Philadelphia Association of Community Development Corporations

FY2021 ANNUAL REPORT

PACDC.ORG
Dear Friend,

With pride, strength, and gratitude, we are pleased to share with you PACDC’s 2021 Annual Report. We don’t have to tell you how difficult this past year has been for Philadelphia’s residents and communities, but we appreciate your support and partnership more than we can express. Thank you for standing alongside CDCs and community organizations to build an Equitable Philadelphia where everyone lives, works, and thrives in a neighborhood they love.

Throughout our most recent fiscal year, our values of equity, collaboration, integrity, being impactful, and a passion for Philadelphia led us to dream bigger and fight harder for a city that works for all Philadelphians. In collaboration with PACDC members and our broader community, we led bold investments across our policy/advocacy and member services programs. We know that these efforts strengthen this amazing city we call home, but they fall far short of what Philadelphians need and deserve. With you by our side, we won’t stop until this vision is realized from Somerset to Eastwick and every neighborhood in between.

PACDC will celebrate our 30th Anniversary in 2022! Can you believe it’s been almost 30 years since Philly CDCs came together to create a membership organization that fights for equitable neighborhood revitalization? As we remember our humble beginnings, we know that none of this works without our people—without you. We are so excited to see what we will accomplish together. 30 is just the beginning…

Maria N. Gonzalez
BOARD PRESIDENT

Rick Sauer
EXECUTIVE DIRECTOR

FY21 KEY ACCOMPLISHMENTS

✔ Helped win more than $400M for affordable homes, commercial corridors, small businesses, and neighborhood infrastructure

✔ Piloted our Strengthening Philly Corridor Initiative to build the capacity of commercial corridor managers and organizations

✔ Created spaces for our members to feel renewed and resourced during the coronavirus pandemic

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BOARD PRESIDENT

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EXECUTIVE DIRECTOR

Photo Credit: Hannah Busing
Advocacy for Affordable Homes and Vibrant Commercial Corridors

This year proved that affordable homes, small businesses, and vibrant neighborhood commercial corridors are essential parts of any 21st century city. Yet, we know that Philadelphia needs about 70,000 more affordable homes just to meet the need for residents earning 30% or below of area median income, and some experts predict that one in four businesses in our neighborhood shopping districts will not survive COVID. For these reasons and more, we fought hard to keep Philadelphians afloat during the pandemic and to lay the groundwork for a sustainable and equitable recovery. Here’s what we won in conjunction with our partners:

✔ Neighborhood Preservation Initiative: Successfully advocated for passage of the 1% Development Impact Tax, which will pay the debt service on a $400 million Neighborhood Preservation Initiative bond issue for affordable homes, commercial corridors/small businesses, and neighborhood infrastructure.

✔ Housing Trust Fund: Supported the Coalition for Affordable Communities’ proposal for creation of Charter Change ballot question that requires the City to set aside 0.5% of its General Fund for the Housing Trust Fund. This will allocate about an additional $25+ million more every year for affordable housing development, homeownership, home repair, accessibility, and homelessness prevention.

✔ FY22 City Budget: Partnered with LISC Philadelphia to help win $7 million in additional funding for the Commerce Department to fully fund the PHL Taking Care of Business commercial corridor cleaning program and restore the Business Security Camera Program, as well as other initiatives; and $3 million for Philadelphia Land Bank operations.

✔ Tenant Protections: Supported Tenant Access Act bills requiring landlords to have written screening criteria for tenant applications with amendments to avoid negative impacts on affordable housing developments.

“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
Providing Strength and Connection

While PACDC members worked beyond the call of duty to keep Philadelphians housed, fed, and open for business, we supported their endeavors by continuing to build opportunities for connection, reflection, and resilience. PACDC’s community offered space for them to feel renewed, learn from each other, and gain access to key resources.

- **Equitable Development Conferences**: We held two successful virtual conferences, the first over three days during the summer of 2020 and the other a two-day event in June 2021. The 2020 conference had 470 attendees and focused on healing communities through community development practices, building more opportunities for youth to lead within our sector, and overcoming system challenges in philanthropy to meet a new set of sector needs. The 2021 conference had 132 attendees and featured a keynote by Dr. Shakti Butler, followed by breakout sessions exploring issues of race and connectedness, and the second day featured a roundtable conversation with national leaders and breakouts examining opportunities for uncovering our sector’s next big policy ask.

