

# Video

## ULI Philadelphia Partner Program: BUILD Philly Mayoral Forum

Date: March 14, 2023

00:00:00 --> 00:00:03: Good morning, everyone. Thank you for being here.

00:00:04 --> 00:00:07: So we're gonna get started and at first I would

00:00:07 --> 00:00:10: like to introduce our candidates if they could please join

00:00:10 --> 00:00:11: us on the stage.

00:00:25 --> 00:00:28: Thank you all for being here today. We're really grateful.

00:00:28 --> 00:00:31: Good morning, and welcome to the 2023 build Philly Mayoral

00:00:31 --> 00:00:34: Forum. Thank you to the candidates for being here and

00:00:34 --> 00:00:36: thank you to all of you for joining us. My

00:00:36 --> 00:00:39: name is Rebecca Johnson. I'm executive director of the

00:00:39 --> 00:00:43: American

00:00:39 --> 00:00:43: Institute of Architects Philadelphia chapter. I'm your host this

00:00:43 --> 00:00:47: morning

00:00:43 --> 00:00:47: on behalf of the Philadelphia build Philly coalition. The build

00:00:47 --> 00:00:51: Philly Coalition is a coalition of professional organizations

00:00:51 --> 00:00:52: and nonprofits

00:00:51 --> 00:00:52: addressing issues in the city.

00:00:52 --> 00:00:57: Philadelphia around the built environment the build Philly

00:00:52 --> 00:00:57: coalition members

00:00:57 --> 00:01:02: are AIA, Philadelphia Building Industry Association, BIA,

00:00:57 --> 00:01:02: Boma Carpenters Company,

00:01:02 --> 00:01:08: Central Philadelphia Development Corporation, the

00:01:02 --> 00:01:08: Community design collaborative design advocacy

00:01:08 --> 00:01:14: group, Development Workshop, general Building Contractors

00:01:08 --> 00:01:14: Association, Greater Philadelphia Association

00:01:14 --> 00:01:19: of Realtors, Green building, united Hapco, Philadelphia,

00:01:14 --> 00:01:19: Hidden City, Lambda

00:01:19 --> 00:01:22: Alpha International NAIOP, Greater Philadelphia.

00:01:22 --> 00:01:27: Pennsylvania Apartment Association, Penn Praxis

00:01:22 --> 00:01:27: Preservation Alliance at Greater Philadelphia,

00:01:27 --> 00:01:31: the Sustainable Business Network of Greater Philadelphia,

00:01:27 --> 00:01:31: and the Urban

00:01:31 --> 00:01:33: Land Institute of Philadelphia.

00:01:37 --> 00:01:38: This group.

00:01:39 --> 00:01:44: This group convened the forum because collectively we represent thousands,

00:01:44 --> 00:01:49: thousands of individuals in the design construction real estate industry

00:01:49 --> 00:01:52: in Philadelphia. Any goal or plan that any of the

00:01:52 --> 00:01:57: candidates have related to the built environment in Philadelphia will

00:01:57 --> 00:02:01: require the cooperation, the expertise and the goodwill of all

00:02:01 --> 00:02:04: the folks in this room. So to start this morning's

00:02:05 --> 00:02:08: discussion on a really collaborative and positive note.

00:02:09 --> 00:02:12: At a very high level, we all want the same

00:02:12 --> 00:02:15: things for the City of Philadelphia, right? And we want

00:02:15 --> 00:02:21: a prosperous, thriving, equitable, sustainable and resilient Philadelphia. So whomever

00:02:21 --> 00:02:25: on this stage becomes the Mayor of Philadelphia, please know

00:02:25 --> 00:02:28: that these groups are here to support you and and

00:02:28 --> 00:02:31: help you achieve our shared goals. With that, I want

00:02:31 --> 00:02:35: to introduce our candidates who are here and then I'll

00:02:35 --> 00:02:38: introduce our moderator. So we have Derek Green, Helen Gimm.

00:02:39 --> 00:02:46: Bellingham, Jeff Brown, read Maria Quinones Sanchez and Rebecca Reinhardt.

00:02:53 --> 00:02:56: Before I introduce our moderator, I want to explain the

00:02:57 --> 00:02:58: format of today's forum.

00:02:59 --> 00:03:03: We #1 the forum is being recorded just so everyone

00:03:03 --> 00:03:07: knows #2 the tile will ask you questions. You will

00:03:07 --> 00:03:11: have 90 seconds per question long form question at 30

00:03:11 --> 00:03:15: seconds. Jelani over here will raise the time and it

00:03:15 --> 00:03:18: when you're done, I'll lightly.

00:03:18 --> 00:03:18: Tap.

00:03:19 --> 00:03:21: This little bit dinger. Thank you, John Hawkins and Aaron.

00:03:21 --> 00:03:23: I think it was from Aaron.

00:03:24 --> 00:03:28: Please wrap up your questions in the remaining 30 seconds.

00:03:29 --> 00:03:32: We also have a bunch of rapid fire questions that

00:03:32 --> 00:03:35: are yes or no, and Tyler will let you know

00:03:35 --> 00:03:36: and if there's any.

00:03:38 --> 00:03:41: Comments or heckling from the audience, I will politely give

00:03:41 --> 00:03:44: you one warning and then if you continue, you will

00:03:44 --> 00:03:47: be asked to leave. We 20 organizations have been negotiating

00:03:47 --> 00:03:50: for three months on the questions that we want to

00:03:50 --> 00:03:53: ask today. So we want to really make sure that  
 00:03:53 --> 00:03:56: this is a super substantive conversation and we want to  
 00:03:56 --> 00:03:58: hear from all the candidates on these issues. So I  
 00:03:58 --> 00:04:02: appreciate you respecting everyone's time in that manner. So  
 our  
 00:04:02 --> 00:04:06: moderator this morning is the wonderful, amazing Taiwan  
 who's the  
 00:04:06 --> 00:04:08: executive director of the Community.  
 00:04:08 --> 00:04:09: And collaborative.  
 00:04:14 --> 00:04:15: So let's get started.  
 00:04:16 --> 00:04:21: Alright, so we have 7 topics today, infrastructure, equity,  
 preservation,  
 00:04:21 --> 00:04:26: governance, housing and sustainability. For the long form  
 questions, I  
 00:04:26 --> 00:04:29: will call on one of you to start and we  
 00:04:29 --> 00:04:32: will move to the left. If it gets to Rebecca  
 00:04:32 --> 00:04:36: Rebecca's the first, it will jump to Derek and then  
 00:04:36 --> 00:04:41: move on from there. Our first question is about infrastructure.  
 00:04:41 --> 00:04:45: Recent federal legislation means that Philadelphia could  
 potentially be awarded  
 00:04:46 --> 00:04:49: hundreds of millions of dollars in infrastructure funds from the  
 00:04:49 --> 00:04:54: Biden administration. What are your priorities for  
 infrastructure funding, and  
 00:04:54 --> 00:04:57: which departments of your administration would take the lead  
 in  
 00:04:57 --> 00:05:02: coordinating the applications and the administration of these  
 funds? We're  
 00:05:02 --> 00:05:03: going to start with Rebecca.  
 00:05:05 --> 00:05:10: So the infrastructure bill presents a huge opportunity, \$735  
 million  
 00:05:10 --> 00:05:15: going to the City of Philadelphia. Under my administration,  
 the  
 00:05:15 --> 00:05:21: Managing Director's office will shepherd and organize the  
 infrastructure spend.  
 00:05:22 --> 00:05:26: The Managing director needs to break down the silos  
 between  
 00:05:26 --> 00:05:31: the operating departments. I know that from my experience  
 over  
 00:05:31 --> 00:05:35: 15 years working for the residents of our.  
 00:05:35 --> 00:05:40: City in two mayoral administrations, my priorities for  
 infrastructure money  
 00:05:40 --> 00:05:44: will be to improve Rd. safety, bicycle and pedestrian safety,  
 00:05:44 --> 00:05:47: as well as look at big projects. We need to  
 00:05:47 --> 00:05:52: look at reconnecting communities, the Vine Street and Nice  
 town

00:05:52 --> 00:05:55: areas. We also need to look at Subway, Roosevelt Blvd.

00:05:55 --> 00:05:59: a project I think is a really interesting one that

00:05:59 --> 00:06:03: could benefit a huge number of Philadelphia residents. Those are

00:06:03 --> 00:06:06: the types of things that I will.

00:06:06 --> 00:06:09: Sheppard it's a huge opportunity and I will lead this

00:06:09 --> 00:06:10: city forward. Thank you.

00:06:11 --> 00:06:11: Alright.

00:06:13 --> 00:06:16: Yeah. So as a leader of leaders, I served as

00:06:16 --> 00:06:19: a national President of Democratic National officials and also served

00:06:19 --> 00:06:23: on the executive committee of the National League of Cities.

00:06:23 --> 00:06:26: And we worked really hard to get the bipartisan infrastructure

00:06:26 --> 00:06:29: law passed. That's \$1.8 trillion. But we as a city

00:06:29 --> 00:06:32: are not aggressively going after those dollars. I've seen mayors

00:06:32 --> 00:06:35: and other cities do that. In a green administration, the

00:06:35 --> 00:06:38: mayor's office will be responsible for bullying all of these

00:06:38 --> 00:06:42: organizations together, not only organizations within the city like the

00:06:42 --> 00:06:43: Water department.

00:06:43 --> 00:06:46: Street department, but also outside of the city and Frank

00:06:46 --> 00:06:49: SEPTA and also working with regional partners in Bucks County,

00:06:49 --> 00:06:52: Chester County and Delaware County and Montgomery County to have

00:06:52 --> 00:06:55: a regional approach about how we go after these dollars.

00:06:55 --> 00:06:57: But we need to make sure we're doing it in

00:06:57 --> 00:07:00: a coordinated way. That's something I've been very critical of

00:07:00 --> 00:07:03: the current administration and not being aggressive in going after

00:07:03 --> 00:07:06: these dollars. It's also part of my public safety plan.

00:07:06 --> 00:07:09: Part of my public safety plan talks about investment and

00:07:09 --> 00:07:11: investments, how we're going to address the gun violence in

00:07:11 --> 00:07:13: our city of Philadelphia. But we could be.

00:07:14 --> 00:07:16: Freeing up our local capital dollars by aggressively going after

00:07:17 --> 00:07:20: the bipartisan infrastructure dollars to really make it real investments

00:07:20 --> 00:07:22: in the city of Philadelphia. And that's what we'll do

00:07:22 --> 00:07:24: in the green administration.

00:07:25 --> 00:07:28: Good morning, everybody. I So what I would say is

00:07:28 --> 00:07:32: that my vision for Philadelphia is to ensure that every

00:07:32 --> 00:07:35: Philadelphian has a place to call home, that this is

00:07:35 --> 00:07:38: a city which becomes the most desirable city in America  
00:07:38 --> 00:07:41: to not only raise your family, start a business, but  
00:07:41 --> 00:07:44: build your future. And because of that, I always believe  
00:07:44 --> 00:07:49: that opportunities that exist, including the the massive  
infrastructure bill  
00:07:49 --> 00:07:52: can't just be things in which we chase processes. It's  
00:07:52 --> 00:07:55: actually got to be led by the City of Philadelphia.  
00:07:55 --> 00:07:58: On areas and issues that we have long been clamoring  
00:07:58 --> 00:08:02: for and demanding, that means strong public schools and a  
00:08:02 --> 00:08:06: new, modern infrastructure. For schools, it means a  
connected city.  
00:08:06 --> 00:08:10: I've long believed in connecting Philadelphia both through a  
strong  
00:08:10 --> 00:08:14: public transit system and a growing public transit system, as  
00:08:14 --> 00:08:18: well as Internet connectivity, which is an absolute part of  
00:08:18 --> 00:08:21: the infrastructure bill. It means building a city that is  
00:08:21 --> 00:08:24: resilient for a new climate so that our cities don't  
00:08:25 --> 00:08:25: overheat.  
00:08:25 --> 00:08:28: So neighborhoods like Eastwick stopped flooding so that our  
so  
00:08:28 --> 00:08:31: that the Logan Triangle can be revitalized. And of course,  
00:08:31 --> 00:08:35: it means affordable housing. As Mayor, I'm leading the  
initiative,  
00:08:35 --> 00:08:38: along with communities, to charge forward on making sure  
that  
00:08:38 --> 00:08:41: the federal infrastructure dollars actually meet our needs and  
that  
00:08:41 --> 00:08:44: we're not just chasing dollars that fit particular programs.  
00:08:48 --> 00:08:51: Good morning, everyone. I just want to thank everybody for  
00:08:51 --> 00:08:54: being here and investing in the City of Philadelphia. You  
00:08:54 --> 00:08:58: will have choices and thank God you're investing in our  
00:08:58 --> 00:09:01: city. Really appreciate that. I will say as mayor, it'll  
00:09:01 --> 00:09:04: be the mayor's job to coordinate and lead on these  
00:09:04 --> 00:09:07: projects. I have a lot of experience in this area  
00:09:07 --> 00:09:10: and will also engage L and I and other departments.  
00:09:10 --> 00:09:13: I think in the big project area, we should be  
00:09:13 --> 00:09:16: capping Vine Street from Ben Franklin all the way across  
00:09:16 --> 00:09:17: to 20th.  
00:09:17 --> 00:09:20: So we can recoup that land. We should be extending  
00:09:20 --> 00:09:23: the subway down to the Navy Yard and we should  
00:09:23 --> 00:09:26: be strongly looking at and considering a subway system on  
00:09:26 --> 00:09:29: Roosevelt Blvd. to connect the northeast into the city for  
00:09:29 --> 00:09:32: growth. When you look at the Northeast over the next  
00:09:32 --> 00:09:35: 10 years, there's a lot of concern. But in addition

00:09:35 --> 00:09:38: to that, we should be looking at our school inventory  
00:09:38 --> 00:09:41: and figuring out how we can leverage these funds and  
00:09:41 --> 00:09:44: invest these funds, not spend them, invest them in new  
00:09:44 --> 00:09:47: schools. Across the board, I've visited a lot of schools.  
00:09:47 --> 00:09:50: I donated my salary for almost 7 years to schools.  
00:09:50 --> 00:09:53: These schools are falling apart. Many of you, if you  
00:09:53 --> 00:09:55: saw these schools, you would not let your children go  
00:09:55 --> 00:09:58: there. They are terrible. We need to invest in the  
00:09:58 --> 00:10:01: schools and we also need to invest in business corridors  
00:10:01 --> 00:10:04: throughout our neighborhoods like 52nd and market, 60th  
and Germantown  
00:10:04 --> 00:10:05: below Erie. Thank you.  
00:10:07 --> 00:10:07: Good morning.  
00:10:08 --> 00:10:11: 735 million, but I I have about a wish list  
00:10:11 --> 00:10:14: of 20 billion that this isn't as much money as  
00:10:14 --> 00:10:16: it sounds and we have a lot of things in  
00:10:16 --> 00:10:19: crisis. We have a crumbling water system, we have a  
00:10:20 --> 00:10:22: crumbling gas system. We own both of those. So I  
00:10:22 --> 00:10:26: definitely want to focus on the things that are we're  
00:10:26 --> 00:10:29: in eminent danger. We we also have a water retention  
00:10:29 --> 00:10:32: problem. So I'd like to focus on tree cover. I  
00:10:32 --> 00:10:35: think that should be part of our plan because that  
00:10:35 --> 00:10:38: will help us make a healthier city and also retain  
00:10:38 --> 00:10:38: water so.  
00:10:39 --> 00:10:41: There are roads that are very unsafe. I think we  
00:10:41 --> 00:10:44: should focus on them, upgrading them. There are bridges  
that  
00:10:45 --> 00:10:47: are in bad shape. We have to focus on them.  
00:10:47 --> 00:10:49: And I do like the idea of capping Vine Street  
00:10:49 --> 00:10:52: to bring Chinatown back together. They would be my  
priorities  
00:10:52 --> 00:10:55: and I would lead this as a comprehensive program.  
00:10:57 --> 00:10:57: Maria.  
00:10:58 --> 00:11:01: Thank you. Good morning everyone. I want to remind folks  
00:11:01 --> 00:11:05: that we have a 12 billion plus capital budget already,  
00:11:05 --> 00:11:08: right? What we have been lacking is the vision of  
00:11:08 --> 00:11:12: what does Philadelphia look like in 20-30. And this campaign  
00:11:12 --> 00:11:15: is not about 2023, it is about how the next  
00:11:15 --> 00:11:17: mayor builds out over the 10 year in the next  
00:11:18 --> 00:11:21: 10 years. This city what makes the city safe infrastructure.  
00:11:21 --> 00:11:25: I'm the only candidate calling for a citywide camera program  
00:11:25 --> 00:11:28: using infrastructure to make neighborhoods.  
00:11:28 --> 00:11:33: Safe through LED lighting, through having the water

department lead

00:11:33 --> 00:11:37: the environmental justice and disinvestment that we've had all over

00:11:37 --> 00:11:41: the city. I grew up in hunting park, highest in

00:11:41 --> 00:11:44: heat index. That leads to the health disparities that we

00:11:44 --> 00:11:48: have in the city of Philadelphia. We have the resources

00:11:48 --> 00:11:52: to get started and tell every neighborhood that they can

00:11:52 --> 00:11:58: be safe through infrastructure development, walkability, accessibility are key to

00:11:58 --> 00:11:58: building.

