							98:24

Committee on Finance
April 18, 2019

Page 15

University 35:11 unravel 50:16 unrepresen... 62:18 untapped 50:20 update 20:4 upgrades 28:10 upping 26:3 urban 102:16 urge 23:4,18 23:24 24:7 25:5,22 26:9 27:25 32:8 urged 24:25 urges 29:17 29:21 47:12 use 3:19 29:22 34:22 42:21 44:11 57:24 64:2 71:18 76:16 76:19 78:16 utility 59:4 utilized 40:13 utilizing 16:17 106:17 <u>V</u> value 7:21 8:6,23 11:8 13:2 47:8 64:20 71:22 103:12 variable 3:11 various 82:13 vast 6:11 verbal 22:12 version 5:7 versus 98:24 veterans 53:3 viability 36:20 Vice 2:5 Vietnam 53:4 view 111:9 vigorously 11:22 Vincent 45:9 vinyl 30:20	violence 79:6 VIP 48:6 visitability 84:7 volunteers 27:14 76:23 vote 77:6 voting 86:12 vouch 115:19 vulnerable 27:12 52:11 54:21 66:12 78:11,13 80:24 81:15 111:6 <u>W</u> wages 110:2 wait 70:10 84:18 waiting 84:21 119:5 walk-in 47:24 want 17:21 22:13 26:9 27:4 36:3 41:6,7,16 41:22 42:12 42:23,25 45:17,18,21 69:8 70:5 72:13,16 84:5,9,22 85:2 86:16 88:3,9,10 88:22 89:9 91:15,16 92:25 93:16 95:20 96:19 98:7,11 102:17,24 104:5,8,10 105:14,17 wanted 20:8 86:11 89:12 89:19 90:6 90:7,20,22 91:19 wants 23:3 98:6 War 53:3 wasn't 97:5 97:21 wastewater	2:24 3:5,22 4:19 watched 76:25 watching 18:14 41:11 water 2:15,18 2:24 3:4,22 4:15,18 5:13 6:20 71:19 way 9:3 19:4 44:19 60:25 77:8 94:14 99:17 100:2 104:23 112:20 114:12 ways 9:16 70:16 81:25 WCRP 102:7 102:7 104:20 we'll 19:24 97:3 114:18 we're 18:18 20:8,11 26:6 46:8 60:9 72:23 87:19 91:8 91:12 94:14 94:18 98:15 98:19 102:11,14 105:12,22 116:21 119:7 we've 18:23 20:20 21:3 29:11 43:12 85:19 95:25 99:20 114:11 weaken 37:7 wealth 80:15 106:4 111:10 wealthy 97:21 week 54:20 75:11 weeks 20:2 30:9 100:14	116:20 weight 36:4 welcome 4:4 13:21 21:22 46:17 88:18 well-being 42:22 Wendy 46:10 52:17 89:12 went 20:4 97:23 100:4 117:19 West 31:6 116:3 widow 101:7 WILLIAM 1:11 win 51:5 wins 29:7 winter 100:20 wisely 40:13 wish 40:5 102:20 wishing 96:21 witness 3:24 8:8,8 14:12 14:12 21:23 46:18 92:17 Witnesses 3:24 21:23 46:18 92:17 women 94:23 98:18,25 99:4,10,20 100:2 119:4 Women's 92:10 102:5 women-own... 111:2 wondering 88:4 Woodhouse 92:14 111:20,23 111:24 112:4,5,8 work 35:20 35:24 36:11 37:2,5 64:6 64:23 68:8 68:24 75:13 92:2 102:5 105:22	108:22 109:11 110:25 111:15 113:14,14 113:14 workarounds 10:6 worked 9:23 43:3 72:21 103:8 workers 75:25 workforce 32:3 working 22:17 26:16 31:4 37:10 40:10 45:20 57:22 59:6 85:5 101:12 107:20 108:2 111:4 111:5 working-cla... 42:15 works 60:23 67:17 103:4 104:19 107:10 World 53:3 worry 76:2 96:9 worse 96:13 writing 102:3 104:16 written 6:13 22:11 24:24 27:3 83:6 wrong 99:2 <u>X</u> Xavier 30:18 Xavier's 30:22 <u>Y</u> yeah 112:15 year 6:2,3,5,6 12:8 15:6 15:25 17:7 17:11,16,18 17:22 20:4 20:21 21:3	24:22 26:4 26:7 30:3 36:18,19 48:22 50:5 51:21,24 54:10 57:16 63:19,24 67:23 75:4 75:19 77:10 86:23 87:8 87:19,22 88:3 93:14 99:17,19,25 103:14,16 104:21 105:8,8 114:2 116:4 117:25 year's 19:23 78:15 104:9 years 5:25 7:3,9 9:23 15:14 28:9 30:17 40:6 43:17 52:9 67:11 72:22 77:5,21 78:6 82:6 84:17,19,21 86:25 87:9 88:3,7,11 93:7 96:13 97:6,19,22 101:5,8 102:12 110:6 112:9 116:19 York 48:21 young 115:21 <u>Z</u> Zach 92:11 Zachary 106:9 zero 113:11 zero-interest 19:2 zip 28:19 <u>0</u> <u>1</u> 1 19:15 25:3 35:17 49:16	1,000 69:18 1,200 66:3 1.15 88:4 1.3 25:7,13 1.5 51:24 86:19,20,22 87:7 88:2 1.8 37:23 10 24:13 31:24 34:19 78:7 80:23 84:5 113:7 10,000 64:9 10:25 1:7 100 9:12 11:19 30:8 30:11 41:19 63:22 71:13 80:19 84:7 85:20 11 80:2 12 104:11 12:28 121:13 120 29:3,14 29:24 31:9 32:17 41:18 42:12 43:11 72:25 125 56:12 129 120:17 13 17:18 26:4 49:18 135 120:17 14 81:2 93:7 93:14 101:5 15,944 56:5 157,000 25:15 160 106:25 160810 10:14 16th 89:23 17 84:19,21 18 1:7 18.8 56:9 186 15:15 19 13:24 15:5 15:24 16:15 33:18 34:9 38:10 72:16 83:22 105:7 109:19 19-1400 8:3 8:20	19,131,000 14:6 1900's 58:16 190129 1:16 2:1,15,21 3:1 4:1,16 4:17 5:1,16 5:17 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1
--	---	---	---	--	---	--	---

