



Every Philadelphian has the right to an affordable home. As your City Council representative, I will work to protect existing residents from being priced out of their neighborhoods, incentivize the creation of new affordable housing opportunities and encourage equitable, transit-oriented development.

After spending the last sixty years in decline, Philadelphia is now experiencing historic growth - adding new residents, new development, new businesses and, as a result, new challenges. Our neighborhoods, many of which fell victim to disinvestment through redlining or predatory loan programs are now seeing redevelopment and new construction at rates unseen. One of the things that makes Philadelphia great is the affordability of our housing stock - this is reflected in our high rates of homeownership. But without planning for and managing this growth, we run the risk of pushing out the very people and small businesses who are the heart and soul of our neighborhoods. That's why if elected to City Council I will fight to preserve housing affordability in the Second District through an aggressive plan of preservation of existing affordable housing opportunities and incentivization of the creation of new affordable units.

Preserve Existing Affordable Housing Opportunities

As I speak to neighbors throughout the district, I hear so many personal stories about the pressures that people are under to be able to stay in their neighborhoods. Whether it's the confusing and ever increasing property tax assessments, rises in rent or a forced move because a landlord has sold the building, residents feel under siege. That's why a top priority must be preserving existing affordable housing opportunities. It's far cheaper to invest in existing affordable housing than it is to create new affordable housing.

Fix the Office of Property Assessment

If elected, I will fight against back door property tax increases and hold the Office of Property Assessment accountable.

A main driver in increasing rents and housing costs are the ever-rising property tax assessments. Residents and landlords are seeing their property taxes skyrocket based on the Office of Property Assessment new values- the City admits the system is broken, inconsistent and unfair. City Council has failed in its duty to provide oversight on this system. If elected, I will hold the Office of Property Assessment accountable to ensure that residents are taxed fairly and

equitably. I will put an end to the backdoor tax increases that are making our neighborhoods unaffordable.

Provide No-interest loans to Seniors and Those on Fixed Incomes

If elected, I will work to provide resources to ensure that homeowners on fixed incomes can stay in their homes and allow seniors the opportunity to age in place.

We have a number of seniors living in their own homes, on fixed incomes. These seniors have the opportunity to age in place around friends and family, but many of them face challenges when it comes to staying in that home. All it takes is a roof leak, a furnace to break or a lateral line to collapse and they can't afford the repair. As your City Councilwoman, I will ensure that the City invests in programs that provide low or no-interest loans to residents to allow them to make basic systems repairs.

Additionally, many residents in the Second District are unaware of the various programs that would help keep them in their homes. Whether it's the homestead exemption, the longtime owner-occupants program, the low-income senior citizen real estate tax freeze, the active duty tax credit or the disabled veterans real estate tax exemption - I will fight to make sure that every resident in the Second District is enrolled in every available program that will ease the crush of our ever-rising property taxes.

My goal will be to ensure that every resident of the Second District has the opportunity to remain in their homes and the communities that they love.

Keep Housing Affordable for Renters

If elected, I will work to protect renters and ensure the availability of affordable rental units.

Most of the city's programs aimed at housing affordability are directed towards homeowners. We must be more aggressive at ensuring that the rental community also remains affordable. Regularly, I read stories about landlords selling their affordable units because they can't afford the repairs mandated by the building code. The City should explore the creation of an "Affordable Rental Housing Certification," which in exchange for an agreement to maintain the affordability of the rental units would provide the landlord with access to low and no-interest loans for repairs, allow for the waiver of certain city fees and provide tax credits as long as the affordability of the property is maintained.

Moreover, far too few of our rental units are eligible for federal voucher subsidies. As your City Councilwoman, I will set an aggressive goal of increasing the number of voucher-eligible units available in the Second District by 25% in my first term.

Create Affordable Housing using Community Land Trusts

If elected, I will fight to create new affordable housing opportunities, increase funding for the Housing Trust Fund and invest in new models of affordable housing like Community Land Trusts.

City Council recently passed a bill that would incentivize the creation of new affordable housing units. Unfortunately, this bill only covers 13% of the City and a very narrow type of project. This means the vast majority of construction projects throughout the city won't help us address our growing affordable housing crisis. I will expand this incentive package to ensure more affordable units are built and more dollars are flowing into the Housing Trust Fund.

In addition to incentives, we must also foster less traditional and emerging means of developing affordable housing, such as Social Impact Development projects and Community Land Trusts. Community Land Trusts are nonprofit, community-based organizations that are designed to ensure community stewardship of land and ensure long-term housing affordability. This is a model with a proven track record that could provide much-needed affordability throughout the District.

We must be more aggressive at keeping Philadelphia affordable for residents - both homeowners and renters. Every resident should be able to remain in the neighborhood they love and our seniors should be given the opportunity to age in place in their homes, surrounded by the support of their communities.