00:11:58 --> 00:12:02: A more integrated city. We're not gonna have mixed income,

00:12:02 --> 00:12:05: diverse neighborhoods if we don't build it out and use

00:12:05 --> 00:12:09: the 12 million plus the federal money that we should

00:12:09 --> 00:12:12: aggressively be pursuing right now to build this city out.

00:12:12 --> 00:12:16: And finally, no one's built more affordable housing on this

00:12:16 --> 00:12:19: stage than I have, and I have the models that

00:12:19 --> 00:12:21: will make the city more equitable for all.

00:12:22 --> 00:12:25: Thank you. We're gonna go to the second question. We're

00:12:25 --> 00:12:28: gonna shift scales a little bit to governance.

00:12:28 --> 00:12:32: Philadelphia now has 10 different sets of zoning rules for

00:12:32 --> 00:12:36: building a simple row house due to the perforation of

00:12:36 --> 00:12:41: zoning overlays in several different Council districts. These issues touch

00:12:41 --> 00:12:46: areas like affordable housing, streatery rules, tax policy, creating a

00:12:46 --> 00:12:51: confusing tangle of regulations instead of equitable citywide rules. What

00:12:51 --> 00:12:55: is the appropriate role of the City Council, the administration,

00:12:55 --> 00:12:58: including the Planning Commission, and communities?

00:12:59 --> 00:13:02: In determining land use across the city, we're going to

00:13:02 --> 00:13:03: start with Helen.

00:13:03 --> 00:13:06: Thank you very much. This is a core issue clearly,

00:13:06 --> 00:13:09: but I believe it starts with the mayor's office. It's

00:13:09 --> 00:13:13: very important that that we're not just talking about you

00:13:13 --> 00:13:16: know, individually, you know, people living so differently in hyper

00:13:17 --> 00:13:20: individualized settings and districts, but that the city is engaged

00:13:20 --> 00:13:24: in a real centralized planning effort. As mayor, I am

00:13:24 --> 00:13:27: looking at a number of different possibilities including the role

00:13:27 --> 00:13:29: that that the city can.

00:13:29 --> 00:13:32: Play as the county entity to make sure that we

00:13:32 --> 00:13:36: are looking at a whole scale citywide approach towards

affordable

00:13:36 --> 00:13:40: housing. How we plot out transit and the connected city,

00:13:40 --> 00:13:43: how we revitalize our civic and public spaces, how we

00:13:43 --> 00:13:46: are going to build new schools and also make sure

00:13:47 --> 00:13:51: that other school buildings get modernized and and structured. These

00:13:51 --> 00:13:55: are critically important to be led centrally, not just at

00:13:55 --> 00:13:58: the district level. At the same time, I want to

00:13:58 --> 00:14:00: make it clear that Council.

00:14:00 --> 00:14:03: And communities have to be an integrable, integral part of

00:14:03 --> 00:14:07: the conversation, especially on the front end. The predictability that

00:14:08 --> 00:14:11: cities need right now is the most important thing, and

00:14:11 --> 00:14:16: communities and Council districts cannot constantly be surprised by development

00:14:16 --> 00:14:19: that pops up parcel by parcel, area by area. That's

00:14:19 --> 00:14:23: what's pulling us backwards and creating tensions on the ground.

00:14:23 --> 00:14:27: A clear, centralized planning process that engages communities on the

00:14:27 --> 00:14:29: front end prioritizes affordability.

00:14:30 --> 00:14:34: School modernization are public and civic spaces, and transit as

00:14:34 --> 00:14:35: well will be critical.

00:14:38 --> 00:14:42: As mayor, I will issue an executive order on day

00:14:42 --> 00:14:43: one that we will.

00:14:44 --> 00:14:47: Not if it's councilmanic prerogative, but if it's by law,

00:14:47 --> 00:14:50: we'll abide by it. But otherwise we're gonna push forward.

00:14:50 --> 00:14:53: We can't have all these spots, zoning issues across the

00:14:53 --> 00:14:55: city. We saw what happened in at different parts of

00:14:55 --> 00:14:59: the city about that. We can't. Councilmanic prerogative, that's what

00:14:59 --> 00:15:02: we're really talking about here, is an issue in different

00:15:02 --> 00:15:04: areas across the city, and we can't have bills not

00:15:04 --> 00:15:07: being introduced. Whether it's zoning, you go to a Council

00:15:07 --> 00:15:11: Member, District Council member, you want to change something? It

00:15:11 --> 00:15:14: should be introduced. It should be debated. It should be

00:15:14 --> 00:15:15: voted up or down. That's the job.

00:15:15 --> 00:15:18: The government, it shouldn't be up to the District Council

00:15:18 --> 00:15:21: person to decide whether or not that's going to be

00:15:21 --> 00:15:24: debated. That's how we get into trouble. That's how we've

00:15:24 --> 00:15:27: had problems in the past. I'm just calling it the

00:15:27 --> 00:15:28: way it is. I'm not a fan of that. I



00:15:28 --> 00:15:31: would work with my Council colleagues to try to move  
 00:15:31 --> 00:15:34: around this situation and give them situations that will make  
 00:15:34 --> 00:15:37: it better for them. But that's the root of the  
 00:15:37 --> 00:15:39: problems we've seen in the past with a lot of  
 00:15:39 --> 00:15:41: problems with our city government employees.  
 00:15:43 --> 00:15:46: So I think Council Matic prerogative is the big problem.  
 00:15:46 --> 00:15:48: But let me say this. We want community input and  
 00:15:49 --> 00:15:52: there's District Council people that should have the heart of  
 00:15:52 --> 00:15:55: the community. And I get that. And we want that  
 00:15:55 --> 00:15:57: input and we want want to try to address their  
 00:15:57 --> 00:16:00: concerns. But I think it's used abusively and I would  
 00:16:00 --> 00:16:04: even suggest it's used illegally because spot zoning is illegal  
 00:16:04 --> 00:16:07: and it takes away people's property rights and we need  
 00:16:07 --> 00:16:09: to get to a better spot. We want those Council  
 00:16:09 --> 00:16:13: people, the District Council people properly represent their  
 district.  
 00:16:13 --> 00:16:17: Understand what the issues are, but they shouldn't use this  
 00:16:17 --> 00:16:21: as a weapon against progress in the city. Thank you.  
 00:16:22 --> 00:16:23: Maria.  
 00:16:23 --> 00:16:27: Thank you. The Planning Commission has to be the leader  
 00:16:27 --> 00:16:30: of creating a common vision for the city of Philadelphia.  
 00:16:30 --> 00:16:33: The reason that we have some of the overlays and  
 00:16:33 --> 00:16:36: others is the lack of political will to create a  
 00:16:36 --> 00:16:39: policy that gets us to diverse mixed income neighborhoods.  
 And  
 00:16:39 --> 00:16:42: so we what we have is folks developing in different  
 00:16:42 --> 00:16:45: areas and not articulating what we want the city to  
 00:16:45 --> 00:16:50: look like. There should be affordability and accessibility  
 everywhere. That  
 00:16:50 --> 00:16:53: happens with planning. I'm the only person on this.  
 00:16:53 --> 00:16:56: Stage that actually took the the the task of remapping  
 00:16:56 --> 00:17:00: her entire district 90% of the 7th Councilmanic was was  
 00:17:00 --> 00:17:03: redistricted. Why was zoned? Why? Because we worked with  
 the  
 00:17:03 --> 00:17:07: 36 plus registered community organizations and we created  
 a common  
 00:17:07 --> 00:17:11: vision about where we want to transit oriented development  
 where  
 00:17:12 --> 00:17:15: we need a green spaces where we wanted density. That  
 00:17:15 --> 00:17:17: has to be LED at the mayor's office and it  
 00:17:17 --> 00:17:21: has to be led by the Planning Commission, District Council  
 00:17:21 --> 00:17:23: folks and the sausage making that.  
 00:17:23 --> 00:17:26: It's done behind the scenes is messy because there's no

00:17:26 --> 00:17:29: leadership at the mayor to ensure that we are reinvesting  
00:17:30 --> 00:17:33: and readdressing before you build. New residents are very  
concerned  
00:17:33 --> 00:17:37: about being redevelopment, being about pushing them out.  
Redevelopment has  
00:17:37 --> 00:17:42: to be about incorporating, branding commercial corridors,  
branding neighborhoods, and  
00:17:42 --> 00:17:46: highlighting and and leveraging neighborhoods. That is done  
at the  
00:17:46 --> 00:17:49: mayor's level and under my administration. I will work with  
00:17:49 --> 00:17:53: my Council colleagues to create that common vision so  
everyone  
00:17:53 --> 00:17:53: feels included.  
00:17:54 --> 00:17:54: In our development.  
00:17:57 --> 00:18:01: So the city of Philadelphia has a strong mayor form  
00:18:01 --> 00:18:05: of government. We don't always see that recently, but we  
00:18:05 --> 00:18:08: do have it. And as mayor, I will use the  
00:18:08 --> 00:18:12: power to lead the city forward. What that means is  
00:18:12 --> 00:18:17: as mayor, I will create a citywide affordable housing plan.  
00:18:17 --> 00:18:21: I will work in conjunction with Council members, but we  
00:18:21 --> 00:18:26: need a citywide vision and plan the city currently owns.  
00:18:26 --> 00:18:30: 8500 vacant properties and laws as city controller, I had  
00:18:30 --> 00:18:33: my office map some of them and I drove through  
00:18:33 --> 00:18:38: some streets in West Philadelphia where the city owns house  
00:18:38 --> 00:18:42: after house that are that are blighted and abandoned. That  
00:18:42 --> 00:18:46: is unacceptable. As mayor, I will use that housing stock  
00:18:46 --> 00:18:51: to create an affordable housing plan to create affordable  
housing  
00:18:51 --> 00:18:55: and to make sure that we have one city plan.  
00:18:55 --> 00:18:55: Thank you.  
00:18:57 --> 00:19:00: So the issue of governance is ultimately about leadership.  
Now,  
00:19:00 --> 00:19:03: as someone who's been both a president of a Community  
00:19:03 --> 00:19:06: Association, also the housing and land use chair for that  
00:19:06 --> 00:19:09: Community Association, but I've also worked for a District  
Council  
00:19:09 --> 00:19:12: member and have been an at large member City Council.  
00:19:12 --> 00:19:14: So I understand that we have a strong mayor, former  
00:19:14 --> 00:19:17: government, but we need to have leadership to go to  
00:19:17 --> 00:19:19: District Council members to say why we cannot just do  
00:19:19 --> 00:19:21: things in a piece meal way. We have a huge  
00:19:21 --> 00:19:24: affordable housing issue in our city, part of the reason  
00:19:24 --> 00:19:27: why it's so costly to build housing because of all  
00:19:27 --> 00:19:27: the regulations.

00:19:27 --> 00:19:31: All the challenges people having during development. So it's incumbent

00:19:31 --> 00:19:33: upon the mayor and as as mayor, what I will

00:19:33 --> 00:19:36: do with District Council members and explain to them, these

00:19:36 --> 00:19:39: are some of the challenges you're seeing in your district

00:19:39 --> 00:19:41: and This is why we're not able to build affordable

00:19:41 --> 00:19:44: housing. You want to see in your Council district and

00:19:44 --> 00:19:46: really have some leadership to say we need you to

00:19:46 --> 00:19:49: be partners in this plan because that's what's not happening

00:19:49 --> 00:19:51: right now in the city. We have not seen a

00:19:51 --> 00:19:53: mayor come in and say we need your work and

00:19:53 --> 00:19:56: we need your support and also be willing to make

00:19:56 --> 00:19:58: some hard decisions and use the power of the office.

00:19:58 --> 00:20:01: To make some decisions to let that District Council member

00:20:01 --> 00:20:04: know these are issues that impact the entire city. We

00:20:04 --> 00:20:06: cannot have a piece meal approach. We've had piece meal

00:20:06 --> 00:20:09: approaches over the past administrations, but we will not not

00:20:09 --> 00:20:11: have that when Derek Greene's mayor.

00:20:12 --> 00:20:16: Alright, next question. All of you have really supported a

00:20:16 --> 00:20:20: strong leader in the mayor and we're gonna continue in

00:20:20 --> 00:20:25: this lane with bureaucracy, development and construction in Philadelphia, have

00:20:25 --> 00:20:29: a long and troubled history due to elongated processes and

00:20:29 --> 00:20:34: overly burdensome review. If elected, do you plan to

00:20:34 --> 00:20:38: streamline

00:20:38 --> 00:20:39: these processes and where would you start? We're going to

00:20:39 --> 00:20:42: start with Jeff.

00:20:42 --> 00:20:46: Yeah, this city is is not only bureaucratic.

00:20:46 --> 00:20:48: But we have over complicated everything and we're

00:20:48 --> 00:20:51: uncompetitive and

00:20:51 --> 00:20:54: one of the major initiatives I want is I want

00:20:54 --> 00:20:58: everything that you need to do with the city available

00:20:58 --> 00:21:00: to do online. I want to have a process improvement

00:21:00 --> 00:21:03: strategy including a cabinet level position to to streamline

00:21:03 --> 00:21:06: everything

00:21:06 --> 00:21:08: we do to make it easier and quicker to get

00:21:08 --> 00:21:10: things done. I'm absolutely committed to it and I do

00:21:10 --> 00:21:12: want to look at all our regulations because some of

00:21:12 --> 00:21:15: them don't make sense to me and I think that's

00:21:15 --> 00:21:18: that's a good place to start.

00:21:18 --> 00:21:21: Thank you, Maria.

00:21:21 --> 00:21:24: Thank you. During COVID we were at a standstill. The

00:21:24 --> 00:21:27: real estate community came to me and said we need

00:21:18 --> 00:21:21: to open up for business. We need the Planning Commission  
00:21:21 --> 00:21:24: up. We need the zoning Commission up. We needed all  
00:21:24 --> 00:21:27: of those folks to work together. I convened all of  
00:21:27 --> 00:21:30: the city solicitor, everyone in the departments, and you know  
00:21:30 --> 00:21:33: what? We figured it out. We figured out how to  
00:21:33 --> 00:21:37: continue to have community input through the registered  
community organizations.

00:21:37 --> 00:21:41: Get the zoning board on zoom and everything else crisis.  
00:21:41 --> 00:21:42: Create opportunities.

00:21:42 --> 00:21:45: During that time, we learned that we had more things  
00:21:45 --> 00:21:48: than common about how to align things that we then,  
00:21:48 --> 00:21:51: then then not. What would I do? One stop permitting  
00:21:51 --> 00:21:54: process. You should not have to walk from the streets  
00:21:54 --> 00:21:58: department to the water department to the Planning  
Commission. We

00:21:58 --> 00:22:01: need to create one stop, one entry point where the  
00:22:01 --> 00:22:04: where all of the permitting process moves forward. There's  
150

00:22:04 --> 00:22:08: steps to open a restaurant establishment in the city of  
00:22:08 --> 00:22:11: Philadelphia. That to me is the lack of leadership around  
00:22:11 --> 00:22:12: people checking off.

00:22:12 --> 00:22:15: Boxes as opposed to connecting boxes and keeping people  
open,

00:22:15 --> 00:22:18: I would convene that and I would have that business  
00:22:18 --> 00:22:21: hub to help the development community so that we have  
00:22:21 --> 00:22:24: predictability. We will not use up the L&I time clock  
00:22:24 --> 00:22:27: so that when you get expedited permits, it's actually  
expedited

00:22:27 --> 00:22:30: permits that the Planning Commission and all of the other  
00:22:30 --> 00:22:34: departments that are part of that development decision  
process have

00:22:34 --> 00:22:37: the resources to move projects along. We can do this.  
00:22:37 --> 00:22:39: There's nothing wrong with Philly we can't fix.

00:22:40 --> 00:22:41: Thank you, Rebecca.

00:22:42 --> 00:22:46: So the siloed nature of city departments is a big  
00:22:46 --> 00:22:49: issue, and I've seen it in my work in two  
00:22:49 --> 00:22:53: administrations. I was the budget director for five years, so  
00:22:53 --> 00:22:56: know the city's budget inside and out, and I was  
00:22:56 --> 00:23:01: the Chief administrative officer overseeing 1000 employees  
for the city.

