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 American
00:00:39 --> 00:00:43: Institute of Architects Philadelphia chapter. I'm your host this 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 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 coalition members
00:00:57 --> 00:01:02: are AIA, Philadelphia Building Industry Association, BIA, Boma Carpenters Company,
00:01:02 --> 00:01:08: Central Philadelphia Development Corporation, the Community design collaborative design advocacy
00:01:08 --> 00:01:14: group, Development Workshop, general Building Contractors Association, Greater Philadelphia Association
00:01:14 --> 00:01:19: of Realtors, Green building, united Hapco, Philadelphia, 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 Preservation Alliance at Greater Philadelphia,
00:01:27 --> 00:01:31: the Sustainable Business Network of Greater Philadelphia, 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 streamline
00:20:34 --> 00:20:38: these processes and where would you start? We're going to
00:20:38 --> 00:20:39: start with Jeff.
00:20:39 --> 00:20:42: Yeah, this city is is not only bureaucratic.
00:20:42 --> 00:20:46: But we have over complicated everything and we're uncompetitive and
00:20:46 --> 00:20:48: one of the major initiatives I want is I want
00:20:49 --> 00:20:51: everything that you need to do with the city available
00:20:51 --> 00:20:54: to do online. I want to have a process improvement
00:20:54 --> 00:20:58: strategy including a cabinet level position to to streamline everything
00:20:58 --> 00:21:00: we do to make it easier and quicker to get
00:21:00 --> 00:21:03: things done. I'm absolutely committed to it and I do
00:21:03 --> 00:21:06: want to look at all our regulations because some of
00:21:06 --> 00:21:08: them don't make sense to me and I think that's
00:21:08 --> 00:21:10: that's a good place to start.
00:21:11 --> 00:21:12: Thank you, Maria.
00:21:13 --> 00:21:15: Thank you. During COVID we were at a standstill. The
00:21:15 --> 00:21:18: 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 public
00:27:28 --> 00:27:31: sector needs to understand that time frames to the private
00:27:31 --> 00:27:34: sector are crucial. So all these applications for zoning and
00:27:34 --> 00:27:37: permits need time frames attached to them, whether it's 30
00:27:37 --> 00:27:40: days or 60 days, whatever it is, we need to
00:27:40 --> 00:27:42: add time frames in. I also would have a real
00:27:42 --> 00:27:45: estate cabinet of many of the people that are sponsoring
00:27:45 --> 00:27:47: this event that I wouldn't want to meet with either
00:27:48 --> 00:27:50: once every two months or once every three months.
00:27:50 --> 00:27:53: To get their ideas with my administration so we can
00:27:53 --> 00:27:55: work together. There's a lot of smart people in the
00:27:55 --> 00:27:58: city. I already have developed these cabinets in the life
00:27:58 --> 00:28:02: science area, tech, hospitality and law enforcement, and it's important
00:28:02 --> 00:28:03: to bring people together. Thank you.
00:28:05 --> 00:28:08: Thank you. We are going to switch now to sustainability.
00:28:08 --> 00:28:12: The built environment is one of the largest contributors to
00:28:12 --> 00:28:17: global pollution. Data has shown Philadelphia's average temperature has increased
00:28:17 --> 00:28:21: by two degrees over the last 30 years. Without dramatic
00:28:21 --> 00:28:25: action, our winter temperatures are projected to rise 8 degrees
00:28:25 --> 00:28:28: in the summer. I mean and wait eight degrees in
00:28:28 --> 00:28:31: the winter and 11 degrees in the summer. By the
00:28:31 --> 00:28:34: latter half of this century, these changes will have a
00:28:34 --> 00:28:39: 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 sustainable
00:32:34 --> 00:32:38: development around transit hubs and other areas. We should increase
00:32:38 --> 00:32:39: 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 abandoned
00:32:48 --> 00:32:51: buildings. We need to also expand parks, provide more green
00:32:51 --> 00:32:54: 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 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 we've
00:33:18 --> 00:33:20: 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 reduced
00:33:31 --> 00:33:34: 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. Trees
00:36:23 --> 00:36:27: are really important. The tree canopy has decreased by 6%
00:36:27 --> 00:36:31: over the last decade in Philadelphia. This is important because
00:36:32 --> 00:36:36: right now the poorer neighborhoods in North Philly, for example,
00:36:36 --> 00:36:40: are 10 degrees hotter than Center City in the summer.
00:36:40 --> 00:36:42: And also what's been found is that.
00:36:43 --> 00:36:47: As more trees are planted in neighborhoods with high levels
00:36:47 --> 00:36:51: of violence, the violence actually goes down. So I will
00:36:51 --> 00:36:55: make sure to focus on the tree canopy. And 3rd
00:36:55 --> 00:36:58: we need to reconcile the fact that the city owns
00:36:59 --> 00:37:03: the largest municipally owned gas utility in the country, PGW,
00:37:03 --> 00:37:07: and we need to reconcile the ownership of that asset
00:37:07 --> 00:37:11: with our goals for climate reducing climate change. I sat
00:37:11 --> 00:37:12: 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 is 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 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

00:48:22 --> 00:48:25: Philadelphia and we have to lead by example and we

00:48:25 --> 00:48:28: can create the those opportunities and grow.