- **Strengthening Philly Corridors Initiative**: Launched our Strengthening Philly Corridor Initiative to build the capacity of commercial corridor managers and organizations through an on-boarding training program with coaching for eight newer corridor managers, a peer-led problem-solving cohort to address nuisance businesses on corridors, and piloting a data collection and management tool on four corridors.

- **Save Your Biz Philly**: Awarded a three-year grant from the TD Ready Challenge to develop a program to facilitate outreach, legal representation, and technical assistance to strengthen small businesses on neighborhood commercial corridors.

- **Art Powered Places**: Collaborated with social justice arts organization JustAct in the Fairhill section of the city using arts-based practices with community residents for neighborhood planning, engagement and organizing to inform programming for its new recreation and senior center as part of the city’s Rebuild Initiative.

- **Community Climate Resilience Training**: Partnered with Green Building United to hold What Federal Leadership on Climate and Housing Means for Philadelphia, the first of a two-part conversation on resiliency.

- **Iron Sharpens Iron Podcast**: Launched Iron Sharpens Iron podcast where hosts De’Wayne Drummond and Leon Robinson talk with grassroots community organizers about what’s happening in their neighborhoods, how they’re making a difference, and what they’ve learned in the process.

- **Peer Groups**: Continued to regularly convene housing and commercial corridor advocates to foster peer learning, share insight, and guide PACDC’s work.

- **2021 PACDC Magazine**: The Future Is Now: Possibilities for the World to Come features essays, poems, visual art, and personal reflections on the topic of reimagining our communities. We explore housing, economic development, community organizing, health, and more.

“This helped me find excitement for my work again”
—Corridor Manager Onboarding Program Participant
Health as Community Development, Community Development as Health

Health experts increasingly recognize that what happens in a hospital or doctor’s office only accounts for about 10% of health outcomes. Instead, the conditions in which we live, work, learn, and play heavily impact our health. Over the past year, PACDC has raised awareness of our members’ work through a health lens, highlighted opportunity for collaboration, and forged relationships between the health and community development sectors.

✔ New Models for Health and Housing: We continued working with the Corporation for Supportive Housing (CSH) to determine how we can leverage hospital investments in affordable rental housing development and preservation projects for the Philadelphia/PA market and with the Public Health Institute to create safe housing options for people experiencing homelessness to recuperate after receiving medical treatment.

✔ Health Impact Assessment: We began collaborating with the Urban Institute and Pew Charitable Trusts to conduct a Health Impact Assessment of Rental Housing in Philadelphia.

✔ Regional Community Health Needs Assessment: We undertook planning in collaboration with Collaborative Opportunities to Advance Community Health (COACH) and other partners for the 2022 Regional Community Health Needs Assessment, a requirement for non-profit hospitals every three years. Together, we will make sure hospital representatives hear directly from residents about the challenges and opportunities to address unmet health needs in Philadelphia’s communities.
FY21 Financial Summary

JULY 1, 2020 – JUNE 30, 2021

TOTAL REVENUE
$1,055,964

- Contributions & Grants: 44%
- Special Events Net Revenue: 25%
- Public: 27%
- Miscellaneous Income: 4%

TOTAL EXPENSES
$933,541

- Member Services: 61%
- Administrative: 10%
- Policy & Advocacy: 24%
- Fundraising: 5%

Acknowledging Those Who Make Our Work Possible

PACDC gratefully acknowledges the following institutions and individuals who provided at least $2,500 in support during FY21:

The Allen Hilles Fund
Asociación Puertorriqueños en Marcha
Bank of America
BB&T, now Truist
William and Debbie Becker
Bryn Mawr Trust
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Citizens Bank
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The Pew Charitable Trusts’ Philadelphia Research and Initiative via Urban Institute
The Philadelphia Foundation
The Philadelphia Inquirer
PIDC
PNC Bank
Project HOME
Regional Housing Legal Services
Reinvestment Fund
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Saul Ewing Arnstein & Lehr
Simplex Industries
TD Bank
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United Way of Greater Philadelphia and Southern New Jersey
Volunteers of America Delaware Valley
Wells Fargo
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WSFS Community Foundation
**PACDC ADVISORY BOARD**