00:23:01 --> 00:23:04: I've seen how L and I and water and streets  
00:23:04 --> 00:23:08: all bounce issues between each other and don't work  
together,

00:23:09 --> 00:23:12: and I have experience breaking down those silos as.

00:23:12 --> 00:23:16: Chief administrative Officer, I work to reduce the length of  
00:23:16 --> 00:23:19: time it takes for a vendor to get paid and  
00:23:19 --> 00:23:23: I brought those departments together and cut down that  
length  
00:23:23 --> 00:23:26: of time. There is still a lot of work to  
00:23:26 --> 00:23:29: be done, but that is the experience that I bring  
00:23:29 --> 00:23:32: to the table. As mayor. I will appoint a senior  
00:23:32 --> 00:23:36: official reporting to me as the mayor to break down  
00:23:36 --> 00:23:40: the silos between the departments. I am the best qualified  
00:23:40 --> 00:23:42: on day one to do this because I know the  
00:23:42 --> 00:23:43: departments.  
00:23:43 --> 00:23:46: I know how siloed they are and I will work  
00:23:46 --> 00:23:50: to break them down to make construction development and  
business  
00:23:50 --> 00:23:53: easier in Philadelphia. We need to improve the ease of  
00:23:53 --> 00:23:54: doing business. Thank you.  
00:23:55 --> 00:23:56: Derek.  
00:23:56 --> 00:23:59: So as a former small business owner, I saw first  
00:23:59 --> 00:24:02: hand the challenges that business owners deal with every  
single  
00:24:02 --> 00:24:04: day and trying to cut through the bureaucracy. I've just  
00:24:05 --> 00:24:08: running their business and maintaining and growing their  
businesses. The  
00:24:08 --> 00:24:11: fact you deal with issues from getting a business privilege  
00:24:11 --> 00:24:14: license to getting a tax account, spending time in the  
00:24:14 --> 00:24:17: basement of MSNBC municipal services, building, these are  
things they're  
00:24:17 --> 00:24:21: taking away from people growing their businesses. It's a  
bureaucracy.  
00:24:21 --> 00:24:23: It's not allowing us as a city to grow. So  
00:24:23 --> 00:24:26: we need to have a mayor who understands that perspective.  
00:24:26 --> 00:24:28: No, end City Council, I was the Co chair of  
00:24:28 --> 00:24:31: the Special Committee for Regulatory Reform and review,  
working with  
00:24:31 --> 00:24:34: former commerce director Harold Epps and Rob Wonderling  
from the  
00:24:35 --> 00:24:37: from the Chamber of Commerce focusing on getting rid of  
00:24:37 --> 00:24:41: regulation and legislation in our code that's not needed.  
Unfortunately,  
00:24:41 --> 00:24:43: we were able to get to a certain pace, but  
00:24:43 --> 00:24:46: then the administration did not continue the work that we're  
00:24:46 --> 00:24:49: doing. But in the Green Administration, we're going to have  
00:24:49 --> 00:24:52: those conversations. We're going to make sure that our  
departments

00:24:52 --> 00:24:55: are working together so they're not putting themselves in silos

00:24:55 --> 00:24:56: and not doing.

00:24:56 --> 00:24:58: What needs to be done because at the end of

00:24:58 --> 00:25:00: the day, the city of Philadelphia needs to be an

00:25:00 --> 00:25:04: attraction business and retention business of customers and companies, and

00:25:04 --> 00:25:07: that's what happened going forward when Derek Greene is mayor.

00:25:08 --> 00:25:08: Thank you, Helen.

00:25:09 --> 00:25:13: Thank you. Intention is not the issue here. I think

00:25:13 --> 00:25:16: the issue is who can get the work through. During

00:25:16 --> 00:25:19: COVID, during one of the most panic times that many

00:25:19 --> 00:25:23: people had, I helped lead one of the most successful

00:25:23 --> 00:25:28: efforts at distributing out rent assistance to many different individuals,

00:25:28 --> 00:25:32: small and large landlords and probably one of the biggest

00:25:32 --> 00:25:36: rescue efforts that had occurred within our own borders. 50,000

00:25:36 --> 00:25:39: people housed \$250 million distributed it required.

00:25:39 --> 00:25:44: Coordination between multiple entities, not only housing and homeless services,

00:25:44 --> 00:25:47: but also our courts, our revenue department, L and I

00:25:48 --> 00:25:51: and multiple entities and we focused in on technology to

00:25:51 --> 00:25:54: bring all of these things together so that people could

00:25:55 --> 00:25:58: file one time, receive their checks and then not have

00:25:58 --> 00:26:01: to refile over and over again. That takes a tremendous

00:26:01 --> 00:26:05: amount of work, attention to details, but most importantly, it

00:26:05 --> 00:26:09: took an outcome that everybody understood to be their own.

00:26:09 --> 00:26:12: I will do the same as mayor to ensure that

00:26:12 --> 00:26:16: we have a streamlined services that we bring economic service

00:26:16 --> 00:26:20: hubs out to neighborhoods where people can actually resolve conflicts

00:26:20 --> 00:26:25: with L&I with revenue, pay fees, answer questions about permitting,

00:26:25 --> 00:26:28: resolve problems with utilities in one place and have it

00:26:28 --> 00:26:32: be regularly pursued. It is not just about intent, it

00:26:32 --> 00:26:35: is actually about getting it done. I firmly believe everybody

00:26:36 --> 00:26:39: on here is going to intentionally say we're not going

00:26:39 --> 00:26:40: to make things harder.

00:26:40 --> 00:26:43: But only one candidate has really delivered that and shown

00:26:43 --> 00:26:46: what that looks like and has been one of the

00:26:46 --> 00:26:48: most successful in the nation at doing it.

00:26:49 --> 00:26:50: Alan.

00:26:50 --> 00:26:53: And I've spent 45 years in the real estate field

00:26:53 --> 00:26:55: and almost seven years on council. So I have a

00:26:55 --> 00:26:58: different experience. So I have a different vision. I think

00:26:58 --> 00:27:01: this starts with putting hospitality back into government and it

00:27:01 --> 00:27:04: can be done. I asked actually our Managing Director back

00:27:04 --> 00:27:06: in March to change how we answer the phones to

00:27:06 --> 00:27:09: thank you for calling the City of Philadelphia. How may

00:27:09 --> 00:27:12: we help you? People will probably drop dead if you

00:27:12 --> 00:27:13: we answered them that.

00:27:13 --> 00:27:13: Way.

00:27:14 --> 00:27:16: But that has to come back in and it goes

00:27:16 --> 00:27:18: to these issues. Everything needs a time frame when we

00:27:18 --> 00:27:19: do the legislation.

00:27:19 --> 00:27:22: The outdoor dining we put in the Bill, City had

00:27:22 --> 00:27:25: to approve those applications in three days. To the city's

00:27:25 --> 00:27:28: credit, they approved 862 applications in three days. The

00:27:28 --> 00:27:31: public

00:27:31 --> 00:27:34: sector needs to understand that time frames to the private

00:27:34 --> 00:27:37: sector are crucial. So all these applications for zoning and

00:27:37 --> 00:27:40: permits need time frames attached to them, whether it's 30

00:27:40 --> 00:27:42: days or 60 days, whatever it is, we need to

00:27:42 --> 00:27:45: add time frames in. I also would have a real

00:27:45 --> 00:27:47: estate cabinet of many of the people that are sponsoring

00:27:47 --> 00:27:50: this event that I wouldn't want to meet with either

00:27:50 --> 00:27:53: once every two months or once every three months.

00:27:53 --> 00:27:55: To get their ideas with my administration so we can

00:27:55 --> 00:27:58: work together. There's a lot of smart people in the

00:27:58 --> 00:28:02: city. I already have developed these cabinets in the life

00:28:02 --> 00:28:03: science area, tech, hospitality and law enforcement, and it's

00:28:03 --> 00:28:05: important

00:28:05 --> 00:28:08: to bring people together. Thank you.

00:28:08 --> 00:28:12: Thank you. We are going to switch now to sustainability.

00:28:12 --> 00:28:17: The built environment is one of the largest contributors to

00:28:17 --> 00:28:21: global pollution. Data has shown Philadelphia's average

00:28:21 --> 00:28:25: temperature has increased

00:28:25 --> 00:28:28: by two degrees over the last 30 years. Without dramatic

00:28:28 --> 00:28:31: action, our winter temperatures are projected to rise 8

00:28:31 --> 00:28:34: degrees

00:28:34 --> 00:28:39: in the summer. I mean and wait eight degrees in

00:28:39 --> 00:28:42: the winter and 11 degrees in the summer. By the

00:28:42 --> 00:28:45: latter half of this century, these changes will have a

00:28:45 --> 00:28:48: harsh impacts on our natural and built environments causing

increased.

00:28:39 --> 00:28:43: Localized flooding, poor air quality, and damage to buildings and

00:28:43 --> 00:28:47: infrastructure. This will affect everyone in our region, but it

00:28:47 --> 00:28:51: will disproportionately affect low income income communities and communities of

00:28:52 --> 00:28:55: color. What can you do as mayor in fighting climate

00:28:55 --> 00:28:59: change and what does an environmentally responsible and climate resilient

00:28:59 --> 00:29:03: economic development mean to you? We're going to start with

00:29:03 --> 00:29:03: Derek.

00:29:04 --> 00:29:06: Well, this is a very important issue and I've taken

00:29:06 --> 00:29:08: leadership on this issue as a member of City Council

00:29:09 --> 00:29:09: by introducing.

00:29:09 --> 00:29:12: See pace legislation to bring that idea to the City

00:29:12 --> 00:29:15: of Philadelphia. I'm glad that now my other legislation regarding

00:29:15 --> 00:29:18: C pace in reference to multifamily projects, we're gonna have

00:29:18 --> 00:29:22: the first groundbreaking on March 20th for the first multifamily

00:29:22 --> 00:29:25: C PACE project in the Commonwealth of Pennsylvania. That's due

00:29:25 --> 00:29:27: to the leadership that I've done as a member City

00:29:27 --> 00:29:30: Council. So we need to have a partner City Council

00:29:30 --> 00:29:33: who's working with all of our agencies, especially all the

00:29:33 --> 00:29:36: organizations represented in this room, to really address the issue

00:29:36 --> 00:29:39: of sustainability and environmental change that's impacting our.

00:29:39 --> 00:29:43: Climate the fact that so much warmer this winter designates

00:29:43 --> 00:29:45: and shows that climate change is a real issue. In

00:29:45 --> 00:29:48: addition to focusing on issues like C pace, we also

00:29:48 --> 00:29:52: have to work with residential property owners. As someone in

00:29:52 --> 00:29:55: City Council who's worked with the energy authority to help

00:29:55 --> 00:29:58: create the built to last program, which is a way

00:29:58 --> 00:30:01: to make homes more sustainable, as well as the solar

00:30:01 --> 00:30:04: Solarize Philly program, these are programs that as mayor I

00:30:04 --> 00:30:07: will put on steroids and also work with our leaders

00:30:07 --> 00:30:10: in Harrisburg. I'm glad that government shapiros putting more.

00:30:10 --> 00:30:13: Dollars into the whole home repair bill, which is based

00:30:13 --> 00:30:15: on my bill to last legislation, but we need to

00:30:16 --> 00:30:18: have a partnership at the state level, also the federal

00:30:18 --> 00:30:22: level using the bipartisan infrastructure laws and also locally



to

00:30:22 --> 00:30:24: really make this a key aspect and while we go

00:30:24 --> 00:30:27: forward to make all homes and all buildings sustainable in

00:30:27 --> 00:30:29: the City of Philadelphia.

00:30:30 --> 00:30:30: Helen.

00:30:31 --> 00:30:34: Philadelphia needs to lead the nation in terms of climate

00:30:34 --> 00:30:40: resilience, infrastructure building, and the opportunities that

are presented both

00:30:40 --> 00:30:44: for new jobs and livability, particularly for communities who

have

00:30:44 --> 00:30:48: been too long left behind. I've helped lead this agenda

00:30:48 --> 00:30:51: by focusing primarily on this, on the areas that we

00:30:51 --> 00:30:56: can actually control. Civic spaces are public schools, in

particular

00:30:56 --> 00:31:00: PHA, housing and our utilities, you know, on our schools

00:31:00 --> 00:31:00: issue.

00:31:00 --> 00:31:03: Let a clean water campaign to end lead and drinking

00:31:03 --> 00:31:07: water. Post Flint. I made sure that we use dollars

00:31:07 --> 00:31:10: to begin air conditioning in schools and to seek a

00:31:10 --> 00:31:14: long term process for keeping our schools manageable,

aerated, ventilated

00:31:14 --> 00:31:18: and healthy and free of legal asbestos and mold. This

00:31:18 --> 00:31:21: isn't just a mission just for schools. Schools occupy a

00:31:21 --> 00:31:25: huge built space across our entire city and the failure

00:31:25 --> 00:31:28: of having 70 year old buildings that have not been

00:31:28 --> 00:31:31: modernized and upgraded impacts all places.

00:31:31 --> 00:31:34: In and around neighborhoods and communities, I've made it

very

00:31:34 --> 00:31:37: clear that we need to seek and utilize our utilities,

00:31:37 --> 00:31:40: particularly PG W, which I did not. I wanted to

00:31:40 --> 00:31:43: make sure it was within the city control and as

00:31:43 --> 00:31:45: well as our water department to ensure that we drive

00:31:45 --> 00:31:49: our utilities towards being partners for that new climate

future.

00:31:49 --> 00:31:52: It has to be prioritized with jobs, with workforce training,

00:31:52 --> 00:31:57: apprenticeships and other opportunities that are critical to

Philadelphia's future.

00:31:57 --> 00:32:00: It's not just about the built environment, it's about the

00:32:00 --> 00:32:01: jobs that.

00:32:01 --> 00:32:02: And actually promote it as well.

00:32:04 --> 00:32:04: Alan.

00:32:04 --> 00:32:07: Thank you. The the big elephant in the room here,

00:32:07 --> 00:32:10: which we haven't discussed yet, is 2/2 of the biggest

00:32:10 --> 00:32:12: issues. One is leadership and two is violence in the

00:32:13 --> 00:32:13: city.

00:32:13 --> 00:32:16: I mean, you saw last night a 15 year old

00:32:16 --> 00:32:18: and the school was killed and we have to get

00:32:18 --> 00:32:22: that under control to do everything else. I'm just putting

00:32:22 --> 00:32:25: it out there that that is the most important issue

00:32:25 --> 00:32:27: for all of us. But on this topic, I agree

00:32:27 --> 00:32:30: with the city's pledge to be at net zero emissions

00:32:30 --> 00:32:34: by 2050. We should provide incentives and abatements for

00:32:34 --> 00:32:38: sustainable development around transit hubs and other areas. We should

00:32:38 --> 00:32:39: increase density.

00:32:39 --> 00:32:41: And we need to beef up L and I to

00:32:41 --> 00:32:44: ensure compliance that my 10 point public safety plan we

00:32:44 --> 00:32:48: have, they're gonna clean empty lots and board up

00:32:48 --> 00:32:51: abandoned buildings. We need to also expand parks, provide more

00:32:51 --> 00:32:54: green space, do more tree canopy. One of my colleagues on

00:32:54 --> 00:32:57: Council, Kathy Gilmore Richardson, is a big advocate and I'm

00:32:57 --> 00:33:00: a big supporter of what she's doing on tree canopy.

00:33:00 --> 00:33:03: More bike lanes and enforced recycling and expand it. But

00:33:03 --> 00:33:06: the big issue is getting this violence under control. That's

00:33:06 --> 00:33:09: 15 year old boy's parents. I just can't imagine what's

00:33:09 --> 00:33:09: that.

00:33:10 --> 00:33:12: What they're going through today, it's just horrible. Thank

00:33:13 --> 00:33:15: you.

00:33:13 --> 00:33:15: Jeff, so my thoughts on this matter are guided by

00:33:16 --> 00:33:18: my own experience and in our supermarket business that

00:33:18 --> 00:33:20: we've been on a probably a 20 year journey.

00:33:21 --> 00:33:24: We moved to all LED lights before it was a

00:33:24 --> 00:33:27: thing. We're on our second version. There are even more

00:33:27 --> 00:33:31: efficient. We have multiple stores with solar. We have

00:33:31 --> 00:33:34: reduced our trash 85 to 90% and one of our strategies

00:33:34 --> 00:33:38: to take our excess food that's close coated and contribute

00:33:38 --> 00:33:41: it to food banks and public housing. So we have

00:33:41 --> 00:33:44: a lot of experience with this and the interesting thing

00:33:44 --> 00:33:48: is each of these interventions were actually provided us with

00:33:48 --> 00:33:51: an ROI and so a lot of people could benefit

00:33:51 --> 00:33:51: from.