Committee on Finance
April 18, 2019

Page 16

99:1 100:1	30:14 46:25	<u>4</u>	103:1 104:1	65 64:10			
101:1 102:1	2020 68:13	4 92:8	105:1 106:1	102:14			
103:1 104:1	68:20	4,000 51:14	107:1 108:1	650 87:3			
105:1 106:1	21 6:6	4/18/19 2:1	109:1 110:1	67 54:16			
107:1 108:1	210,000	3:1 4:1 5:1	111:1 112:1	68 112:9			
109:1 110:1	25:17	6:1 7:1 8:1	113:1 114:1	<u>7</u>			
111:1 112:1	23 97:18	9:1 10:1	115:1 116:1	7-16 34:6			
113:1 114:1	23.5 34:17	11:1 12:1	117:1 118:1	7,000 75:16			
115:1 116:1	231 120:17	13:1 14:1	119:1 120:1	70,000 23:11			
117:1 118:1	24 79:18	15:1 16:1	121:1	24:22			
119:1 120:1	25 79:14	17:1 18:1	40 84:17	707 112:12			
120:8 121:1	25,000 43:17	19:1 20:1	94:25	78 51:11			
190135 1:16	113:25	21:1 22:1	40,000	7th 46:25			
7:20 8:2,19	27 78:7	23:1 24:1	103:14				
10:17 120:8	102:12	25:1 26:1	116:4	<u>8</u>			
190231 1:16	27,000 28:13	27:1 28:1	400 1:6	8,000 104:21			
13:24 14:3	274 104:20	29:1 30:1	400,000 30:4	80 23:15,19			
15:2 22:10	28.3 79:23	31:1 32:1	41,000 23:9	24:21 31:9			
102:2	28.4 55:19	33:1 34:1	42 31:22 42:5	800 4:20			
117:11	<u>3</u>	35:1 36:1	42:8 55:9	117:19			
120:8	3 24:17 43:18	37:1 38:1	46 103:20	82,000 55:10			
1960 79:17	46:8 87:13	39:1 40:1	48 50:4 79:10	84 48:23			
1989 2:25	3,000 57:15	41:1 42:1	85:17	850 86:20			
3:23	3,000 57:15	43:1 44:1	108:15	87:3			
1st 30:9 68:13	3.278 9:20	45:1 46:1	49-year-old	850,000			
68:20	3.3 9:14	47:1 48:1	84:20	51:22 86:18			
<u>2</u>	3.5 52:8	49:1 50:1	49.7 79:25	<u>9</u>			
2 21:16 24:3	86:24 87:8	51:1 52:1	<u>5</u>	9 26:2			
2,500 43:16	87:13,15,18	53:1 54:1	5 45:7,13	9,000 68:4			
20 6:2,3,5	87:21,24	55:1 56:1	51:8	9,252 118:2			
25:22 26:6	30 23:12 28:9	57:1 58:1	5,000 69:14	9.6 38:24			
38:18 51:25	38:20 73:14	59:1 60:1	50 23:10	90 28:8			
80:18	74:12 76:21	61:1 62:1	28:25 29:12				
20,000 56:6	77:12 78:20	63:1 64:1	29:19,24				
103:16	78:24 79:12	65:1 66:1	38:19,25				
117:25	79:18,23	67:1 68:1	39:3 72:22				
200 54:19	81:19 82:18	69:1 70:1	73:11 78:20				
56:14	83:24	71:1 72:1	78:21 79:14				
200-some	104:14	73:1 74:1	80:20 82:16				
112:22	109:24	75:1 76:1	500 69:17				
2013 67:16	30-year 71:15	77:1 78:1	112:21,21				
2016 10:13	300 67:12	79:1 80:1	500,000				
67:16 79:9	106:24	81:1 82:1	37:24				
89:23	30th 17:22	83:1 84:1	51 116:19				
2017 75:15	31,000 28:11	85:1 86:1	52 75:6 76:24				
81:3	32 30:6,13	87:1 88:1	116:20				
2018 14:5	32-year-old	89:1 90:1	57 80:20				
15:4 16:15	107:9	91:1 92:1	580 43:20				
30:9 66:2	35 36:22	93:1 94:1	<u>6</u>				
106:23	105:8	95:1 96:1	6 35:16				
2018-19	109:19	97:1 98:1	60 54:15				
33:19	36,000 71:14	99:1 100:1	62 103:21				
2019 1:7 14:6		101:1 102:1					