00:48:28 --> 00:48:29: Our local businesses.

00:48:31 --> 00:48:31: Rebecca.

00:48:32 --> 00:48:37: The issue of equity and diversity in construction and development

00:48:37 --> 00:48:42: is extremely important. As mayor, I would have the Office

00:48:42 --> 00:48:47: of Economic Opportunity report directly to me. That will enable

00:48:48 --> 00:48:53: the city to have very direct and significant accountability and

00:48:53 --> 00:48:58: metrics around getting our diverse contractors up to 40% citywide.

00:48:58 --> 00:49:02: We must as a city do our part. I've seen

00:49:02 --> 00:49:03: from being the chief.

00:49:04 --> 00:49:07: Administrative officer of the city and from my work as

00:49:07 --> 00:49:11: city controller, that when a vendor doesn't abide by the

00:49:11 --> 00:49:15: rules by the contract in terms of the their Subs

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, 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 organizations from
00:50:56 --> 00:51:00: urban developer groups fund the BIA from other organizations, black
00:51:00 --> 00:51:04: squirrel, the collective, bringing them together to meet with 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

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

Saunders,

01:00:21 --> 01:00:24: 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
01:05:44 --> 01:05:47: building and the landscape around it. I think it's really
01:05:47 --> 01:05:48: beautiful and peaceful.
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
01:05:57 --> 01:06:03: most transformative development project in Philadelphia since 2000? We're gonna
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
01:06:09 --> 01:06:12: once one of the East Coast's largest oil refineries and
01:06:12 --> 01:06:17: its potential conversion into what is probably the largest environmental
01:06:17 --> 01:06:21: justice, environmental cleanup site and reuse property has a chance
01:06:21 --> 01:06:25: to be transformative not only for the city of Philadelphia,
01:06:25 --> 01:06:27: but actually for the country.
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
01:06:37 --> 01:06:39: future. We need to focus on more of those.
01:06:40 --> 01:06:42: I agree with Hilco because I I have a vision
01:06:42 --> 01:06:44: to taking people out of poverty. And the way you
01:06:45 --> 01:06:47: take them out of poverty is get them jobs that
01:06:47 --> 01:06:50: don't require college degree and that's helicos whole project light
01:06:50 --> 01:06:53: manufacturing and logistics. I think it's transformative for us.
01:06:54 --> 01:06:54: Maria.
01:06:54 --> 01:06:57: Yeah, I agree. I think Hilco has the potential to
01:06:57 --> 01:07:00: teach us around how do we environmentally clean up a
01:07:01 --> 01:07:04: site and create life, family sustaining jobs in a multifaceted
01:07:04 --> 01:07:08: way with advanced manufacturing. So it has tremendous potential.
01:07:08 --> 01:07:09: Rebecca.
01:07:11 --> 01:07:14: I think the growth of the life sciences industry is
01:07:14 --> 01:07:19: one that is really transformational for the city of Philadelphia
01:07:19 --> 01:07:22: in terms of development, in terms of jobs. And I'll
01:07:22 --> 01:07:27: make sure as mayor that there's workforce pipelines to get
01:07:27 --> 01:07:27: those jobs.
01:07:28 --> 01:07:31: If you could choose only one project, ohh sorry Derek,
01:07:31 --> 01:07:32: you're right.
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 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 made in
01:11:47 --> 01:11:50: black entrepreneurship, we need the exact same thing here. I
01:11:50 --> 01:11:51: I agree with Derek on that.
01:11:52 --> 01:11:55: All right. And the last of this format we have,
01:11:55 --> 01:11:59: would you require city employees to return to the office
01:11:59 --> 01:12:02: and if so, how many days a week we're going
01:12:02 --> 01:12:04: to start with Rebecca?
01:12:06 --> 01:12:09: The short answer, yes. As city controller, I required the
01:12:09 --> 01:12:12: my employees to come back two days. I was going
01:12:12 --> 01:12:15: to move it up to three is when I resigned
01:12:15 --> 01:12:18: to run for mayor. The mayor hasn't done that. Currently
01:12:18 --> 01:12:22: there's no requirement. So yes, I would require starting with
01:12:22 --> 01:12:24: two and then moving to three.
01:12:26 --> 01:12:27: Alright, Derek.
01:12:28 --> 01:12:30: Yes, actually, me and my staff, when I was a
01:12:30 --> 01:12:33: member of City Council came back full time Monday through
