Dear Friend,

Thankful, humbled and yes, proud too. That is how we at PACDC feel collectively as we reflect back on our last year and the accomplishments of our members to advance a more equitable and vibrant Philadelphia.

PACDC members make the difference for individuals, families, and small businesses across the city, and we are continually inspired by the depth and breadth of their creativity, dedication, and effectiveness in strengthening our communities. PACDC’s work could not have been accomplished without our members’ and supporters’ combined leadership, advocacy, steadfast investment, and encouragement.

Thank you for believing with us that Philadelphia does better when we all do better. Your efforts inspired us to dream beyond what we thought was possible – to what our city can and should be. Together we are building a more equitable Philadelphia.

Sincerely,

Maria Gonzalez
BOARD PRESIDENT

Rick Sauer
EXECUTIVE DIRECTOR

Campaigns Win $81 Million for Affordable Homes

We won victories on our multi-year campaigns, Can’t Wait to Be Home: Double the Housing Trust Fund and Affordable Homes for a Growing Philly! Advocacy by PACDC and our members led to an agreement between City Council and Mayor Kenney on a five-year plan that will more than double funding for the Philadelphia Housing Trust Fund (HTF). This agreement has already resulted in $40 million in new funds for FY19 and FY20 and is projected to bring in another $41 million or more over the next three years.

We also won a Mixed Income Housing policy that gives developers zoning density bonuses if they provide on-site affordable units or pay into the HTF. Several development projects are working their way through approvals under this program, which could lead to more funds and affordable units.

“These new funds from the Housing Trust Fund for the Philly First Home grant have already allowed us to help 109 moderate-income Philadelphians buy their first home with over $968,415 in down-payment assistance grants, building family wealth in a growing city.”

—Ken Bigos, Executive Director, Affordable Housing Centers of Pennsylvania

FY19 KEY ACCOMPLISHMENTS

✔ Secured $81 Million for Affordable Homes

✔ Helped Win $2.5 Million for Neighborhood Economic Development

✔ Convened 19 Community Focus Group Meetings to Inform Region’s First Joint Community Health Needs Assessment

✔ Trained 700 Practitioners Representing 337 Organizations
Paving the Way for Healthy Homes & Communities

In December 2018, PACDC brought together 270 health providers and housing practitioners for Philadelphia’s first Health + Housing Summit. The Summit showcased national models of partnerships between health organizations, housing providers, and local government to address local housing needs.

We also supported 19 nonprofit hospitals and the Philadelphia, Bucks, Chester, and Montgomery County health departments in completing our region’s first ever joint Community Health Needs Assessment. Relying on PACDC’s deep network of CDCs and neighborhood leaders, hospital representatives heard directly from residents about the challenges and opportunities facing their communities. Going forward, their experiences will help determine how hospitals will invest resources in improving health over the next three years.

Curious about the intersection of health and community development? Check out the 2019 edition of PACDC Magazine, Vital Signs. Some of the brightest minds leading innovative work in this space share what they’ve learned about how trauma, green space, housing, arts, planning, food, and economic development impact how long and how well we live. Spoiler alert: They learned a lot!

$2.5 Million Boost for Economic Development & Cleaner Commercial Corridors

As a result of advocacy by PACDC and our members to expand the Philadelphia CDC Tax Credit program, City Council and the Kenney Administration agreed to legislation to create a new CDC Economic Development Support Grant program that will award $500,000 per year to CDCs not enrolled in the Tax Credit Program. This new grant program is now providing eight CDCs with flexible funding to undertake their economic development work!

We also successfully advocated for City Council and the Administration to boost corridor funding by $2 million in the City’s FY20 budget, which dramatically increased funds for corridor cleaning and will support other capacity building programs for corridor managers.

“This new Economic Development Support Grant is allowing the North 5th Street Revitalization Project to grow our capacity and better serve the businesses on the commercial corridor. Knowing we have a multi-year commitment of funds helps us plan for the future of Olney!”

—Stephanie Michel, Director, North 5th Street Revitalization Project

“PACDC plays a critical role in brokering cross-sector partnerships to advance community health and well-being in Philadelphia and is helping local healthcare organizations to engage communities and tackle housing as a crucial determinant of health.”

—Susan Choi, PhD, Senior Director, Population Health, Health Care Improvement Foundation
Community development professionals, active neighborhood volunteers, and many others rely on PACDC’s Community Development Leadership Institute (CDLI) to gain hands-on experience with best practices in neighborhood revitalization and foster strong relationships with their peers.

