Dear Friend,

It feels like we’re asking for trouble even trying to write an annual report in the midst of 2020. Who knows what else could transpire before this letter goes to print?! Still, we wanted to say thank you for inspiring and challenging us to press forward. Because of your partnership during this tumultuous and heartbreaking year, PACDC emerged stronger than ever, and we pledge to use this momentum to advance equitable development in every corner of our city.

At the start of our Fiscal Year in July 2019, we knew that communities of color and people experiencing poverty could not afford to wait for an Equitable Philadelphia, so we fought hard for affordable homes and local businesses. Still, the disproportionate impact of COVID-19, its uneven economic recovery, and over 400 years of white supremacy exacerbated this urgent need in ways we have yet to fully grasp. Although we have so much to learn, PACDC, our members, and resident leaders already know the fundamentals of a city where every Philadelphian lives, works, and thrives in a neighborhood they love. As the world fell apart, we stayed true to our proven course: advocating for community economic development and supporting the community organizations that serve all of us.

From requiring us to protect each other by wearing a mask to bringing us together to solve shared problems, this year not so gently reminded us that our health, safety, and wellness are all interconnected. We are only as strong as the communities to which we belong. On behalf of PACDC staff and Board of Directors, thank you for being an important part of the fiercest community we know.

Maria N. Gonzalez  
BOARD PRESIDENT

Rick Sauer  
EXECUTIVE DIRECTOR

Astonished, but Not Surprised: Our Members Rise to the Occasion

CDCs have a long record of serving our neighborhoods no matter what, so it’s no surprise that they rose to the occasion as the COVID-19 pandemic upended life as we know it. They sprung to action to distribute meals, keep youth connected, assist small businesses, demand justice, and more!

We also honored excellence in community development at our first Virtual Gala & Awards Ceremony in June, and the event served to buoy our local sector and invigorate energy for our collective future. Congratulations again to this year’s award winners and finalists!
Advocacy for Affordable Homes and Vibrant Commercial Corridors

When staying safe means staying home, our advocacy for healthy, safe, and affordable homes has never been more critical.

In 2019, PACDC, our members, and allies won more than $28 million in additional local dollars for the Philadelphia Housing Trust Fund ($15 million more than previously agreed to!). With support from many Council allies, including Council President Clarke and Councilmember Quiñones-Sanchez, we successfully prevented proposed cuts of $20 million to the HTF after COVID-19 created a budget shortfall for the City.

We also supported the Emergency Housing Protection Package under the leadership of Councilmembers Brooks, Gauthier, and Gym. This package creates payment plans, prohibits late fees, extends the eviction moratorium, increases penalties for illegal lockouts, and establishes a diversion program for renters facing eviction.

We also pushed for the PHL Taking Care of Business (PHL-TCB) program championed by Councilmember Parker. PHL-TCB will use $10 million in new funds to clean and remove blight from commercial corridors all across Philadelphia, while creating 300 part-time jobs paying $15 per hour.

In May, PACDC released a policy agenda calling for protections for renters, homeowners, small businesses, and the non-profits that serve them to help Philadelphia make it through the immediate COVID-19 crisis.

PACDC advocated in support of legislation by Councilmember Domb that will provide a wage tax refund to the lowest income Philadelphians.

CDCs boosted the Philadelphia economy by $5.4 billion over the last 28 years

CDCs and community organizations are essential non-profits in our city, but we were astonished to learn just how much. This year, PACDC collaborated with Econsult Solutions to examine the economic impact of the community development sector on the local and state economy.

With help from ACHIEVEability, Armoni and her son were able to tackle virtual learning.

Gary Ng, owner of Neff Surgical Pharmacy in Chinatown

PHILADELPHIA ASSOCIATION OF COMMUNITY DEVELOPMENT CORPORATIONS
This year, PACDC convened over 450 practitioners to learn, unpack, celebrate, support, and strategize with one another.

Last fall, our Community Development Leadership Institute offered mobile and peer networking opportunities around economic development, the arts, and community organizing.

Throughout 2020, we held virtual gatherings around corridors, communications, community engagement, housing counseling, technology, and other important topics. We also organized special peer shares with CDC leadership to better understand on-the-ground issues facing them during the pandemic. Altogether, these sessions served to not only help shape our advocacy and technical assistance planning but most importantly enabled colleagues to learn from and support each other.