00:33:51 --> 00:33:54: From the knowledge of how to do this and I

00:33:54 --> 00:33:58: want to expand information and options for especially let

lower

00:33:58 --> 00:34:02: income neighborhoods, I do agree with tree cover. I think

00:34:02 --> 00:34:05: we need need to accelerate our tree plan, especially in

00:34:05 --> 00:34:09: the neighborhood. Some neighborhoods hardly have a tree that will

00:34:09 --> 00:34:13: improve health outcomes and it will also improve water retention.

00:34:13 --> 00:34:16: Look when we saw 76 was a swimming pool, this

00:34:16 --> 00:34:17: is real.

00:34:18 --> 00:34:21: The final thing is that we need to add incentives

00:34:21 --> 00:34:25: for especially underprivileged neighborhoods so they could take advantage of

00:34:25 --> 00:34:27: of these new technologies.

00:34:29 --> 00:34:29: Maria.

00:34:30 --> 00:34:32: Thank you. I encourage folks to go on, Maria for

00:34:33 --> 00:34:36: philly.com. I think we have one of the most extensive

00:34:36 --> 00:34:39: plans around how we're going to take leadership in our

00:34:39 --> 00:34:42: environment. One, I would charge the water department to lead

00:34:42 --> 00:34:46: our environmental justice issues. They have a multi billion dollar

00:34:46 --> 00:34:50: stormwater management plan that needs to be revisited. We need

00:34:50 --> 00:34:53: to look at the regulatory issues around that and ensure

00:34:53 --> 00:34:57: that we are incentivizing and using the Water Department infrastructure

00:34:57 --> 00:34:59: to incentivize development.

00:34:59 --> 00:35:02: And economic and environmental justice look.

00:35:03 --> 00:35:06: The tree canopy situation in the city of Philadelphia should

00:35:06 --> 00:35:09: be managed by this, by the water department. We should

00:35:09 --> 00:35:13: not overburden our Parks and Recreation center with the responsibility

00:35:13 --> 00:35:17: of tree planting throughout the city. I mentioned earlier, I

00:35:17 --> 00:35:19: grew up in in Hunting Park, which has the highest

00:35:19 --> 00:35:22: heat index, and it's always 20 degrees hotter than any

00:35:22 --> 00:35:25: other part of the City of Philadelphia. This is key

00:35:25 --> 00:35:28: to making neighborhoods feel safe, and this is key with

00:35:28 --> 00:35:32: making people feel like we're dealing with the health disparities

00:35:32 --> 00:35:33: that come with this. I will.

00:35:33 --> 00:35:36: Ensure that the water department takes the lead, that we

00:35:36 --> 00:35:39: revisit our reinvestment plan for stormwater management, and we use

00:35:39 --> 00:35:42: the billions of infrastructure dollars to ensure that we're

building

00:35:43 --> 00:35:45: an equitable environmental city throughout.

00:35:46 --> 00:35:47: Rebecca.

00:35:48 --> 00:35:52: As mayor, I will focus on reducing our carbon footprint

00:35:52 --> 00:35:56: by #1, making sure city buildings are as energy efficient

00:35:56 --> 00:36:01: as possible. We need to make investments into city buildings

00:36:01 --> 00:36:05: from our prison system to all of our other city

00:36:05 --> 00:36:11: buildings. The municipal services building, the courts, library, rec centers.

00:36:11 --> 00:36:14: We have so many city owned buildings that we need

00:36:14 --> 00:36:18: to first and foremost focus on energy output from our

00:36:19 --> 00:36:19: own.

00:36:19 --> 00:36:23: Buildings. Second, you've heard a lot about trees today.

00:36:23 --> 00:36:27: Trees

00:36:27 --> 00:36:31: are really important. The tree canopy has decreased by 6%

00:36:32 --> 00:36:36: over the last decade in Philadelphia. This is important because

00:36:36 --> 00:36:40: right now the poorer neighborhoods in North Philly, for example,

00:36:40 --> 00:36:42: are 10 degrees hotter than Center City in the summer.

00:36:43 --> 00:36:47: And also what's been found is that.

00:36:47 --> 00:36:51: As more trees are planted in neighborhoods with high levels

00:36:51 --> 00:36:55: of violence, the violence actually goes down. So I will

00:36:55 --> 00:36:58: make sure to focus on the tree canopy. And 3rd

00:36:59 --> 00:37:03: we need to reconcile the fact that the city owns

00:37:03 --> 00:37:07: the largest municipally owned gas utility in the country, PGW,

00:37:07 --> 00:37:11: and we need to reconcile the ownership of that asset

00:37:11 --> 00:37:12: with our goals for climate reducing climate change. I sat on the gas.

00:37:13 --> 00:37:17: Commission overseeing PGW and as mayor I will work to

00:37:17 --> 00:37:21: create a sustainable approach moving forward. Thank you.

00:37:22 --> 00:37:24: Alright, we're gonna switch to housing.

00:37:25 --> 00:37:30: Currently, approximately 1/4 of the city lives below the federal

00:37:30 --> 00:37:34: poverty line. 28% of Philadelphians spend half or more of

00:37:34 --> 00:37:37: their income on rent, and in 2020, fifty 1% of

00:37:37 --> 00:37:42: Philadelphia was rent burdened, which is the second highest in

00:37:42 --> 00:37:45: the country, second only to Los Angeles. What do you

00:37:45 --> 00:37:50: see as the key housing affordable issues facing Philadelphia, and

00:37:50 --> 00:37:54: how would you address them equitably, starting with Alan?

00:37:55 --> 00:37:56: Thank you. Well, you know.

00:37:57 --> 00:38:00: We have a housing, affordable housing problem, but we also

00:38:00 --> 00:38:02: have an income problem. Of the top 50 cities in  
00:38:02 --> 00:38:05: the country, we have some of the most affordable housing  
00:38:05 --> 00:38:07: for the top 50 cities in the country. We have  
00:38:07 --> 00:38:10: some of the lowest average income. So we're it  
00:38:10 --> 00:38:13: an income problem or housing today it's both. But we  
00:38:13 --> 00:38:15: need to improve good paying jobs as part of this  
00:38:15 --> 00:38:18: equation. In the long term, we need more opportunities, more  
00:38:18 --> 00:38:21: jobs, more employers who employ people and the and the  
00:38:21 --> 00:38:24: housing situation. We need to leverage the land and the  
00:38:24 --> 00:38:27: land bank, the lots and the properties to use those.  
00:38:27 --> 00:38:30: For private investment, for developers to come to us and  
00:38:30 --> 00:38:34: develop affordable housing, leverage our own assets. To  
develop affordable  
00:38:34 --> 00:38:36: housing, we also need to look, you know, here's the  
00:38:36 --> 00:38:37: problem.  
00:38:38 --> 00:38:40: 15 months ago, interest rates were 2 3/4 to 3%  
00:38:40 --> 00:38:43: for a mortgage. Today they're 6 1/2 to 7. They  
00:38:43 --> 00:38:46: have doubled the mortgage that people took out for \$250,000  
00:38:46 --> 00:38:49: fifteen months ago. Today they can only afford 125,000. It's  
00:38:49 --> 00:38:52: a big problem. We should also look at could the  
00:38:52 --> 00:38:55: city provide affordable housing through the buy down of the  
00:38:55 --> 00:38:58: interest rates, which is much cheaper to do than any  
00:38:58 --> 00:39:00: other tool where you can buy the rate down to  
00:39:00 --> 00:39:03: a more affordable level. We used to do that back  
00:39:03 --> 00:39:05: in the days when interest rates were 21%. It is  
00:39:05 --> 00:39:08: a great tool that actually mentioned in Council when I  
00:39:08 --> 00:39:10: was there. We should look at that.  
00:39:10 --> 00:39:11: Thank you.  
00:39:11 --> 00:39:12: Jeff.  
00:39:12 --> 00:39:15: Alright, first of all, the way we're doing real estate  
00:39:15 --> 00:39:17: taxes is just wrong. It's ruthless to low income  
00:39:17 --> 00:39:21: individuals, seniors and handicapped people. We need some  
discipline. We  
00:39:21 --> 00:39:24: should have a 5% cap for every individual how much  
00:39:24 --> 00:39:27: their real estate taxes could increase because we're forcing  
people  
00:39:27 --> 00:39:30: out of their homes and making homeless people. The second  
00:39:30 --> 00:39:33: thing is we should end the land bank, sell off  
00:39:33 --> 00:39:36: all the properties, all of those properties that could be  
00:39:36 --> 00:39:39: made into affordable housing. We should either do direct  
ownership  
00:39:39 --> 00:39:41: and finance it or find.  
00:39:41 --> 00:39:44: Black and Brown developers to develop those properties to

help

00:39:44 --> 00:39:48: build their business, convert them as many as possible affordable

00:39:48 --> 00:39:50: housing. The next thing is we need new new tools

00:39:51 --> 00:39:54: to create affordable housing and workforce housing. I mean we

00:39:54 --> 00:39:57: probably are short 25,000 units and I believe the city

00:39:57 --> 00:40:00: could float a bond and directly finance these projects and

00:40:00 --> 00:40:03: the city could borrow the money over a longer period

00:40:03 --> 00:40:05: of time like let's say 40 years at a lower

00:40:06 --> 00:40:09: interest rate and pass on that benefit the developer to

00:40:09 --> 00:40:11: get closer to a break even cost for.

00:40:11 --> 00:40:15: For affordable housing and subsidized the rest. And finally, councilmanic

00:40:15 --> 00:40:19: prerogative, it's killing us in this area. We we should

00:40:19 --> 00:40:22: take away the prerogative for affordable housing.

00:40:24 --> 00:40:25: Maria.

00:40:25 --> 00:40:28: Thank you. As the author of the land bank, I'm

00:40:28 --> 00:40:32: the first to acknowledge that we are underutilizing this important

00:40:33 --> 00:40:36: tool. The tool is not only about managing land, it's

00:40:36 --> 00:40:40: the acquisition of delinquent land, which is the tool that

00:40:40 --> 00:40:43: we do not utilize effectively. No one on this stage

00:40:43 --> 00:40:47: has built more affordable housing in public private partnerships than

00:40:47 --> 00:40:50: I have here in the City of Philadelphia because I

00:40:50 --> 00:40:54: have created the tool boxes and the incentives to do

00:40:54 --> 00:40:54: so.

00:40:54 --> 00:40:57: The majority of the affordable housing will always be in

00:40:57 --> 00:41:01: the private sector. We cannot pretend that government can do

00:41:01 --> 00:41:05: this alone. And while we have wonderful community development corporations

00:41:05 --> 00:41:09: that have helped us build markets and transform markets, ultimately

00:41:09 --> 00:41:12: the affordability crisis has to be managed through public private

00:41:13 --> 00:41:16: partnerships. We've created a preservation tool that allows us with

00:41:16 --> 00:41:20: a cousins and pilot that we have. We're turning properties

00:41:20 --> 00:41:23: around at \$150,000 from acquisition to renovation. We have and

00:41:23 --> 00:41:25: we've done the mixed income.

00:41:25 --> 00:41:28: Housing bonus that I know for for some folks in

00:41:28 --> 00:41:31: the market after the COVID, we have to revisit around

00:41:31 --> 00:41:35: the percentage that we can do. I'm the only candidate

00:41:35 --> 00:41:39: that's actually introduced a plan fixed rate housing that allows

00:41:39 --> 00:41:43: the private sector predictability and also allows for tenants and

00:41:43 --> 00:41:47: homeowners to have predictability in their market. I would invest

00:41:47 --> 00:41:50: millions of dollars in this. Housing stability is key to

00:41:50 --> 00:41:56: public safety, predictability for families, predictability for our small landlords.

00:41:56 --> 00:42:00: Predictability for the city of Philadelphia, please look at Maria

00:42:00 --> 00:42:03: Maria for Philly.com. We have the most extensive toolbox to

00:42:03 --> 00:42:05: help make that happen.

00:42:06 --> 00:42:06: Rebecca.

00:42:08 --> 00:42:11: We must balance development with fairness.

00:42:12 --> 00:42:15: We've talked about some of the steps I would take

00:42:15 --> 00:42:20: to increase the ease of doing business and development in

00:42:20 --> 00:42:23: the city. We also need fairness for people. So as

00:42:23 --> 00:42:27: mayor I would work of course on what I spoke

00:42:27 --> 00:42:31: about the affordable housing plan with the 8500 city owned

00:42:31 --> 00:42:35: vacant properties and lots. And also I would make sure

00:42:35 --> 00:42:39: that people that are living for a long time, long

00:42:39 --> 00:42:42: time homeowners in gentrifying neighborhoods.

00:42:42 --> 00:42:45: Will be able to stay in their homes. The city

00:42:45 --> 00:42:49: has these programs already, but people don't know about them.

00:42:49 --> 00:42:53: A long time owner occupied program loop the senior tax

00:42:53 --> 00:42:57: freeze. As mayor I will have a door knocking program

00:42:57 --> 00:43:01: in gentrifying neighborhoods to let people know about these programs

00:43:01 --> 00:43:04: and to help them enroll. And as mayor I also

00:43:04 --> 00:43:08: will help develop a type of rent subsidy program in

00:43:08 --> 00:43:12: highly gentrifying neighborhoods. I don't believe in rent control.

00:43:12 --> 00:43:15: That rent subsidy is something that can go a long

00:43:15 --> 00:43:18: way. And one last thing, there was a mention about

00:43:18 --> 00:43:21: Councilmanic prerogative. That's a practice. It's not a law, so

00:43:21 --> 00:43:23: there's no way to get rid of it. I'll work

00:43:23 --> 00:43:26: with City Council for the best of all of our

00:43:26 --> 00:43:27: city. Thank you.

00:43:28 --> 00:43:28: Derek.

00:43:29 --> 00:43:31: So the fact that the affordable housing problem in the

00:43:31 --> 00:43:33: city is a is a real crisis and the fact

00:43:33 --> 00:43:36: that this also ties into the poverty we have in

00:43:36 --> 00:43:38: our city. As part of my public safety plan, I

00:43:38 --> 00:43:41: talked about opportunity investment and how we grow jobs in

00:43:41 --> 00:43:44: the City of Philadelphia, how we grow small businesses and

00:43:44 --> 00:43:47: give people a family sustaining jobs. That's one of the

00:43:47 --> 00:43:50: aspects that's creating part of the challenges in reference

affordability.

00:43:50 --> 00:43:52: But we also have to get out of the private

00:43:52 --> 00:43:55: sector's way and allow the private sector to help develop

00:43:55 --> 00:43:58: low income and also workforce housing we as a city.

00:43:58 --> 00:44:01: We're not doing that. We're not partnering. We're not using

00:44:01 --> 00:44:05: opportunities like State Representative Jared Solomon's new

legislation to help

00:44:05 --> 00:44:08: provide incentives to do more affordable housing, especially

for low

00:44:08 --> 00:44:11: income communities. We need to get more land out to

00:44:11 --> 00:44:14: those developers and not restrict developers who are trying

to

00:44:14 --> 00:44:17: do the real development that we need. Part of the

00:44:17 --> 00:44:20: reason we don't have the affordable housing that we should

00:44:20 --> 00:44:22: have in our city is because the public sector is

00:44:22 --> 00:44:25: getting in the way of the private sector of developing

00:44:25 --> 00:44:28: housing in our city. We have some real opportunities to

00:44:28 --> 00:44:28: do that.

00:44:28 --> 00:44:31: We have land that we're not using as incentive to

00:44:31 --> 00:44:33: get out, but one of the things that we make

00:44:33 --> 00:44:35: sure that we must do and make sure we're not

00:44:35 --> 00:44:38: having new taxes and as Jeff Brown talked about in

00:44:38 --> 00:44:41: his business now interview, an affordable housing tax is not

00:44:41 --> 00:44:42: a way to address this issue.

00:44:43 --> 00:44:46: Hello. So I'll take a little bit of a different

00:44:46 --> 00:44:50: approach because I think part of the conversation was about

00:44:50 --> 00:44:55: extremely vulnerable communities, especially individuals who

are currently homeless, individuals

00:44:55 --> 00:45:00: struggling with health, health issues, mental health

disabilities, youth who

00:45:00 --> 00:45:04: are currently housing and housing insecure, and so many

others

00:45:04 --> 00:45:07: in a city where more than one in four, almost

00:45:07 --> 00:45:10: one in four residents lives in poverty and 37% of

00:45:10 --> 00:45:13: children are born into it in that particular situation.

00:45:13 --> 00:45:15: We have to, we have to lead with a sense

00:45:15 --> 00:45:18: of values. People have to live better lives. And the

00:45:18 --> 00:45:21: city has an incredibly important role to play around the



00:45:21 --> 00:45:25: centralized planning of an affordable housing mission that actually is

00:45:25 --> 00:45:28: affordable according to the people who live in those places,

00:45:28 --> 00:45:30: not just according to those who build. I think the

00:45:30 --> 00:45:33: key issue here is about permanent affordability. That is a

00:45:33 --> 00:45:36: challenge. It is a particular challenge within a market, and

00:45:36 --> 00:45:39: I don't think you can do it all. I don't

00:45:39 --> 00:45:41: think you can be up here saying we're going to

00:45:41 --> 00:45:44: do everything. The challenge here is about the city.