Throughout the year, we held 12 trainings that built the capacity of practitioners and neighborhood leaders to achieve Equitable Development, including Community Climate Resilience, Design and Construction Project Management, a visit to the 11th Street Bridge Park in Washington, DC, and two Iron Sharpens Iron trainings for community organizers.

PACDC also partnered with the National Alliance of Community Economic Development Associations and the National Community Reinvestment Coalition on their summits held in Philadelphia in fall 2018, which attracted a combined 450 participants.

CDLI Trained 700 Practitioners Representing 337 Organizations

2019 Forward Equitable Development Conference

Our June 2019 Equitable Development Conference convened 315 community developers, activists, and other stakeholders. Leaning in on the subject of creating equitable public spaces, we shared moving stories of success and lessons learned. And for the first time, PACDC offered in-depth learning seminars following the full-day conference! Together, we forged a stronger and clearer path towards Equitable Development.

2 DAYS 315 ATTENDEES 110 PRESENTERS 26 WORKSHOPS 5 LEARNING SEMINARS

“The wide range and relevant training, as well as support, I’ve received from PACDC have increased my ability to work strategically and be impactful in my community.”

—Respondent from Annual Member Survey
Strategic Plan Articulates Bold Vision for the Future

PACDC completed a new multi-year strategic plan that will position us as a thought leader in helping members reimagine how to sustain their work given the changing environment in which they operate. The plan also includes new vision, mission, and values statements for PACDC:

VISION

PACDC works to create an equitable city where every Philadelphian lives, works, and thrives in a neighborhood that offers an excellent quality of life.

MISSION

As a membership association, we foster strong community development corporations and non-profit community organizations by enhancing their skills and advocating for resources and policies to create a just and inclusive Philadelphia.

VALUES

PACDC values equity, collaboration, integrity, being impactful, and is passionate about Philadelphia.
FY19 Financial Summary
JULY 1, 2018 – JUNE 30, 2019

TOTAL REVENUE
$875,890
- Contributions & Grants: 50%
- Special Events Net Revenue: 24%
- Program Income: 11%
- Public: 5%
- Membership Dues: 5%
- In-Kind Contributions: 5%

TOTAL EXPENSES
$837,158
- Member Services: 53%
- Administrative: 10%
- Policy & Advocacy: 27%
- Fundraising: 10%

Acknowledging Those Who Make Our Work Possible

PACDC gratefully acknowledges the following institutions and individuals who provided at least $2,500 in support during FY19:

- Asociación Puertorriqueños en Marcha
- Bank of America
- BB&T
- William and Debbie Becker Beneficial Foundation
- BFW Group
- Bryn Mawr Trust
- Catering by Design
- Cecil Baker + Partners Architects
- Children’s Hospital of Philadelphia
- Citizens Bank
- Corporation for Supportive Housing
- Cozen O’Connor
- Customers Bank
- Diamond and Associates
- Division of Housing and Community Development, City of Philadelphia
- Domus Construction
- Drexel University
- Drexel University School of Nursing
- Eustace
- Federal Home Loan Bank of Pittsburgh
- Federal Reserve Bank of Philadelphia
- HACE
- Haley Donovan
- Impact Services Corporation
- Independence Blue Cross Foundation
- Inglis
- Jefferson University
- JKR Architects
- JPMorgan Chase & Co.
- Keystone First
- Kramer + Marks Architects
- Lamb Insurance Services
- LISC Philadelphia
- M&T Bank
- McDonald Building Co.
- Mission First Housing Group
- National Endowment for the Arts
- National Equity Fund
- NeighborWorks America
- NewCourtland Senior Services
- New Kensington CDC
- Oak Foundation
- PA Health & Wellness
- PECO
- Pennsylvania Housing Finance Agency
- The Philadelphia Foundation
- The Philadelphia Inquirer
- PNC Bank
- Project HOME
- Regional Housing Legal Services
- Republic Bank
- Samuel S. Fels Fund
- Santander
- Saul Ewing Arnstein & Lehr
- TD Bank USA
- Temple University Tyler School of Art, Architecture & Environmental Design
- TN Ward Company
- United Way of Greater Philadelphia and Southern New Jersey
- UPMC Health Plan
- Wells Fargo Bank
- WHYY
- Woodforest Bank
- WSFS Bank
“PACDC is such a great and unique organization that really helps Philadelphia present a unified and cohesive front in advocating, defending, and supporting the field of community development. There should be a similar organization in every major city.”

—Respondent from Annual Member Survey