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  rebuild, City of Philadelphia
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- ACHIEVAbility  
  African Cultural Alliance of North America
- All in the Family CDC  
  Asociación Puertorriqueños en Marcha
- Beech Companies  
  Big Brothers Big Sisters Independence Region
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- Dignity Housing  
  East Falls Development Corporation
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- Fairmount CDC  
  Frankford CDC
- Germantown Community Connection Inc.
- Germantown United CDC
- Greater Philadelphia Asian Social Service Agency
- Habitat for Humanity Philadelphia
- HACE
- HELP USA  
  Hunting Park NAC/CDC
- ICA/ICPIC New Africa Center CDC
- Impact Services Corporation
- Inglis Housing Corporation  
  Innovative Treatment Alternatives
- Jumpstart Tioga  
  Korean Community Development Services Center
- Lancaster Avenue  
  21st Century Business Association & CDC
- Lower North Philadelphia CDC
- The Maple Corporation  
  Mission First Housing Group
- Mt. Airy CDC  
  Mt. Vernon Manor CDC
- Newbold CDC  
  New Kensington CDC
- Nicetown CDC  
  Norris Square Community Alliance
- 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  
  Pinwheel Development
- Project HOME  
  Real Life CDC
- Roxborough Development Corporation  
  SEAMAC
- South of South Neighborhood Association
- South Street Headhouse District
- Southwest CDC
- St. Paul Chapel CDC
- Tacony CDC  
  Tioga United
- West Philadelphia CDC  
  Women’s Community Revitalization Project
- Wynnefield Overbrook Revitalization Corporation
- Yorktown CDC
- Ceiba  
  Century 21 Gold  
  CICADA Architecture/Planning
- Citizens Bank  
  Clarifi
- Cohn Reznick  
  Columbus Construction
- Comcast  
  Community Design Collaborative
- Community First Fund  
  Community Realty Management
- Cozen O’Connor  
  CSH
- Customers Bank  
  Diamond and Associates
- Domus  
  Drexel University, Office of Government and Community Relations
- Elon Development Company  
  Energy Coordinating Agency
- Eustace Engineering  
  Fairmount Park Conservancy
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- The Food Trust
- Fulton Bank  
  Greater Philadelphia Cultural Alliance
- HC Pody Company
- Holstein White  
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- JKR Architects  
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- LISC Philadelphia
- M&T Bank  
  Marcus Reinvestment Strategies
- McDonald Building Co.  
  McHugh Engineering and Associates
- National Equity Fund  
  Nationalities Service Center
- Philadelphia Corporation for Aging
- Philadelphia Housing Authority
- Philly Office Retail
- PIDC
- PNC Bank  
  PNC Bank Rebuilding Together Philadelphia
- Regional Housing Legal Services
- Reinvestment Fund
- Santander
- Saul Ewing Arnstein & Lehr  
  Scenic Philadelphia
- Self-Determination Housing of Pennsylvania
- Simplex Modular
- Stone Sherick Consulting Group
- Sustainable Business Network of Greater Philadelphia
- TD Bank
- Thomas Jefferson University & Jefferson Health
- Thrive Together CDC
- TN Ward Company
- Trust
- Turner Law
- Urban Affairs Coalition
- Utility Emergency Services Fund
- Volunteers of America
- Delaware Valley
- Wells Fargo
- Wilson & Associates
- WSFS

**ASSOCIATE MEMBERS**

- AARP Pennsylvania  
  Affordable Housing Centers of Pennsylvania
- Bank of America
- Benchmark Construction Group
- BFW Group  
  Bryn Mawr Trust
- Camden Community Development Association
- Capital Access, Inc.
- Caritas Construction
- Cecil Baker + Partners Architects
- Painted Bride Art Center
- PECO
- Pennsylvania Horticultural Society
- PetersonMangum LLC
- Philadelphia Arab American Development Corporation
- Philadelphia Corporation for Aging
- Philadelphia Housing Authority
- PNC Bank
- PIDC
- Rebuilding Together Philadelphia
- Regional Housing Legal Services
- Rehabilitation Fund
- Santander
- Saul Ewing Arnstein & Lehr  
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- Utility Emergency Services Fund
- Volunteers of America
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- Wells Fargo
- Wilson & Associates
- WSFS
“PACDC has been a steady voice and a source of encouragement for our communities and neighborhood business corridors in the City of Philadelphia. All through the pandemic, PACDC has “been there” for its member CDCs, providing accurate information about COVID-19 and resources to help stabilize secure housing at a volatile time. In addition, PACDC is a trustworthy collaborator when it comes to approaching other complex needs of our communities. They know how to “think outside the box” and work with other sectors to develop solutions.”

—Dr. Robert J. Motley, Vice Chair, Community Medicine, Thomas Jefferson University & Sidney Kimmel Medical College

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