



# City of Philadelphia

City Council  
Chief Clerk's Office  
402 City Hall  
Philadelphia, PA 19107

## RESOLUTION NO. 250317

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**Introduced April 3, 2025**

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**Councilmember Bass  
for  
Council President Johnson**

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## RESOLUTION

Responding to U.S Secretary of Housing and Urban Development (HUD) Scott Turner's ill-informed understanding of public housing development and call for deregulation by reinforcing the importance of the continued preservation of local control over housing development decisions to ensure development aligns with the needs and desires of our communities, and calling on Turner to preserve the Choice Neighborhood Initiatives program which enables PHA to preserve and expand its affordable housing stock.

WHEREAS, On Thursday, March 27th, 2025, U.S. Secretary of Housing and Urban Development (HUD) Scott Turner visited Philadelphia and advocated for the reduction of local regulations related to the housing development process, suggesting that such measures would lead to increased housing supply and address the affordability crisis; and

WHEREAS, Secretary Turner's uninformed call for deregulation ignores the critical role that local governments play in ensuring that development projects meet the unique needs, values, and concerns of residents and neighborhoods; and

WHEREAS, Local elected officials are accountable to their constituents and are best positioned to understand the specific housing needs, challenges, and opportunities in their communities, a reality that holds true not only in Philadelphia but in many urban cities across the nation, where diverse populations and unique local dynamics shape housing policies and priorities; and

WHEREAS, The process of housing development must not only focus on increasing supply but also take into consideration the preservation of neighborhood identity, the protection of affordable housing options, the prevention of displacement, and the impact of development on local infrastructure and services. The regulatory processes that are put in place are vital in ensuring that the voices of neighborhood residents are heard and respected in the development

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process, and that community input and engagement remain integral components of decision-making; and

WHEREAS, The push for deregulation, particularly without sufficient safeguards, may lead to unbalanced development that prioritizes the interests of private developers over the well-being of existing residents and communities, resulting in harmful consequences such as rising property values, gentrification, and displacement; and

WHEREAS, Maintaining zoning and land-use regulations ensures that the development process is aligned with long-term community goals, including the creation of affordable housing, the integration of mixed-use developments, and the improvement of local infrastructure and public services to support growth; and

WHEREAS, While acknowledging the need for affordable housing and the challenges posed by housing shortages, Philadelphia City Council believes that the solution lies not in a one-size-fits-all approach but in a balanced strategy that respects local decision-making, engages communities in meaningful ways, and incorporates federal and state support without undermining local autonomy; and

WHEREAS, The Choice Neighborhoods Initiative is a program of the U.S. Department of Housing and Urban Development (HUD). Its goal is to transform neighborhoods of extreme poverty into functioning, sustainable, mixed-income communities by providing grants for revitalization; and

WHEREAS, Since the start of the program, the Philadelphia Housing Authority (PHA) has received multiple grants totaling \$112.3 million from the HUD Choice Neighborhoods Initiatives that has helped with repairing, rehabbing and building housing units; strengthening and expanding business corridors, and connecting long-time residents with the same opportunities already available to resource-rich areas; and

WHEREAS, The continued investment of Choice Neighborhoods funding is critical to addressing Philadelphia's affordable housing crisis, as these grants enable PHA to develop and preserve housing for low-income residents who would otherwise face displacement or homelessness; and

WHEREAS, The potential defunding of the Choice Neighborhoods Initiative would severely hinder PHA's ability to complete ongoing revitalization projects, limit new construction of affordable housing, and deepen existing economic and racial inequities in historically underserved communities; now, therefore, be it

RESOLVED, BY THE COUNCIL OF THE CITY OF PHILADELPHIA, That we hereby respond to U.S Secretary of Housing and Urban Development (HUD) Scott Turner's ill-informed understanding of public housing development and call for deregulation by reinforcing the

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importance of the continued preservation of local control over housing development decisions to ensure development aligns with the needs and desires of our communities.

FURTHER RESOLVED, That the Council of the City of Philadelphia calls on Turner to preserve the Choice Neighborhood Initiatives program which enables PHA to preserve and expand its affordable housing stock.