00:45:44 --> 00:45:47: Leading on permanent affordability and that the city will have

00:45:47 --> 00:45:51: to develop through a planning process, incentives and other types

00:45:51 --> 00:45:54: of clean and transparent processes to ensure that those move

00:45:54 --> 00:45:57: forward. And we have to make sure that we we,

00:45:57 --> 00:45:59: I've called for an overhaul of our tax of our

00:45:59 --> 00:46:02: tax code to make sure that we install a new

00:46:02 --> 00:46:05: tax Commission so we can review incentives and ensure that

00:46:05 --> 00:46:08: we're prioritized and affordability. But the key here is, is

00:46:08 --> 00:46:11: permanence not just affordability on the front end and that

00:46:12 --> 00:46:14: will be a city LED mission and it will come

00:46:14 --> 00:46:14: through.

00:46:14 --> 00:46:15: Your job as mayor.

00:46:17 --> 00:46:20: All right. Next question. All of you have touched on

00:46:20 --> 00:46:25: a need to increase development, whether housing, commercial or infrastructure.

00:46:25 --> 00:46:27: This question is about equity.

00:46:28 --> 00:46:33: Diverse representation on construction and development projects continues to be

00:46:33 --> 00:46:38: an issue of equity and representation. Previous efforts have hinged

00:46:38 --> 00:46:42: on diverse business certifications, which have been slow to move

00:46:42 --> 00:46:46: the needle. City supportive projects become a vehicle to lead

00:46:46 --> 00:46:50: by example. What methods would you propose to increase the

00:46:50 --> 00:46:55: number of diverse vendors on site workers and underrepresented developers

00:46:55 --> 00:46:58: and contractors across development?

00:46:58 --> 00:47:01: And construction phases, we will start with Maria.

00:47:02 --> 00:47:05: Thank you. This is actually an area where we have

00:47:05 --> 00:47:08: led in the in my district in particular around the

00:47:08 --> 00:47:11: projects that we're building. Just for example, if you take

00:47:11 --> 00:47:14: rebuild the loan, most of the projects in the 7th

00:47:14 --> 00:47:18: Councilmanic District are coming in 8090% minority and they're doing

00:47:19 --> 00:47:22: so because we are insisting that our project users who

00:47:22 --> 00:47:26: are doing this development deep bundle and provide opportunities for

00:47:26 --> 00:47:28: those minority contractors.

00:47:28 --> 00:47:31: What the building trades has talked about opening up, winning

00:47:31 --> 00:47:35: up its doors through these false appre apprentice programs. I

00:47:35 --> 00:47:37: don't believe in them. I know for a fact that

00:47:37 --> 00:47:41: it is not cost effective for contractors to sponsor apprenticeship

00:47:41 --> 00:47:44: programs because the rules have changed so much and we're

00:47:44 --> 00:47:48: not abiding by federal rules. We're now abiding by local

00:47:48 --> 00:47:51: and state laws that almost require people to have a

00:47:51 --> 00:47:53: masters degree to get on these sites. So how do

00:47:53 --> 00:47:55: you do it? We got to build our own. We

00:47:56 --> 00:47:58: have to have a project management structure.

00:47:58 --> 00:48:02: That incentivize the projects. We have to debunk all the

00:48:02 --> 00:48:05: projects and ensure that we can grow our own. We

00:48:05 --> 00:48:09: should not subject minority contractors to being subprime leaders. We

00:48:09 --> 00:48:12: should create an opportunity for them to be able to

00:48:12 --> 00:48:15: do it and we should pay them ahead of time,

00:48:15 --> 00:48:18: 25% ahead and help them manage their cash flow. We

00:48:18 --> 00:48:22: put minority businesses out of business as the City of Philadelphia and we have to lead by example and we

00:48:22 --> 00:48:25: can create the those opportunities and grow.

00:48:25 --> 00:48:28: Our local businesses.

00:48:28 --> 00:48:29: Rebecca.

00:48:31 --> 00:48:31: The issue of equity and diversity in construction and development

00:48:32 --> 00:48:37: is extremely important. As mayor, I would have the Office of Economic Opportunity report directly to me. That will enable

00:48:37 --> 00:48:42: the city to have very direct and significant accountability and

00:48:42 --> 00:48:47: metrics around getting our diverse contractors up to 40% citywide.

00:48:48 --> 00:48:53: We must as a city do our part. I've seen

00:48:53 --> 00:48:58: from being the chief.

00:48:58 --> 00:49:02: Administrative officer of the city and from my work as

00:49:02 --> 00:49:03: city controller, that when a vendor doesn't abide by the

00:49:04 --> 00:49:07: rules by the contract in terms of the their Subs

00:49:07 --> 00:49:11:

00:49:11 --> 00:49:15:

00:49:15 --> 00:49:21: minority participation that the city's law department and procurement Procurement

00:49:21 --> 00:49:22: department.

00:49:22 --> 00:49:26: Don't take decisive enough action and as mayor I will

00:49:26 --> 00:49:30: direct them to be more aggressive. If a vendor if

00:49:30 --> 00:49:34: a prime is not following the rules and not having

00:49:34 --> 00:49:37: true minority Subs debar them, OK, we have to be

00:49:37 --> 00:49:41: serious about this as a city. In addition, I would

00:49:41 --> 00:49:45: increase the number of people that could be eligible for

00:49:45 --> 00:49:50: the construction jobs by making sure there's good technical training

00:49:50 --> 00:49:52: in our high schools and.

00:49:52 --> 00:49:56: Pre apprenticeship programs I do believe in and will support.

00:49:56 --> 00:49:58: We can do this, but we must be strong. As

00:49:58 --> 00:50:01: mayor I will lead through this and make sure that

00:50:01 --> 00:50:05: we do have diversity on our construction sites and among

00:50:05 --> 00:50:06: our companies. Thank you.

00:50:08 --> 00:50:11: So the issue of equity not only applies to development,

00:50:11 --> 00:50:14: but entire entire city as a whole. The fact that

00:50:14 --> 00:50:17: we've had back-to-back years of over 500 homicides, we have

00:50:17 --> 00:50:21: a population in the city of African Americans about 40%,

00:50:21 --> 00:50:24: but only 6% of the businesses with employees are owned

00:50:24 --> 00:50:26: by African Americans. So we have to do a real

00:50:26 --> 00:50:29: job not only in the construction phase but also as

00:50:29 --> 00:50:32: a city. Now I've done legislation regarding best value, make

00:50:32 --> 00:50:35: sure that we're making it easier for black and brown

00:50:35 --> 00:50:38: on companies to get business with the city of.

00:50:39 --> 00:50:41: But also in the development space, we have to convene

00:50:41 --> 00:50:44: opportunities as mayor. I will do that. I will have

00:50:44 --> 00:50:47: a Maynard Jackson moment here in the city of Philadelphia

00:50:47 --> 00:50:50: where we're bringing organizations from the city like pH,

00:50:51 --> 00:50:53: DC&P,

00:50:51 --> 00:50:53: IDC. And I've done that over the past of my

00:50:53 --> 00:50:56: term as a Member City Council, bringing different

00:50:56 --> 00:51:00: organizations from

00:50:56 --> 00:51:00: urban developer groups fund the BIA from other

00:51:00 --> 00:51:04: organizations, black

00:51:00 --> 00:51:04: squirrel, the collective, bringing them together to meet with

00:51:04 --> 00:51:06: these

00:51:04 --> 00:51:06: city agencies to get an understanding of how they can

00:51:06 --> 00:51:08: do more work with the city. But.

00:51:08 --> 00:51:11: We need a mayor that understands these issues will bring

00:51:11 --> 00:51:15: and convene organization together, especially black and

00:51:15 --> 00:51:18: brown developers, so  
 00:51:18 --> 00:51:21: they can have a real opportunity, but also hold organizations  
 00:51:21 --> 00:51:24: accountable and hold the city accountable. Because if you're  
 00:51:24 --> 00:51:26: not  
 00:51:26 --> 00:51:29: doing these issues, we're going to continue to have the  
 00:51:29 --> 00:51:32: gun violence and poverty we have in our city of  
 00:51:32 --> 00:51:35: Philadelphia. So it's incumbent to the mayor to understand  
 00:51:35 --> 00:51:37: these  
 00:51:37 --> 00:51:40: issues and make sure we're taking leadership to make sure  
 00:51:40 --> 00:51:44: these things happen in the city of Philadelphia going forward.  
 00:51:44 --> 00:51:47: Helen.  
 00:51:47 --> 00:51:50: I think we understand the issue is I actually think  
 00:51:50 --> 00:51:53: we published 1,000,000 reports out of Office of Economic  
 00:51:53 --> 00:51:56: Opportunity  
 00:51:56 --> 00:52:00: and we never get anything through. The bottom line is,  
 00:52:00 --> 00:52:02: is that the next mayor clearly has to execute. I  
 00:52:02 --> 00:52:05: mean it's not just about leading and convening, it's actually  
 00:52:05 --> 00:52:06: about making sure that we execute. That means setting clear  
 00:52:06 --> 00:52:10: goals around procurement and use of contracting on job  
 00:52:10 --> 00:52:12: sites.  
 00:52:12 --> 00:52:14: It means making sure that we send out our L  
 00:52:14 --> 00:52:15: and I department to evaluate and make sure that someone  
 00:52:15 --> 00:52:18: is paying attention.  
 00:52:18 --> 00:52:21: Two sites and making sure that people are actually delivering  
 00:52:21 --> 00:52:24: on the the promises. And when, as I think was  
 00:52:24 --> 00:52:27: said before and when they're not, that we have a  
 00:52:27 --> 00:52:30: city solicitors department that will either do clawbacks or  
 00:52:30 --> 00:52:33: make  
 00:52:33 --> 00:52:36: sure that we shut down sites that are not appropriately  
 00:52:36 --> 00:52:37: meeting the the responsibilities that especially they put  
 00:52:37 --> 00:52:41: forward in  
 00:52:41 --> 00:52:44: any kind of RFP or proposal. But it also means  
 00:52:44 --> 00:52:48: providing opportunities. I think it has been said very clearly,  
 00:52:48 --> 00:52:51: this is not just a matter of indignantly stamping your  
 00:52:51 --> 00:52:54: feet and saying we want more contractors of black and  
 00:52:54 --> 00:52:55: brown backgrounds and immigrant.  
 00:52:55 --> 00:52:57: The grounds on site, it's about providing opportunities for  
 00:52:57 --> 00:52:58: them.  
 00:52:58 --> 00:52:59: So I've made it clear that we want to provide  
 00:52:59 --> 00:53:00: new opportunity and equity funds. Montgomery County  
 00:53:00 --> 00:53:01: Maryland for example  
 00:53:01 --> 00:53:02: provide allows their city to pay for low interest construction  
 00:53:02 --> 00:53:03: bridge loans that help smaller developers get on site. And  
 00:53:03 --> 00:53:04: it is absolutely my commitment to make sure that our

00:52:57 --> 00:53:01: young people in our high schools have an opportunity especially

00:53:01 --> 00:53:06: now when graduation requirements require demonstration of post secondary success

00:53:06 --> 00:53:08: to be a seeing our construction development.

00:53:08 --> 00:53:11: And growth of our city as part of their future

00:53:11 --> 00:53:11: as well.

00:53:12 --> 00:53:12: Alan.

00:53:13 --> 00:53:15: Thank you know, I think the real key here is,

00:53:16 --> 00:53:18: you know, as mayor, my goal will not be to

00:53:18 --> 00:53:21: keep people in poverty and make them comfortable. My goal

00:53:21 --> 00:53:23: will be to take people out of poverty. And I

00:53:23 --> 00:53:25: think in the big issue, we have to look at

00:53:25 --> 00:53:28: our structure of taxes. We have to look at opportunities.

00:53:28 --> 00:53:31: And then on the question that was asked, we need

00:53:31 --> 00:53:34: high schools, two or three of them that are dedicated

00:53:34 --> 00:53:37: to the building trades, 9th to 12th grade, where we

00:53:37 --> 00:53:41: train people to be steamfitters, construction workers, carpenters, electricians, plumbers

00:53:41 --> 00:53:42: in the 12th grade.

00:53:42 --> 00:53:46: When they graduate, the Union hires them because they're gonna

00:53:46 --> 00:53:49: help us teach them. But in the big picture, why

00:53:49 --> 00:53:51: in the last 10 years, of all jobs created the

00:53:51 --> 00:53:55: United States, 29% paid less than 35,000 and in Philadelphia?

00:53:56 --> 00:53:59: 35,000 or less jobs. We created 60.5. Why are the

00:53:59 --> 00:54:03: top 20 employers in the city? Only three are private

00:54:03 --> 00:54:08: sector, Comcast, American Airlines and allied security. It's because of

00:54:08 --> 00:54:11: our structure. The highest taxes in the country or New

00:54:11 --> 00:54:16: York local and state business is 16.2. Philadelphia's 15.9, third

00:54:16 --> 00:54:20: highest. California at 8.8. We're 15.9. Chicago is 7, Boston

00:54:20 --> 00:54:23: is 7. Atlanta is 4. We need to change that

00:54:23 --> 00:54:26: structure if we want to expand our economy.

00:54:26 --> 00:54:29: And get jobs across the board, because growth helps everyone.

00:54:30 --> 00:54:31: Thank you, Jeff.

00:54:33 --> 00:54:35: So I I have a lot of work in this

00:54:35 --> 00:54:38: area. I started, I was one of the cofounders of

00:54:38 --> 00:54:40: the PA 30 day fund which saved Black and brown

00:54:40 --> 00:54:44: and women owned businesses during the pandemic 1200. Of them

00:54:44 --> 00:54:46: we raised \$4 million and then we started a small  
00:54:47 --> 00:54:50: business incubator in our supermarket business that's helped  
3 or  
00:54:50 --> 00:54:53: 400 black and brown businesses, you know get their food  
00:54:53 --> 00:54:56: businesses off the ground. And I'm chairman of DEI for  
00:54:57 --> 00:55:00: the Convention Center authority and I think we're a model  
00:55:00 --> 00:55:03: procurement house for giving Black and brown businesses.  
00:55:03 --> 00:55:06: Opportunity and I could tell you laws don't change it.  
00:55:06 --> 00:55:10: You know culture and leadership change it and I lead  
00:55:10 --> 00:55:13: for progress in this area because this is part of  
00:55:13 --> 00:55:17: our poverty problem. The lack of entrepreneurship. It is  
restricting  
00:55:17 --> 00:55:21: the growth of opportunities in our neighborhoods and I do  
00:55:21 --> 00:55:25: think we need financing to help people especially a social  
00:55:25 --> 00:55:29: equity fund to to finance business construction businesses,  
small developers  
00:55:29 --> 00:55:33: to build up their capacity K through 12 education we  
00:55:33 --> 00:55:33: should have.  
00:55:34 --> 00:55:37: Advanced career and technical workforce the same thing and  
it  
00:55:37 --> 00:55:40: should include a pre apprenticeship so they could pass those  
00:55:40 --> 00:55:42: tests and get those good union jobs.  
00:55:42 --> 00:55:45: Thank you. I do want to remind the audience that  
00:55:45 --> 00:55:48: out of respect for all of the candidates time and  
00:55:48 --> 00:55:50: the questions that we are going to ask you, not  
00:55:50 --> 00:55:52: to applause until the end.  
00:55:53 --> 00:55:53: All right.  
00:55:54 --> 00:55:57: This is the last long format question. The topic is  
00:55:57 --> 00:55:58: preservation.  
00:55:58 --> 00:56:03: Philadelphia has the second most buildings built before 1940  
of  
00:56:03 --> 00:56:05: any city in the nation. In a city with so  
00:56:05 --> 00:56:11: many older buildings, how would your administration  
incorporate historic preservation  
00:56:11 --> 00:56:16: incentives and regulations into your broader community and  
economic development  
00:56:16 --> 00:56:19: strategy? We're going to start with Rebecca.  
00:56:22 --> 00:56:26: We have an amazing historical city. As mayor, I would  
00:56:27 --> 00:56:33: promote historical preservation by #1, incentivizing historical  
preservation. I would  
00:56:33 --> 00:56:40: bring stakeholders together, experts in historical  
preservation, to figure out  
00:56:40 --> 00:56:43: the best way to do that. But we have to  
00:56:43 --> 00:56:48: make sure that as rebuilding and development occurs in our

00:56:48 --> 00:56:52: city that we don't lose the historical context and fabric.

