

# Philadelphia Association of Community Development Corporations

FY2022 ANNUAL REPORT



## Dear Friend,

This past year we were delighted to celebrate PACDC's first 30 years! In addition to recognizing the achievements of our collaborative membership, we were able to host an in-person gala for the first time in three years! It was wonderful to connect with the more than 400 supporters who joined us at the Fairmount Waterworks.

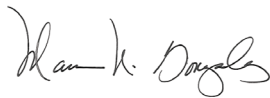
Despite ongoing challenges facing our members, communities, and city, PACDC successfully advocated for a significant increase in resources for affordable homes, built the capacity of community development practitioners to carry out their work, launched our Save Your Biz Philly program to assist Black and Brown small businesses, and helped develop a regional community health needs assessment and a strategy for improving the quality of rental housing in Philadelphia.

We are fortunate to do this work with such a dedicated community of supporters. Thank you for lending your voices and resources to promote equitable community development, and inspire change.

In 2023 we will continue to campaign for an equitable Philadelphia. We will continue to support you as you create the neighborhoods your communities deserve.

**Maria N. Gonzalez**  
BOARD PRESIDENT

**Rick Sauer**  
EXECUTIVE DIRECTOR





## FY22 KEY ACCOMPLISHMENTS

- ✓ Helped win significant new funding at the local and state level for affordable homes and housing counseling services
- ✓ Launched our Save Your Biz Philly program to assist Black and Brown small businesses, and the 2nd cohort of our onboarding program for newer commercial corridor managers
- ✓ Partnered on development of a new three-year regional Community Health Needs Assessment, and a Health Impact Assessment of Philadelphia's rental regulatory and housing support systems
- ✓ Honored excellence in the local community development field and celebrated our 30th anniversary with nearly 400 supporters

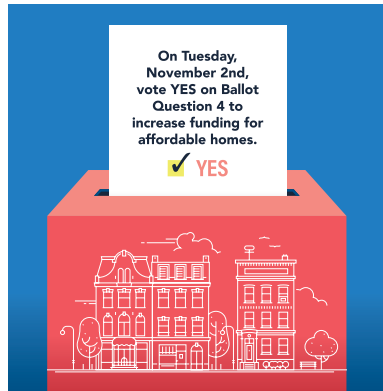


## Affordable Homes and Vibrant Commercial Corridors

PACDC continued to advocate for additional targeted resources to maximize impact as well as improved public policies to address the growing need for affordable homes, support BIPOC-led small businesses and commercial corridors impacted by COVID, and advance a more sustainable and equitable recovery. Key accomplishments and progress in conjunction with our partners included:

- ✓ **Philadelphia Housing Trust Fund:** We undertook a communications campaign to educate voters about Question 4 on the November ballot requiring 0.5% of the City's General Fund appropriations to be allocated to the Philadelphia Housing Trust Fund every year.

The ballot question was approved by 70% of Philadelphia voters, leading to an additional \$28+ million more every year for affordable homes starting in July 2022.



- ✓ **Housing Counseling:** We partnered with the Housing Counseling Action Committee to successfully advocate for a \$2 million annual increase in flexible funding for housing counseling agencies across Philadelphia to increase their capacity to help keep tenants and homeowners in their homes and assist first-time BIPOC homebuyers, and make housing counseling salaries more competitive.

- ✓ **State Funding:** We also actively supported successful efforts at the state level to expand funding for affordable homes, including the \$125 million Whole-Home Repairs Act to support essential repairs for lower-income owner-occupied homes and apartments owned by small landlords, and the \$150 million Construction Relief Fund to fill gaps in proposed affordable rental housing developments resulting from the pandemic and supply chain disruptions.

- ✓ **Affordable Housing Tax Abatement:** We supported state enabling legislation approved by the General Assembly in June that will allow the city to enact tax abatements for affordable homes once the appropriate local legislation is approved.