Our COVID-19 Resource Directory also helped our members identify a range of opportunities to keep residents, local businesses, and their organizations afloat during this crisis.

In June, we released the 2020 edition of PACDC Magazine: Tell Me a Story, which features 11 neighborhood stories and celebrates the power of imagination as the magic that drives community development.

If you missed it, you’re probably wondering how our Forward Equitable Development Conference fared this year. We held a virtual conference over the summer, so it technically falls outside of FY20. You can learn more here: pacdc.org/forward-equitable-development-conference/.

Strengthening Philly Corridors Initiative

PACDC, in collaboration with the Philadelphia Department of Commerce, LISC Philadelphia, and JPMorgan Chase, launched our Strengthening Philly Corridors Initiative. Our pilot effort is already improving data collection and management on four neighborhood commercial corridors. In the upcoming year, we’ll launch an on-boarding program for new corridor managers and establish a peer-led, problem-solving cohort to address issues on corridors exacerbated by the COVID crisis.

“Through daily use of the Knack app, we’re able to track activities in our commercial corridors and interactions with businesses in real time. With one centralized system optimized for our needs, we’ll cut down on at least 40 hours of documentation per year and produce comprehensive reports that more accurately record our economic impact on the corridor.”

— Emaleigh Doley, Executive Director, Germantown United CDC
Building Partnerships for Healthy Communities

Housing is health. Employment is health. Community development is health.

Over the past year, we deepened our partnerships with the health care sector and built on our successful work on the Regional Community Health Needs Assessment. We successfully advocated that non-profit hospitals identify key social determinants of health, like housing, in their plans for community investment over the next three years.

Additionally, we began developing actionable models for health care investment in housing through 4% Low Income Housing Tax Credits and respite housing for people experiencing homelessness.

When the pandemic struck, we held strategy sessions between our members and public health leaders to share information and strategies to stop the spread of the COVID-19.
FY20 Financial Summary
JULY 1, 2019 – JUNE 30, 2020*

- Contributions & Grants: 57%
- Special Events Net Revenue: 37%
- Public: 4%
- Miscellaneous Income: 2%

TOTAL REVENUE
$860,369

- Member Services: 53%
- Fundraising: 10%
- Policy & Advocacy: 27%
- Administrative: 10%

TOTAL EXPENSES
$809,857

Acknowledging Those Who Make Our Work Possible
PACDC gratefully acknowledges the following institutions and individuals who provided at least $2,500 in support during FY20:

- Allen Hilles Fund
- Asociación Puertorriqueños en Marcha
- Bank of America
- BB&T, now Truist
- William and Debbie Becker
- Beech Companies
- BFW Group
- Bryn Mawr Trust
- Cecil Baker + Partners Architects
- Children’s Hospital of Philadelphia
- Citizens Bank
- Cohn Reznick
- Community Realty Management
- Community Ventures
- Comstock Environmental Services
- Cozen O’Connor
- CSH
- Customers Bank
- Department of Commerce, City of Philadelphia
- Diamond and Associates
- Domus, Inc.
- Drexel University
- Esperanza
- Eustace Engineering
- Federal Home Loan Bank of Pittsburgh
- Frankford CDC
- HACE
- Holstein White, Inc.
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- Nicetown CDC
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- The Philadelphia Foundation
- The Philadelphia Inquirer
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- Volunteers of America Delaware Valley
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* Unaudited
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North 5th Street Revitalization Project
Old City District
Overbrook West Neighbors CDC
Oxford Circle
Christian Community Development Association
Passyunk Avenue Revitalization Corporation
People’s Emergency Center CDC
Philadelphia Chinatown Development Corporation
Project HOME
Real Life CDC
SEAMAAC
South of South Neighborhood Association
South Street Headhouse District
Southwest CDC
St. Paul Chapel CDC
Tacony CDC
Tioga United
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Utility Emergency Services Fund
Volunteers of America Delaware Valley
Wells Fargo Bank
Wilson Associates
WSFS Bank
“PACDC has been a critical resource in advocating for resources and policies that promote equitable development in Philadelphia neighborhoods. I appreciate their intentional approach in gathering stakeholder feedback and effectively advocating with government and elected officials on behalf of their members. In light of COVID and the shift in federal policies that impact already under resourced communities, PACDC’s ability to convene and actually get results has been a key difference maker.”

—Respondent from Annual Member Survey