00:56:52 --> 00:56:56: Of all of our buildings. Also as mayor I would

00:56:56 --> 00:57:01: establish a fund for low and moderate income homeowners that

00:57:01 --> 00:57:05: live in historical homes to help with the cost to

00:57:05 --> 00:57:11: up to keep their homes up-to-date. Basic repairs for historical

00:57:11 --> 00:57:16: homes, often repairing a historical home is much more expensive

00:57:16 --> 00:57:19: and as the city we need to make sure that

00:57:19 --> 00:57:22: we're helping maintain the beauty and.

00:57:23 --> 00:57:25: History of our city and that's the way that all

00:57:25 --> 00:57:27: lead forward as mayor. Thank you.

00:57:28 --> 00:57:30: Derek so the city of Philadelphia is the birth place

00:57:30 --> 00:57:32: of this nation and the fact that we have a

00:57:32 --> 00:57:36: diversity of neighborhoods and communities really demonstrate the fabric and

00:57:36 --> 00:57:39: vitality of this city. The reason why so many people

00:57:39 --> 00:57:41: want to come and people who stayed in the city

00:57:41 --> 00:57:44: of Philadelphia is because of the unique character of the

00:57:44 --> 00:57:46: homes in our city. I live in a house that

00:57:46 --> 00:57:48: was built in 1926, and so I know so many

00:57:48 --> 00:57:51: people in our city want to maintain our homes and

00:57:51 --> 00:57:54: preserve the character of our communities, our neighborhoods, but we're

00:57:54 --> 00:57:58: not working with the organizations like the Preservation Alliance.

00:57:58 --> 00:58:00: In a real way to make sure it's easier for

00:58:00 --> 00:58:02: those who live in moderate to low income communities to

00:58:03 --> 00:58:04: be able to do that. So we need to look

00:58:04 --> 00:58:07: at best practices that are happening in other parts of

00:58:07 --> 00:58:10: the country. As I said earlier, I was a national

00:58:10 --> 00:58:13: President of Democratic municipal officials serve on executive committee of

00:58:13 --> 00:58:16: the National League of Cities. Other cities have other challenges

00:58:17 --> 00:58:19: that are similar to this. We need to bring some

00:58:19 --> 00:58:22: of those best practices here to city of Philadelphia and

00:58:22 --> 00:58:25: really incentivize and let people know the opportunities they have

00:58:25 --> 00:58:28: to preserve and maintain their home in the character.

00:58:28 --> 00:58:31: It was originally built. That's what makes Philadelphia Philadelphia. And

00:58:31 --> 00:58:33: we need to continue to do that, but make sure

00:58:33 --> 00:58:36: we have an administration that understands the benefit of the

00:58:36 --> 00:58:39: character of the city of Philadelphia because that is who  
00:58:39 --> 00:58:41: we are and we need to maintain that going forward.  
00:58:43 --> 00:58:46: Alan, the conversation around preservation is not just one  
about  
00:58:46 --> 00:58:50: buildings and infrastructure. It's also one about environment.  
I mean,  
00:58:50 --> 00:58:54: it's very clear that incentivizing the reuse and rehabilitation of  
00:58:54 --> 00:58:57: buildings is as much an environmental concern as it can  
00:58:57 --> 00:59:00: be about about about building reusage. I have made it  
00:59:00 --> 00:59:03: a dedicated mission to make sure that preservation is a  
00:59:03 --> 00:59:07: absolute priority within my administration to ensure that we  
can  
00:59:07 --> 00:59:11: both preserve the unique character of neighborhoods, which I  
think  
00:59:11 --> 00:59:13: makes our strongest neighborhoods the best.  
00:59:14 --> 00:59:17: But also provide for some development. Now, none of this  
00:59:17 --> 00:59:20: happens by accident, and in fact in many ways this  
00:59:20 --> 00:59:22: can be at a conflict. That's why we were very  
00:59:22 --> 00:59:26: targeted and purposeful about it. We I helped reform the  
00:59:26 --> 00:59:29: property tax abatement so that it would be much more  
00:59:29 --> 00:59:32: targeted towards towards reuse, that we ensured that there  
would  
00:59:32 --> 00:59:36: be reuse and preservation over demolition of properties and  
so  
00:59:36 --> 00:59:40: that we could actually preserve affordable housing. I'm  
interested in  
00:59:40 --> 00:59:44: strengthening the historical Commission I've continually  
supported.  
00:59:44 --> 00:59:47: Expanded staffing to grow our and reevaluate our historical  
districts  
00:59:47 --> 00:59:51: and then to revitalize the recommendations that were made  
in  
00:59:51 --> 00:59:54: the historical preservation task force, many of which are very  
00:59:54 --> 00:59:56: common sense and have yet to be implemented.  
00:59:57 --> 00:59:58: Alan.  
00:59:58 --> 01:00:02: You know, that's what makes Philadelphia unique, our  
architectural history,  
01:00:02 --> 01:00:06: the uniqueness of our properties, homes and buildings.  
Anyway, after  
01:00:06 --> 01:00:08: being in the real estate business for 20 years in  
01:00:08 --> 01:00:12: 1999, I stuck my toe into restoring historic buildings. And  
01:00:12 --> 01:00:15: I don't understand more about historic properties probably  
than anyone  
01:00:15 --> 01:00:18: on this stage, because I did it. I did it  
01:00:18 --> 01:00:21: at the bank building, 220 W Washington Square, the



01:00:21 --> 01:00:24: Saunders,  
the Lanesboro, the Warwick, the Allison, the park, the  
Barclay.

01:00:25 --> 01:00:28: All these buildings were older buildings that I brought back  
01:00:28 --> 01:00:30: to life. No one has more experience than that, but  
01:00:30 --> 01:00:31: my administration will.

01:00:32 --> 01:00:35: Prioritize. Prioritize historic preservation. I'm going to share  
with you

01:00:36 --> 01:00:37: 3 important points one.

01:00:37 --> 01:00:40: We will finish the citywide historic inventory most of the  
01:00:40 --> 01:00:43: cities have. One, we do not and we need to  
01:00:43 --> 01:00:45: finish that list. And two, I will look at providing  
01:00:45 --> 01:00:49: incentives for historic preservation because we put rules and  
regulations

01:00:49 --> 01:00:52: on properties that are historic that are really cumbersome  
and

01:00:52 --> 01:00:55: makes it harder to keep them alive. And it's important  
01:00:55 --> 01:00:58: for us to keep them alive. So look at opportunities  
01:00:58 --> 01:01:01: there for incentives and we must, might want to consider.  
01:01:02 --> 01:01:05: Preservation Trust Fund for historic properties. A fund where  
people

01:01:05 --> 01:01:07: can draw on who have older homes in the neighborhoods  
01:01:07 --> 01:01:10: across the city that are super expensive to restore. Let's  
01:01:10 --> 01:01:13: make sure we keep that history. But I would engage  
01:01:13 --> 01:01:15: people. I know Paul Stankey is here. He does a  
01:01:15 --> 01:01:18: great job at the Preservation Alliance. People like Paul I  
01:01:18 --> 01:01:21: would bring into my administration to help us do this.  
01:01:21 --> 01:01:23: He is way smarter than I would be in this  
01:01:23 --> 01:01:25: topic and I would engage him. Thank you.

01:01:25 --> 01:01:28: Jeff, yeah, Paul is great with that. I, I I  
01:01:28 --> 01:01:31: agree with my colleague on that. I think we need  
01:01:31 --> 01:01:35: to expand historically preserved properties, expand the  
number of them.

01:01:35 --> 01:01:39: I do think we need incentives to help maintain them  
01:01:39 --> 01:01:41: and when I say expand I kind of feel that  
01:01:41 --> 01:01:45: some of our history and and these historic homes, they're  
01:01:45 --> 01:01:49: beautiful way to share our history. They don't include  
everyone

01:01:49 --> 01:01:52: and the perfect example of that is doctors row, it  
01:01:52 --> 01:01:55: should be declared historic and and I know Doctor Lomax  
01:01:55 --> 01:01:56: who lived there.

01:01:56 --> 01:01:59: And if that were preserved, it would keep his memory  
01:01:59 --> 01:02:02: alive. And I think that that's what this is about.  
01:02:03 --> 01:02:06: It's telling our story about our history. The other thing

01:02:06 --> 01:02:09: is some of these homes are naturally affordable and we

01:02:09 --> 01:02:13: could offer incentives to make a naturally affordable home get

01:02:13 --> 01:02:17: restored and use it to address our affordable housing crisis.

01:02:17 --> 01:02:20: And so I think this is very important. It's the

01:02:20 --> 01:02:24: character of our city. I'm strongly, strongly for the preservation

01:02:24 --> 01:02:25: of our historic properties.

01:02:26 --> 01:02:27: Maria.

01:02:27 --> 01:02:30: Thank you. The repurposing and reusing of of buildings is

01:02:30 --> 01:02:35: such an important part of neighborhood preservation, identity, cultural identity

01:02:35 --> 01:02:38: and neighborhood preservation. In terms of how we brand a

01:02:38 --> 01:02:41: different communities, we do not have preservation tool boxes in

01:02:41 --> 01:02:45: the city of Philadelphia for affordable housing or commercial development

01:02:45 --> 01:02:48: and we would create them. We would work with the

01:02:48 --> 01:02:52: business development community and look at what are the regulatory

01:02:52 --> 01:02:55: issues, what are the stormwater management issues, what are the

01:02:55 --> 01:02:56: challenges.

01:02:56 --> 01:02:59: Between removing some of the lead asbestos and all the

01:02:59 --> 01:03:02: challenges in these buildings and how do we incentivize it

01:03:02 --> 01:03:05: so that we can repurpose these buildings. Look, I've represented

01:03:05 --> 01:03:08: a lot of kessington in the neighborhoods where we had

01:03:08 --> 01:03:11: old factories and we have not created a toolbox for

01:03:11 --> 01:03:14: for the redevelopment. So we have many buildings that have

01:03:14 --> 01:03:18: a potential to serve for housing, commercial incubator space, all

01:03:18 --> 01:03:20: of these spaces. And we would create a toolbox that

01:03:21 --> 01:03:24: incentivize it using a combination of commercial abatement and other

01:03:24 --> 01:03:26: things so that folks could repurpose.

01:03:27 --> 01:03:29: And on the housing front, we have to continue to

01:03:29 --> 01:03:32: invest and provide basic systems repair for individuals so that

01:03:33 --> 01:03:35: they can afford to live in the most affordable house

01:03:35 --> 01:03:38: that they have, which is the one they currently live

01:03:38 --> 01:03:41: in. This has to be done through leadership. It has

01:03:41 --> 01:03:43: to be done through a common through a common vision

01:03:44 --> 01:03:46: with the City of Philadelphia that we as the founding

01:03:46 --> 01:03:49: city of the of the country want to protect not

01:03:49 --> 01:03:52: only the, the cultural aspect, but again the aesthetic aspect  
01:03:52 --> 01:03:53: of this beautiful city.

01:03:54 --> 01:03:57: Thank you to each of you for your answers on  
01:03:57 --> 01:04:00: that first section of questions. We are now going to  
01:04:00 --> 01:04:03: move to rapid round. There are two types of rapid  
01:04:03 --> 01:04:07: round questions. For this first type of question, please try  
01:04:07 --> 01:04:10: to keep your answer to a sentence or less.  
01:04:10 --> 01:04:13: I will again call on each of you. The first  
01:04:14 --> 01:04:17: question is going to be what is your favorite building  
01:04:17 --> 01:04:21: in the city? We're going to start with Derek.  
01:04:21 --> 01:04:24: So my favorite building is city is City Hall. It  
01:04:24 --> 01:04:28: is the only municipally owned, MASONICALLY constructed  
building like that,  
01:04:28 --> 01:04:31: where you have all three branches of government in one  
01:04:31 --> 01:04:33: building. And it's phenomenal building.  
01:04:34 --> 01:04:35: Helen.  
01:04:36 --> 01:04:39: I would say my favorite building would be Arch St.  
01:04:39 --> 01:04:42: United Methodist Church, in part because it's the site of  
01:04:42 --> 01:04:45: so many gatherings and community places. But it's also a  
01:04:45 --> 01:04:49: beautiful historic building. It's trying to be preserved against a  
01:04:49 --> 01:04:52: tremendous amount of growth surrounding it. And it has a  
01:04:52 --> 01:04:56: beautiful like Spire that reaches almost to you know, it  
01:04:56 --> 01:04:59: reaches almost as high as as anything else. And I  
01:04:59 --> 01:05:02: think it's a tremendous beacon about the character and  
beauty  
01:05:02 --> 01:05:04: of of Philadelphia, but also its heart.  
01:05:04 --> 01:05:06: And its mission for justice?  
01:05:07 --> 01:05:08: Alan.  
01:05:08 --> 01:05:09: In one sentence.  
01:05:09 --> 01:05:10: One sentence.  
01:05:10 --> 01:05:13: City Hall. Art Museum, Independence Hall.  
01:05:14 --> 01:05:14: Those 3.  
01:05:16 --> 01:05:17: Jeff.  
01:05:17 --> 01:05:20: I'm gonna agree City Hall, the outside, the inside is  
01:05:20 --> 01:05:23: deplorable and we we should renovate the inside.  
01:05:24 --> 01:05:25: Maria.  
01:05:25 --> 01:05:27: I love City Hall too, but I think the Art  
01:05:27 --> 01:05:30: Museum has put us on the world stage and it  
01:05:30 --> 01:05:33: and when we celebrate it reflects everything that of the  
01:05:33 --> 01:05:36: potential of the city of Philadelphia. So that Art Museum.  
01:05:37 --> 01:05:37: Rebecca.  
01:05:37 --> 01:05:40: We're going last year, a City Hall and Art Museum

01:05:40 --> 01:05:43: where my two favorites. I also like the Barnes Foundation building and the landscape around it. I think it's really beautiful and peaceful.

01:05:44 --> 01:05:47:

01:05:47 --> 01:05:48:

01:05:48 --> 01:05:50: And apologies to the Kimmel Center.

01:05:54 --> 01:05:57: All right. Next question. What do you think is the most transformative development project in Philadelphia since 2000? We're gonna

01:05:57 --> 01:06:03:

01:06:03 --> 01:06:04: start with Ellen.

01:06:05 --> 01:06:08: Potentially, hilco. I think that the site of what was once one of the East Coast's largest oil refineries and its potential conversion into what is probably the largest environmental

01:06:09 --> 01:06:12:

01:06:12 --> 01:06:17: justice, environmental cleanup site and reuse property has a chance

01:06:17 --> 01:06:21:

01:06:21 --> 01:06:25: to be transformative not only for the city of Philadelphia, but actually for the country.

01:06:25 --> 01:06:27:

01:06:27 --> 01:06:27: Thank you.

01:06:28 --> 01:06:31: I think it's Hilco and it's also bud and the

01:06:31 --> 01:06:34: these are developments that focus on life sciences and technology

01:06:34 --> 01:06:37: are the game changer for the city. That is our future. We need to focus on more of those.

01:06:37 --> 01:06:39:

01:06:40 --> 01:06:42: I agree with Hilco because I I have a vision to taking people out of poverty. And the way you take them out of poverty is get them jobs that don't require college degree and that's heliclos whole project light

01:06:42 --> 01:06:44:

01:06:45 --> 01:06:47:

01:06:47 --> 01:06:50: manufacturing and logistics. I think it's transformative for us.

01:06:50 --> 01:06:53:

01:06:54 --> 01:06:54: Maria.

01:06:54 --> 01:06:57: Yeah, I agree. I think Hilco has the potential to teach us around how do we environmentally clean up a site and create life, family sustaining jobs in a multifaceted way with advanced manufacturing. So it has tremendous potential.

01:06:57 --> 01:07:00:

01:07:01 --> 01:07:04:

01:07:04 --> 01:07:08:

01:07:08 --> 01:07:09: Rebecca.

01:07:11 --> 01:07:14: I think the growth of the life sciences industry is one that is really transformational for the city of Philadelphia in terms of development, in terms of jobs. And I'll make sure as mayor that there's workforce pipelines to get those jobs.

01:07:14 --> 01:07:19:

01:07:19 --> 01:07:22:

01:07:22 --> 01:07:27:

01:07:27 --> 01:07:27:

01:07:28 --> 01:07:31: If you could choose only one project, ohh sorry Derek, you're right.

01:07:31 --> 01:07:32:

01:07:33 --> 01:07:33: Yeah.

01:07:34 --> 01:07:35: I feel like the Kimmel Center.

01:07:38 --> 01:07:41: So I would say the Navy Yard is a project

01:07:41 --> 01:07:45: that was a vacant eyesore that we thought were gonna

01:07:45 --> 01:07:48: have a real problem, and it's become a national jewel

01:07:48 --> 01:07:51: that bragged about it to lead us all around the

01:07:52 --> 01:07:52: country.