- ✓ **Mixed-Income Housing:** We supported creation of a Mixed Income Neighborhood Overlay that requires larger market-rate housing developments in targeted areas in two City Council districts to include on-site affordable housing to expand neighborhood choice and opportunities for lower-income households.

- ✓ **Commercial Corridors:** We were successful in maintaining increased funding for community-based organizations to manage and clean commercial corridors through the Taking Care of Business Program and Targeted Corridor Management Program that was won in the previous year. We also collaborated with the Philadelphia Department of Commerce and LISC Philadelphia to better coordinate support for neighborhood economic development, in alignment with shared values.

*"In 2022 Comcast awarded \$1 million in grants to 100 Philadelphia small businesses owned by women and people of color as part of our RISE Investment Fund. PACDC was our most effective partner in helping to raise awareness of the opportunity."*

—Robert Smith, Comcast



## 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 members to feel renewed, learn from each other, and gain access to key resources.

- ✓ **Corridor Manager Onboarding:** We completed the first cohort and launched a second cohort of our Corridor Manager Onboarding Program, bringing together talented and passionate corridor managers in their first year on the job for an intensive multi-day training series followed by one-on-one coaching from an experienced economic development professional.
- ✓ **Workshops:** We hosted two workshops on implementing meaningful and impactful race, equity, and inclusion strategies into community development practices in partnership with NeighborWorks America.
- ✓ **Peer Convenings:** We continued to regularly convene affordable housing and community corridor practitioners to foster peer learning, share insight, and guide PACDC's work.
- ✓ **Save Your Biz Philly:** We piloted our Save Your Biz Philly program in partnership with the Temple Small Business Development Center, Black Squirrel Collective, and four community-based partners: Frankford CDC, Germantown United CDC, HACE, and SEAMAAC/Asian Chamber of Commerce. Intensive wraparound, assessment-based technical assistance was provided to stabilize five Black and Brown led corridor businesses, including language access support and specialized professional services to address the diverse range of issues that neighborhood-based businesses are facing.
- ✓ **Art Powered Places:** We collaborated with social justice arts organization JustAct and HACE using arts-based community-engagement practices with neighborhood residents in Fairhill to inform programming for the revitalized Rivera Recreation and Mann Older Adult Center as part of the city's Rebuild Initiative.
- ✓ **Iron Sharpens Iron Podcast:** Veteran community organizers De'Wayne Drummond and Leon Robinson interviewed community-based leaders about their work, with episodes featuring what housing counselors offer community residents; ways CDCs address community safety; mental health and community wellness; the challenges of operating a small business in a gentrifying area; and community organizing ([anchor.fm/pacdc](https://anchor.fm/pacdc)).
- ✓ **30th Anniversary:** As part of PACDC's 30th Anniversary celebration, we honored excellence in the local community development field and celebrated at our Gala & Awards Ceremony with nearly 400 supporters and released the 2022 edition of *PACDC Magazine*: *Let us be the dream they make speeches about*, which examines the evolution of community development in Philadelphia, the ways the sector has shaped our city and influenced others, and the implications of this work for the future of the field.



*"I found coaching really valuable. We set some goals and he helped me strategize and helped me through challenges as they came up."*

—Corridor Manager Onboarding Program participant

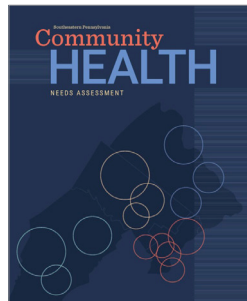


## Health as Community Development, Community Development as Health

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 continued to raise awareness of our members' work through a health lens, highlighted opportunities for collaboration, and forged relationships between the health and community development sectors.

### ✓ **Regional Community Health Needs Assessment:**

We partnered with Collaborative Opportunities to Advance Community Health (COACH), the Department of Public Health and area hospitals on development of the *Southeastern Pennsylvania Community Health Needs Assessment 2002*. We organized focus groups highlighting the needs and issues in low-income communities of color and other marginalized communities across the city to ensure a focus on key priorities like housing and homelessness. The assessment will inform how hospitals invest community benefit resources over the next three years.