01:12:33 --> 01:12:35: Friday, 9:00 to 5:00 and the second week of August
01:12:36 --> 01:12:38: of 2021. So I believe that we need to take
01:12:38 --> 01:12:40: leadership as a city. So I would say at least
01:12:40 --> 01:12:41: three, possibly four days.
01:12:42 --> 01:12:45: Helen yes. But my vision isn't that all of our
01:12:45 --> 01:12:48: city employees are just housed at City Hall. My vision
01:12:48 --> 01:12:50: is really that we push our city employees out. We
01:12:50 --> 01:12:53: really need to get people more out in communities, more
01:12:53 --> 01:12:56: door knocking. I think it makes a lot more sense
01:12:56 --> 01:12:59: than telling people to come into an office solely through
01:12:59 --> 01:13:01: at City Hall. But clearly what we need is a
01:13:01 --> 01:13:05: real deployment of people out into Philadelphia. So that actually
01:13:05 --> 01:13:08: Philadelphians feel like the city government is the Calvary that
01:13:08 --> 01:13:10: people are requesting right now.
01:13:10 --> 01:13:11: 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 leadership. We
01:13:50 --> 01:13:53: can ask downtown to be safe and vibrant if our
01:13:53 --> 01:13:55: city workers don't lead that charge. So yes, I would
01:13:55 --> 01:13:57: absolutely ask them to come back.
01:13:57 --> 01:14:01: Alright, we're going to switch formats again, still wrap it
01:14:01 --> 01:14:04: around. This time your only answer can be yes or
01:14:04 --> 01:14:08: no for these questions. We're going to start with Derek
01:14:08 --> 01:14:11: each time and we're going to go in order.
01:14:11 --> 01:14:12: To the left.
01:14:13 --> 01:14:15: Do you support rent control?
01:14:15 --> 01:14:16: 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 pops,
01:14:32 --> 01:14:35: California's 30%. So the answer is no. We're hurting our
01:14:35 --> 01:14:36: own homeowners and investors.
01:14:37 --> 01:14:39: Jeff, no, it's very destructive.
01:14:39 --> 01:14:41: No, I have a fixed rate model that's better.
01:14:42 --> 01:14:43: No.
01:14:44 --> 01:14:48: Alright. Would you support requiring new construction to 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 very
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 of
01:16:57 --> 01:17:02: existing residential and commercial buildings, including historic properties? Yes or
01:17:02 --> 01:17:03: no?
01:17:03 --> 01:17:04: Yes.
01:17:04 --> 01:17:06: Yes, and we need to do more.
01:17:06 --> 01:17:08: Yes, yes.
01:17:08 --> 01:17:09: Yes, yes.
01:17:09 --> 01:17:10: Alright.
01:17:11 --> 01:17:16: Would you support giving private developers access to Housing, trust
01:17:16 --> 01:17:21: fund and neighborhood preservation in Pi funds to build affordable
01:17:21 --> 01:17:23: and workforce housing? Yes or no?
01:17:23 --> 01:17:24: 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 sector.
01:17:34 --> 01:17:35: So I'm open.
01:17:35 --> 01:17:36: Alan.
01:17:36 --> 01:17:38: We need the private sector, yes.
01:17:38 --> 01:17:40: Yes, absolutely.
01:17:40 --> 01:17:42: Yes, I have the best models in the city.
01:17:44 --> 01:17:44: 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 projects?
01:17:54 --> 01:17:55: Yes or no?
01:17:55 --> 01:17:56: 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 administrative
01:19:11 --> 01:19:14: officer of the city, and I know the city's operations
01:19:14 --> 01:19:18: from my work as city controller. I can hit the
01:19:18 --> 01:19:21: ground running on day one. The city is a complicated
01:19:21 --> 01:19:25: entity. It has a budget of $6 billion and 25,000
01:19:25 --> 01:19:29: city employees. I've maneuvered to get things done in city
01:19:29 --> 01:19:32: politics and can hit the ground running on day one.
01:19:32 --> 01:19:36: To fix the issues, to make our city safer, cleaner,
01:19:36 --> 01:19:40: and to fix our schools, we must fix the violence
01:19:40 --> 01:19:43: and the crime. And I have the plan to do
01:19:43 --> 01:19:46: it. We have to fix education. My daughter is in
01:19:46 --> 01:19:50: 7th grade in our schools and every child deserves a
01:19:50 --> 01:19:54: good school. I will set goals for improvement and measurements
01:19:54 --> 01:19:58: for accountability to lift our city up. We can do
01:19:58 --> 01:20:01: this. I have the courage to be your mayor. I
01:20:01 --> 01:20:03: have stood up to the status quo.
01:20:03 --> 01:20:06: 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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