01:07:52 --> 01:07:53: Sorry about that.

01:07:55 --> 01:07:59: All right, if you could choose only one project to

01:07:59 --> 01:08:03: undertake as mayor, would you extend the Broad Street line

01:08:03 --> 01:08:07: to the Navy Yard, create a subway line along Roosevelt

01:08:07 --> 01:08:11: Blvd. Or complete the capping of 676 and 95? We

01:08:11 --> 01:08:13: will start with Alan.

01:08:14 --> 01:08:16: I would do all three, but I would. I think

01:08:16 --> 01:08:18: the biggest impact is the subway on Roosevelt Blvd.

01:08:19 --> 01:08:19: Jeff.

01:08:19 --> 01:08:22: I would, I would cap. I would cap as much

01:08:22 --> 01:08:24: as I could and open up more parks cause we

01:08:24 --> 01:08:26: need more green space in those areas.

01:08:26 --> 01:08:30: Maria the Roosevelt Blvd. Rebecca.

01:08:30 --> 01:08:32: Would agree with Roosevelt Blvd.

01:08:32 --> 01:08:33: Derek.

01:08:34 --> 01:08:37: Roosevelt Blvd. But work with private sector to do Navy

01:08:37 --> 01:08:38: Yard work.

01:08:39 --> 01:08:39: Helen.

01:08:40 --> 01:08:42: The Roosevelt Blvd. Because it saves lives.

01:08:42 --> 01:08:46: Alright, what is your favorite foreign city that you have

01:08:47 --> 01:08:51: visited and will use as inspiration, starting with Jeff?

01:08:51 --> 01:08:54: Fairmount Park, largest park in the world. It's such a

01:08:55 --> 01:08:58: treasure and I don't think any of us know everything

01:08:58 --> 01:09:01: that any everything that's in it and we should have

01:09:01 --> 01:09:03: a guide to to help us experience it.

01:09:03 --> 01:09:06: All remind everyone else, favorite foreign city.

01:09:06 --> 01:09:09: Ohh foreign city. I'm sorry, Paris. I didn't hear you

01:09:10 --> 01:09:11: good. I love Paris.

01:09:11 --> 01:09:15: Maria, it would be London. I've recently visited to look

01:09:15 --> 01:09:21: at their citywide camera program, the cleanliness, the

01:09:21 --> 01:09:21: walkability and

01:09:21 --> 01:09:21: their.

01:09:21 --> 01:09:22: Subway system.

01:09:23 --> 01:09:24: Rebecca.

01:09:25 --> 01:09:29: Say Barcelona, the combination of the architecture as well as

01:09:29 --> 01:09:32: being on the beach is pretty amazing. They also use

01:09:32 --> 01:09:36: a great amount of technology, for example for parking and  
01:09:36 --> 01:09:40: other city function, which I would want to utilize here.  
01:09:40 --> 01:09:43: Derek, I would say Stockholm, they've been able to really  
01:09:43 --> 01:09:46: do some really incredible things with their circular economy  
as  
01:09:46 --> 01:09:49: chaired the Gas Commission. We're trying to do  
diversification of  
01:09:49 --> 01:09:51: fossil fuels and bring some of those ideas here to  
01:09:51 --> 01:09:52: the city of Philadelphia.  
01:09:54 --> 01:09:57: To say Barcelona for Arts and architecture, but I'll say  
01:09:57 --> 01:10:01: Copenhagen in large part because it has a really dedicated  
01:10:01 --> 01:10:05: effort around transit and an inner a very dynamic interchange  
01:10:05 --> 01:10:08: between communities and the city government in order to  
build  
01:10:08 --> 01:10:12: a a more cohesive transit structure that works for  
pedestrians,  
01:10:12 --> 01:10:14: cyclists, motorists and and others.  
01:10:15 --> 01:10:15: Alan.  
01:10:16 --> 01:10:18: I love the country of Italy, but I will probably  
01:10:18 --> 01:10:21: say you Rome or Milan because it's the people that  
01:10:21 --> 01:10:21: make it.  
01:10:22 --> 01:10:22: Hmm.  
01:10:23 --> 01:10:27: Name one mayor from another city, past or present, that  
01:10:27 --> 01:10:29: you admire, Maria.  
01:10:30 --> 01:10:33: Probably current mayor would be Bowser in Washington, DC  
She's  
01:10:33 --> 01:10:36: thinking creatively about how she redevelops the city and  
makes  
01:10:37 --> 01:10:40: it a more equitable city using housing and commercial  
development.  
01:10:41 --> 01:10:42: Rebecca.  
01:10:43 --> 01:10:47: I'm part of an organization called the Accelerator for America,  
01:10:47 --> 01:10:50: a group of mayors and electeds from across the country.  
01:10:50 --> 01:10:52: So I would say the Co chairs of that, mayors  
01:10:53 --> 01:10:56: Gallego and Lucas are really leading the way on  
infrastructure  
01:10:56 --> 01:10:58: thinking and doing in their cities.  
01:10:59 --> 01:11:02: Derek, so you're gonna put me on the spot because  
01:11:02 --> 01:11:04: I do know a lot of mayors around around the  
01:11:04 --> 01:11:07: nation. But I'm gonna say a, a former mayor who  
01:11:07 --> 01:11:10: I mentioned earlier, Maynard Jackson and what he was able  
01:11:10 --> 01:11:13: to do in Atlanta, not only growing black businesses in  
01:11:13 --> 01:11:16: that city, but also putting that city on, on the  
01:11:16 --> 01:11:16: map.

01:11:18 --> 01:11:18: Helen.

01:11:19 --> 01:11:23: Latoya Cantrell, the mayor of New Orleans, was the mom

01:11:23 --> 01:11:27: who survived a Hurricane Katrina and then rose to lead

01:11:27 --> 01:11:31: her city and tried to revitalize New Orleans with an

01:11:31 --> 01:11:34: eye towards his people so she would be a model.

01:11:35 --> 01:11:35: Alan.

01:11:35 --> 01:11:38: I'd say the Mayor of Baltimore is getting really reducing

01:11:38 --> 01:11:40: the violence in Baltimore, and I think that's the most

01:11:40 --> 01:11:41: important issue for us right now.

01:11:43 --> 01:11:47: Maynard Jackson, because of the incredible progress he

01:11:47 --> 01:11:50: made in

01:11:50 --> 01:11:51: black entrepreneurship, we need the exact same thing here. I

01:11:52 --> 01:11:55: I agree with Derek on that.

01:11:55 --> 01:11:59: All right. And the last of this format we have,

01:11:59 --> 01:12:02: would you require city employees to return to the office

01:12:02 --> 01:12:04: and if so, how many days a week we're going

01:12:06 --> 01:12:09: to start with Rebecca?

01:12:09 --> 01:12:12: The short answer, yes. As city controller, I required the

01:12:12 --> 01:12:15: my employees to come back two days. I was going

01:12:15 --> 01:12:18: to move it up to three is when I resigned

01:12:18 --> 01:12:22: to run for mayor. The mayor hasn't done that. Currently

01:12:22 --> 01:12:24: there's no requirement. So yes, I would require starting with

01:12:26 --> 01:12:27: two and then moving to three.

01:12:28 --> 01:12:30: Alright, Derek.

01:12:30 --> 01:12:33: Yes, actually, me and my staff, when I was a

01:12:33 --> 01:12:35: member of City Council came back full time Monday through

01:12:36 --> 01:12:38: Friday, 9:00 to 5:00 and the second week of August

01:12:38 --> 01:12:40: of 2021. So I believe that we need to take

01:12:40 --> 01:12:41: leadership as a city. So I would say at least

01:12:42 --> 01:12:45: three, possibly four days.

01:12:45 --> 01:12:48: Helen yes. But my vision isn't that all of our

01:12:48 --> 01:12:50: city employees are just housed at City Hall. My vision

01:12:50 --> 01:12:53: is really that we push our city employees out. We

01:12:53 --> 01:12:56: really need to get people more out in communities, more

01:12:56 --> 01:12:59: door knocking. I think it makes a lot more sense

01:13:01 --> 01:13:05: than telling people to come into an office solely through

01:13:05 --> 01:13:08: at City Hall. But clearly what we need is a

01:13:08 --> 01:13:10: real deployment of people out into Philadelphia. So that

01:13:10 --> 01:13:11: actually

01:13:11 --> 01:13:14: Philadelphians feel like the city government is the Calvary

01:13:14 --> 01:13:17: that

01:13:17 --> 01:13:20: people are requesting right now.

01:13:20 --> 01:13:23: Alan.

01:13:11 --> 01:13:12: I think it depends on the.

01:13:12 --> 01:13:14: Robin City Hall. But I know a lot of complaints

01:13:14 --> 01:13:16: I get are the people can't reach people the city

01:13:16 --> 01:13:19: or they can't get callbacks. So when they call in,

01:13:19 --> 01:13:21: no one's there. So I would say for those types

01:13:21 --> 01:13:23: of jobs it should be four days, maybe even look

01:13:23 --> 01:13:25: at 5 days. But for other jobs in the city,

01:13:25 --> 01:13:27: we can be a little more flexible. But for those

01:13:27 --> 01:13:29: jobs that require response time and service, we're going to

01:13:29 --> 01:13:31: get people back four or five days a week.

01:13:32 --> 01:13:35: Jeff, I'm for returning everyone to work 100% of the

01:13:35 --> 01:13:38: schedule. I mean my business. No one, no one currently

01:13:38 --> 01:13:40: works remotely. And why should anyone do it? If we

01:13:41 --> 01:13:43: can't set the example, let's set the example.

01:13:43 --> 01:13:46: Only exception if there's a health reason they can't do

01:13:46 --> 01:13:46: it.

01:13:46 --> 01:13:47: Maria.

01:13:47 --> 01:13:50: Yeah, absolutely. I've been calling on us providing

01:13:50 --> 01:13:53: leadership. We

01:13:53 --> 01:13:55: can ask downtown to be safe and vibrant if our

01:13:55 --> 01:13:57: city workers don't lead that charge. So yes, I would

01:13:57 --> 01:14:01: absolutely ask them to come back.

01:14:01 --> 01:14:04: Alright, we're going to switch formats again, still wrap it

01:14:04 --> 01:14:08: around. This time your only answer can be yes or

01:14:08 --> 01:14:11: no for these questions. We're going to start with Derek

01:14:11 --> 01:14:12: each time and we're going to go in order.

01:14:13 --> 01:14:15: To the left.

01:14:15 --> 01:14:16: Do you support rent control?

01:14:16 --> 01:14:18: No.

01:14:18 --> 01:14:20: This is this is not a yes or no question

01:14:20 --> 01:14:21: for me, so sorry.

01:14:21 --> 01:14:22: That's that's.

01:14:24 --> 01:14:24: Alan.

01:14:25 --> 01:14:28: You have to understand that 90% of the owners of

01:14:28 --> 01:14:32: properties, yeah, well, they alphia or individual mom and

01:14:32 --> 01:14:35: pops,

01:14:35 --> 01:14:36: California's 30%. So the answer is no. We're hurting our

01:14:37 --> 01:14:39: own homeowners and investors.

01:14:39 --> 01:14:41: Jeff, no, it's very destructive.

01:14:42 --> 01:14:43: No, I have a fixed rate model that's better.

01:14:44 --> 01:14:48: No.

01:14:44 --> 01:14:48: Alright. Would you support requiring new construction to

01:14:44 --> 01:14:48: have only



01:14:48 --> 01:14:54: electric connections and prohibit natural gas collection connections as San

01:14:54 --> 01:14:55: Francisco has done?

01:14:56 --> 01:14:58: Yes or no, no.

01:14:59 --> 01:15:01: I would encourage the movement towards that.

01:15:03 --> 01:15:03: No.

01:15:04 --> 01:15:05: No.

01:15:05 --> 01:15:06: I'm undecided on that one.

01:15:07 --> 01:15:11: No, we own a gas utility. We can't create hardship

01:15:11 --> 01:15:14: on that utility. Sorry, I had to give some.

01:15:14 --> 01:15:18: Would you support public transit by allowing more density and

01:15:18 --> 01:15:24: reducing minimum parking requirements for multifamily development and mixed-use development

01:15:24 --> 01:15:27: near cities transit stops? Yes or no?

01:15:28 --> 01:15:28: Yes.

01:15:28 --> 01:15:29: Yes.

01:15:29 --> 01:15:30: Yes.

01:15:30 --> 01:15:32: Yes, I've created more TDs than anyone else.

01:15:34 --> 01:15:35: Yes.

01:15:36 --> 01:15:40: Will you champion an update to the building codes? Yes

01:15:40 --> 01:15:40: or no?

01:15:41 --> 01:15:41: Yes.

01:15:41 --> 01:15:42: Yes.

01:15:42 --> 01:15:43: Yes, yes.

01:15:43 --> 01:15:44: Yes.

01:15:44 --> 01:15:45: Yes.

01:15:46 --> 01:15:50: Do you support the current property tax abatement as amended

01:15:51 --> 01:15:54: in 2019 that declines by 10% each year over 10

01:15:54 --> 01:15:58: years for residential construction and reduces to 90% / 10

01:15:58 --> 01:16:01: years for commercial construction? Yes or no?

01:16:02 --> 01:16:02: Yes.

01:16:04 --> 01:16:06: I think we need to evolve our tax structure. I've

01:16:06 --> 01:16:09: called for a 21st Century tax Commission. This isn't about

01:16:09 --> 01:16:12: single taxes. This is actually about a problem. We've got

01:16:12 --> 01:16:15: to incentivize development overall, so the tax abatement should fit

01:16:16 --> 01:16:17: within a broader structure.

01:16:18 --> 01:16:20: Yes, but it's a tool that we need to start

01:16:20 --> 01:16:23: using again on office buildings from City Hall to 20th

01:16:23 --> 01:16:25: JFK to market cause those buildings are empty and we

01:16:25 --> 01:16:27: just saw a deal fall out at 1700 market. We

01:16:28 --> 01:16:30: need to figure out how to get that deal back  
01:16:30 --> 01:16:30: on track.  
01:16:31 --> 01:16:33: Jeff yes, for now. But we need to think about  
01:16:33 --> 01:16:35: how we grow our pie. And I'm not sure this  
01:16:35 --> 01:16:37: is gonna help us grow our pie. So it needs  
01:16:37 --> 01:16:38: some rethinking.  
01:16:38 --> 01:16:41: Yes, in addition to the affordable abatement that was just  
01:16:41 --> 01:16:42: introduced them from.  
01:16:43 --> 01:16:43: Rebecca.  
01:16:44 --> 01:16:45: Yes.  
01:16:46 --> 01:16:50: We're gonna keep talking about property tax abatement. It's  
01:16:50 --> 01:16:53: important to this group of people. Do you also support  
01:16:54 --> 01:16:57: the current 100% property tax abatement for the renovation  
01:16:57 --> 01:17:02: of existing residential and commercial buildings, including  
01:17:02 --> 01:17:03: historic properties? Yes or  
01:17:03 --> 01:17:04: no?  
01:17:04 --> 01:17:06: Yes.  
01:17:06 --> 01:17:08: Yes, and we need to do more.  
01:17:08 --> 01:17:09: Yes, yes.  
01:17:09 --> 01:17:10: Yes, yes.  
01:17:10 --> 01:17:11: Alright.  
01:17:11 --> 01:17:16: Would you support giving private developers access to  
01:17:16 --> 01:17:21: Housing, trust fund and neighborhood preservation in Pi funds to build  
01:17:21 --> 01:17:23: affordable  
01:17:23 --> 01:17:24: and workforce housing? Yes or no?  
01:17:24 --> 01:17:25: Yes.  
01:17:25 --> 01:17:28: It has to have a lot of conditions with it,  
01:17:28 --> 01:17:30: but there's no way we're going to be able to  
01:17:30 --> 01:17:34: build solely through the private, solely through the public  
01:17:34 --> 01:17:35: sector.  
01:17:35 --> 01:17:36: So I'm open.  
01:17:36 --> 01:17:38: Alan.  
01:17:38 --> 01:17:40: We need the private sector, yes.  
01:17:40 --> 01:17:42: Yes, absolutely.  
01:17:42 --> 01:17:44: Yes, I have the best models in the city.  
01:17:44 --> 01:17:45: Yes.  
01:17:45 --> 01:17:50: All right. Would you support waiving the 1% construction tax  
01:17:50 --> 01:17:54: and the real estate transfer tax on affordable housing  
01:17:54 --> 01:17:55: projects?  
01:17:55 --> 01:17:56: Yes or no?  
01:17:56 --> 01:17:57: Yes.

01:17:56 --> 01:18:00: I think everything's open. But again, this isn't just about

01:18:00 --> 01:18:02: 1 tax kind of yes or no things we need.

01:18:02 --> 01:18:05: We need larger goals. So again, it depends what other

01:18:05 --> 01:18:08: structures are in place, including financing.