✓ **Health Impact Assessment:** We collaborated with the Urban Institute and Pew Charitable Trusts to develop *Improving Philadelphia's Rental Regulatory and Housing Support Systems*. This report highlights deficiencies in our current system that lead to rental properties that are harmful to the health of tenants with recommendations for how to improve the quality of rental housing in the city.

✓ **Medical Respite:** We worked with the Office of Homeless Services and other stakeholders to improve our medical respite system to better serve vulnerable homeless populations with needs unmet by our current service infrastructure.

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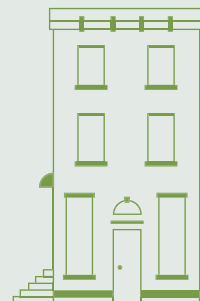
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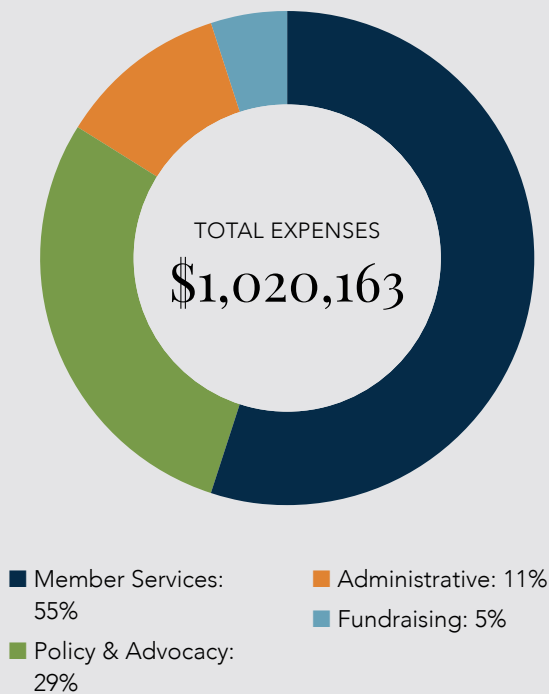
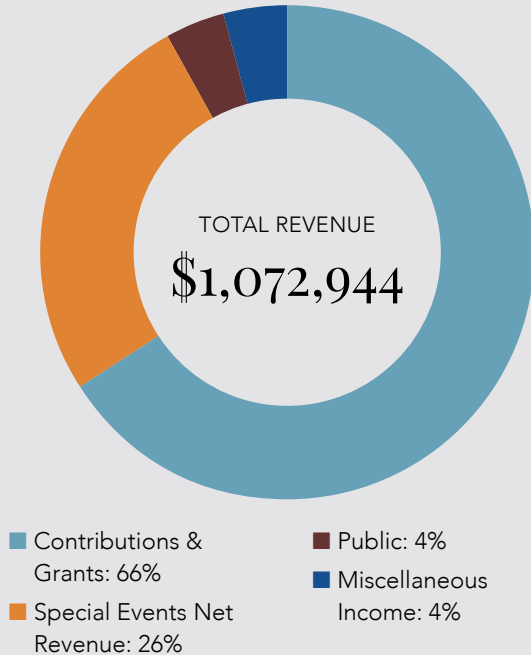
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## FY22 Financial Summary

JULY 1, 2021 – JUNE 30, 2022



## Acknowledging Those Who Make Our Work Possible

PACDC gratefully acknowledges the following institutions and individuals who provided at least \$2,500 in support during FY22:

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“We have to rely on community to build—  
you’re way better with other people. Your mind  
is beautiful, but it’s just a part of the painting.  
The full painting is with your community.”

—Blew Kind, Franny Lou’s Porch  
*PACDC 2022 Equitable Entrepreneur Award Winner*

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