01:18:09 --> 01:18:12: I voted against the construction tax because the study was

01:18:12 --> 01:18:14: done in 18 that showed if we had a construction

01:18:14 --> 01:18:17: tax, the city did it. Over five years, we lose

01:18:17 --> 01:18:17: \$31 million.

01:18:19 --> 01:18:21: Yes, I am for that.

01:18:21 --> 01:18:24: Yes. And I would also waive some of the permitting

01:18:24 --> 01:18:27: fees that I think are obnoxious. We're paying ourselves for

01:18:27 --> 01:18:29: some of the permitting processes.

01:18:30 --> 01:18:31: Yes.

01:18:32 --> 01:18:35: Alright, so you all have the ears right now of

01:18:35 --> 01:18:39: the heart of the building community of Philadelphia.

01:18:40 --> 01:18:43: I'm gonna give you each 90 seconds and closing for

01:18:43 --> 01:18:46: final words you can say whatever you want to this

01:18:46 --> 01:18:46: group.

01:18:47 --> 01:18:49: But you only have 90 seconds. We're actually gonna do

01:18:50 --> 01:18:52: reverse this time. We're gonna start with Rebecca.

01:18:56 --> 01:19:00: I am the right person to lead Philadelphia forward in

01:19:00 --> 01:19:01: this critical moment.

01:19:02 --> 01:19:06: I know the city's budget inside and out from being

01:19:06 --> 01:19:11: the budget director. I've managed 1000 employees as Chief

01:19:11 --> 01:19:14: administrative

01:19:14 --> 01:19:18: officer of the city, and I know the city's operations

01:19:18 --> 01:19:21: from my work as city controller. I can hit the

01:19:21 --> 01:19:25: ground running on day one. The city is a complicated

01:19:25 --> 01:19:29: entity. It has a budget of \$6 billion and 25,000

01:19:29 --> 01:19:32: city employees. I've maneuvered to get things done in city

01:19:32 --> 01:19:36: politics and can hit the ground running on day one.

01:19:36 --> 01:19:40: To fix the issues, to make our city safer, cleaner,

01:19:40 --> 01:19:43: and to fix our schools, we must fix the violence

01:19:43 --> 01:19:46: and the crime. And I have the plan to do

01:19:46 --> 01:19:50: it. We have to fix education. My daughter is in

01:19:50 --> 01:19:54: 7th grade in our schools and every child deserves a

01:19:54 --> 01:19:58: good school. I will set goals for improvement and

01:19:58 --> 01:20:01: measurements

01:20:01 --> 01:20:03: for accountability to lift our city up. We can do

01:20:03 --> 01:20:06: this. I have the courage to be your mayor. I

01:20:06 --> 01:20:09: have stood up to the status quo.

01:20:09 --> 01:20:12: I have fought for what's right and that is the

01:20:06 --> 01:20:09: way that I will lead as the mayor of our  
 01:20:09 --> 01:20:12: amazing city to get it back on track to live  
 01:20:12 --> 01:20:15: up to its beauty and the world class status of  
 01:20:15 --> 01:20:18: our city. Please support me to be your next mayor.  
 01:20:18 --> 01:20:20: Rebecca reinhardt. Thank you.  
 01:20:21 --> 01:20:22: Maria.  
 01:20:22 --> 01:20:26: Thank you. There's nothing wrong with the city of  
 Philadelphia  
 01:20:26 --> 01:20:29: we can't fix if we work together. We gotta get  
 01:20:29 --> 01:20:31: out of this Philly shrug that this is the way  
 01:20:31 --> 01:20:34: we do business and I am the only person on  
 01:20:34 --> 01:20:37: stage who has been willing to be a disruptor and  
 01:20:37 --> 01:20:41: challenge the status quo in the development community. As  
 chair  
 01:20:41 --> 01:20:43: of L and I, I stood up many times 16  
 01:20:43 --> 01:20:46: to one in City Council when people were proposing work  
 01:20:46 --> 01:20:50: make bills in the legislation like we currently see our  
 01:20:50 --> 01:20:51: sprinkler fitters.  
 01:20:51 --> 01:20:54: There's no one willing to say this is wrong. I  
 01:20:54 --> 01:20:57: championed 11 years to bring PVC in the city of  
 01:20:57 --> 01:21:00: Philadelphia when others would have given up. Why?  
 Fairness is  
 01:21:00 --> 01:21:03: key to how we're going to move this city forward.  
 01:21:03 --> 01:21:06: The next mayor, she has to manage an equity and  
 01:21:06 --> 01:21:10: development conversation in a way that she's going to have  
 01:21:10 --> 01:21:14: the credibility to go in neighborhoods and convince people  
 that  
 01:21:14 --> 01:21:17: this is a government for everyone. We can build this  
 01:21:17 --> 01:21:20: city to 2 million people. We can have a vision  
 01:21:20 --> 01:21:22: for 20-30. But we have to.  
 01:21:22 --> 01:21:25: Readdress some of the disinvestment that we've seen in the  
 01:21:25 --> 01:21:29: neighborhood. Folks, this is not a policy exercise. This is  
 01:21:29 --> 01:21:32: not a vanity campaign. This is from someone who grew  
 01:21:32 --> 01:21:35: up in public housing and really is the embodiment of  
 01:21:35 --> 01:21:39: the potential of the city of Philadelphia. But folks, we  
 01:21:39 --> 01:21:42: have to be willing to be disrupters and get out  
 01:21:42 --> 01:21:44: of our comfort zones and say, how do we roll  
 01:21:44 --> 01:21:47: together? How do we in 2026, when we celebrate our  
 01:21:47 --> 01:21:51: 250th anniversary, we feel that despite our public safety  
 challenges  
 01:21:52 --> 01:21:52: and.  
 01:21:52 --> 01:21:55: Others that we're moving in the in the same direction.  
 01:21:55 --> 01:21:57: There's no one else who has the lived experience to

01:21:57 --> 01:22:01: manage this conversation and really make Philadelphia the Great city

01:22:01 --> 01:22:01: it can be.

01:22:03 --> 01:22:05: The city's a mess. It's the worst I've seen it.

01:22:05 --> 01:22:08: We're, we're in need of substantial change. And I I

01:22:08 --> 01:22:11: don't know, I find it hard to believe that the

01:22:11 --> 01:22:14: people that were part of the system are willing to

01:22:14 --> 01:22:16: change what they made. We also need a manager, a

01:22:16 --> 01:22:19: world class manager that's used to running a very large

01:22:19 --> 01:22:22: unionized workforce. I'm the only one who has done that.

01:22:22 --> 01:22:25: I mean, we have 25,000 mostly unionized workers. And as

01:22:25 --> 01:22:28: you could see, most of the unions, they recognize that

01:22:28 --> 01:22:32: themselves and they've endorsed me because they're picking the managers

01:22:32 --> 01:22:33: that they think.

01:22:33 --> 01:22:36: Has the capability to turn this city around. I think

01:22:36 --> 01:22:39: we have to address our poverty problem. It's the root

01:22:39 --> 01:22:42: root of most of our problems. I have an incredible

01:22:42 --> 01:22:45: amount of experience helping people out of poverty. We have

01:22:45 --> 01:22:48: to address our crime problem. This is, this is, we're

01:22:48 --> 01:22:50: at a point where it's at a major crisis level.

01:22:51 --> 01:22:53: And I think you will. You will find that my

01:22:53 --> 01:22:55: crime plan is very solid. And we had to make

01:22:56 --> 01:22:58: this a livable city, like picking up the trash, sweeping

01:22:58 --> 01:23:01: the streets. We're like the only major city in the

01:23:01 --> 01:23:04: world that doesn't sweep our streets, fixing potholes the right

01:23:04 --> 01:23:07: way. And these are kind of activities that an operator

01:23:07 --> 01:23:10: does, an operator that runs grocery stores, picks up the

01:23:10 --> 01:23:13: trash and cleans their store. That's what I'm going to

01:23:13 --> 01:23:14: do for this city. Thank you.

01:23:15 --> 01:23:18: Alan, I believe the best way, if not the only

01:23:18 --> 01:23:22: way to address Philadelphia's significant challenges is by focusing on

01:23:22 --> 01:23:25: what's most important. And it starts with focusing on the

01:23:25 --> 01:23:28: violence, taking the most violent people off our streets that

01:23:29 --> 01:23:32: are creating the havoc, getting people better paying jobs. We

01:23:32 --> 01:23:35: talked about our tax structure taking, making sure we can

01:23:35 --> 01:23:39: increase affordable housing across the board for everyone, making sure

01:23:39 --> 01:23:42: every child has an opportunity to learn. And in public

01:23:42 --> 01:23:45: schools and and all schools, I want to put in

01:23:45 --> 01:23:46: place K through 12.

01:23:46 --> 01:23:50: Teaching of financial literacy, technology and entrepreneurship. And we should

01:23:50 --> 01:23:53: have a segment in high school about home ownership, he

01:23:53 --> 01:23:56: goes. Home ownership is the key to generational wealth. Average

01:23:56 --> 01:23:59: tenants wealth is 4 to 6000. Average homeowners wealth is

01:23:59 --> 01:24:01: 200,000. We need to teach that we need to do

01:24:01 --> 01:24:04: the basic city services, picking up the garbage, filling the

01:24:04 --> 01:24:07: potholes and replacing streetlights. It's not just that I have

01:24:07 --> 01:24:10: a different vision. I also had a different experience. I

01:24:10 --> 01:24:12: built a business from the ground up.

01:24:13 --> 01:24:17: Zero ground up, created jobs, supported other small businesses, donated

01:24:17 --> 01:24:19: my salary on council and I will tell you that.

01:24:20 --> 01:24:23: Government is very different than business, and I'm glad I

01:24:23 --> 01:24:25: spent seven years with many of my colleagues on this

01:24:25 --> 01:24:28: stage because I learned a lot during that. I didn't

01:24:28 --> 01:24:30: take a salary. I donated it. I focused on getting

01:24:30 --> 01:24:33: results, not making promises. And I hope that Philadelphia and

01:24:34 --> 01:24:36: all of you will support me. I'm only doing this

01:24:36 --> 01:24:38: for one reason. I know we can do better. As

01:24:38 --> 01:24:40: you love the city, so do I, and I know

01:24:40 --> 01:24:42: we can do better. I hope I can earn your

01:24:42 --> 01:24:43: trust and support. Thank you.

01:24:44 --> 01:24:47: Ellen I am a daughter of immigrants, a former public

01:24:47 --> 01:24:51: school teacher, and a former City Council member. But most

01:24:51 --> 01:24:54: of all, I'm a tough Philadelphia mom that had to

01:24:54 --> 01:24:58: take on some of the toughest Philadelphia fights or Philadelphia's

01:24:58 --> 01:25:02: toughest fights. I came into office actually, after a previous

01:25:02 --> 01:25:06: administration had closed down 30 public schools, slash funding for

01:25:06 --> 01:25:09: parks and rec centers and libraries, and had even seen

01:25:09 --> 01:25:12: fire stations closed down. And I felt like this city

01:25:12 --> 01:25:15: that had 37 percent, 37% of its children.

01:25:15 --> 01:25:18: Living in poverty could not rise. And more importantly, that

01:25:18 --> 01:25:22: poverty at that scale was not accidental, it was actually

01:25:22 --> 01:25:25: manufactured. It's not about intent. It is that everything is

01:25:25 --> 01:25:29: geared towards impoverishing those who have the least from being

01:25:29 --> 01:25:32: able to access what they had. And so when I

01:25:32 --> 01:25:35: came on, I felt like everything had to change, that

01:25:35 --> 01:25:38: everything that we did had to be purposeful, had to

01:25:38 --> 01:25:41: be, had to be led by values that people don't

01:25:41 --> 01:25:45: just see violence decrease, but actually live healthier, better lives.

01:25:45 --> 01:25:49: That affordability and preservation that keeps our longtime homeowners, preserves

01:25:49 --> 01:25:53: the character of our neighborhoods and keeps Philadelphia its unique,

01:25:53 --> 01:25:56: vibrant place had to be at its center even as

01:25:56 --> 01:25:59: we continued to grow Philadelphia. And I have every intent

01:25:59 --> 01:26:02: of knocking Phoenix off that fifth most populous city in

01:26:02 --> 01:26:05: America and replacing it with Philadelphia and then Houston is

01:26:06 --> 01:26:09: next. I believe in Community control because I've seen how

01:26:09 --> 01:26:12: communities can actually lead and drive conversations to meet needs

01:26:12 --> 01:26:15: and demands. But when I came into office, what I

01:26:15 --> 01:26:15: saw.

01:26:15 --> 01:26:18: Was that this is the city that fractured, and I've

01:26:18 --> 01:26:21: worked hard to make sure that we integrate. That's how

01:26:21 --> 01:26:24: we built the most successful eviction prevention system, how we

01:26:24 --> 01:26:28: reversed a narrative, a disinvestment in our schools, and started

01:26:28 --> 01:26:31: reinvesting in clean water and new school buildings. And it's

01:26:31 --> 01:26:34: how I'll lead the city into the future with our

01:26:34 --> 01:26:36: values and with a real vision for how people must

01:26:36 --> 01:26:39: live, how our children must grow up, and how a

01:26:39 --> 01:26:39: city can rise.

01:26:41 --> 01:26:41: Derek.

01:26:42 --> 01:26:45: So the people in this room really helped to develop

01:26:45 --> 01:26:48: the Renaissance of the City of Philadelphia that we saw

01:26:48 --> 01:26:51: up to 2019 and then we had the pandemic. But

01:26:51 --> 01:26:54: right now, the issue that everyone is talking about, every

01:26:54 --> 01:26:58: one of your clients, your friends, your neighbors are dealing

01:26:58 --> 01:27:00: with, is the gun violence in our city. That is

01:27:00 --> 01:27:03: the number one issue in our city. And as a

01:27:03 --> 01:27:07: former assistant District Attorney who was once racially profiled while

01:27:07 --> 01:27:10: leaving the DA's office, I know we have to address

01:27:10 --> 01:27:11: this issue by reducing.

01:27:11 --> 01:27:15: Gun violence, but not violating the rights of our citizens.

01:27:15 --> 01:27:17: So in the first year of a green administration, we're

01:27:17 --> 01:27:20: gonna have 25% or more reduction in shootings in the

01:27:20 --> 01:27:23: city of Philadelphia. Last year, we had 2200 shootings. 74%  
01:27:23 --> 01:27:26: of the victims and shooters look just like me. So  
01:27:26 --> 01:27:30: we're going to do that through presence, accountability,  
opportunity, investment  
01:27:30 --> 01:27:34: presence. We're going to bring in police officers that reflect  
01:27:34 --> 01:27:37: the city's accountability. We're going to work with all of  
01:27:37 --> 01:27:41: our criminal justice partners, including our US Attorney's  
office, like  
01:27:41 --> 01:27:42: I did when I was in the DA's.  
01:27:42 --> 01:27:46: Office, but opportunity, investment. That's where I'm gonna  
need the  
01:27:46 --> 01:27:49: partnership with the people in this room. Provide jobs to  
01:27:49 --> 01:27:51: people in the city of Philadelphia to help grow small  
01:27:52 --> 01:27:54: businesses and then invest in our city by going after  
01:27:54 --> 01:27:58: the bipartisan infrastructure dollars. That's how we're going to  
reduce  
01:27:58 --> 01:28:00: the gun violence in our city. It's an issue that  
01:28:00 --> 01:28:03: impacts every single person, every different form that we go  
01:28:03 --> 01:28:06: to. That is the issue that we have to address.  
01:28:06 --> 01:28:09: And we need a mayor who understands that perspective,  
who's  
01:28:09 --> 01:28:11: working in criminal justice system and knows how we can  
01:28:11 --> 01:28:14: do that by working with all of our partners.  
01:28:14 --> 01:28:17: To really make sure that we move Philadelphia forward,  
because  
01:28:17 --> 01:28:20: I believe Philadelphians should expect more and deserve  
better from  
01:28:20 --> 01:28:23: our city. And that's what will happen when Derek Green  
01:28:23 --> 01:28:24: is mayor. Thank you.  
01:28:25 --> 01:28:27: And that concludes our questions. Thank you to all of  
01:28:27 --> 01:28:30: you for your thoughtful responses to the issues that are  
01:28:30 --> 01:28:33: priority to build Philly. I do want to remind the  
01:28:33 --> 01:28:36: audience they have been really good players today. They did  
01:28:36 --> 01:28:39: not see any of the questions until I announced them  
01:28:39 --> 01:28:42: live in this room, nor did they know they were  
01:28:42 --> 01:28:44: getting 90 seconds at the end to say whatever they  
01:28:45 --> 01:28:47: wanted. So I do appreciate all of you.  
01:28:47 --> 01:28:48: Thank you.

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