

# PHILADELPHIA ASSOCIATION OF COMMUNITY DEVELOPMENT CORPORATIONS



## FY 2023 ANNUAL REPORT

**PACDC.ORG**





# FY 2023 ANNUAL REPORT

**Dear Friend,**

In the last Fiscal Year, PACDC had the opportunity to work with our incredible members and community partners toward an equitable Philadelphia. In addition to the range of policy and advocacy work and services outlined in this report, we launched Better Together, our diversity, equity and inclusion initiative to ensure every community member has a sense of belonging, a voice, and a seat at the table. We are better with our team, our partners, our members, and our funders. We are learning together, examining our values together, supporting each other together, better together. Thank you for being a part of our journey.

Maria Gonzalez  
Board President

Rick Sauer  
Executive Director

## KEY ACCOMPLISHMENTS

- Released the Equitable Development Policy Platform, *Equity Now: Philadelphia Does Better When We All Do Better*, to guide our policy and advocacy work over the coming eight years
- Successfully advocated with the Housing Counseling Action Committee for an additional \$2 Million increase in funding for Housing Counseling Agencies across the City
- Led a Mayoral Candidates Forum with key partners and 300 participants in advance of the Philadelphia 2023 Democratic Primary
- Hosted our 7th Annual Equitable Development Conference
- Supported 9 corridor managers through the 2nd cohort of our onboarding program
- Scaled up our "Strengthen Your Biz Philly" program to serve Black and Brown small businesses



## POLICY & ADVOCACY FOR AFFORDABLE HOMES, EQUITY AND VIBRANT COMMUNITIES

PACDC continued to advocate for additional support for community development policies and resources to develop and retain affordable housing, build vibrant neighborhood commercial corridors and BIPOC small businesses, and improve the quality of life in neighborhoods across the City.

### Equitable Development Policy Platform

We engaged more than 100 community leaders and outside experts in the development of our new Equitable Development Policy Platform, *Equity Now: Philadelphia Does Better When We All Do Better*, to guide our policy and advocacy work over the coming eight years, coinciding with the transition to a new mayoral administration and city council.

After an intensive process over 10 months, we released our new Policy Platform in February 2023. The Platform makes 22 recommendations in 6 categories, including Quality of Life, Inclusive Communities, Anti-Displacement, Housing, Economic Development, and Blight and Vacancy, and was endorsed by more than 60 organizations and businesses.

### Candidate Education

We broadly distributed the Policy Platform and directly engaged with mayoral candidates on its recommendations through one-on-one meetings.

We also partnered with Ceiba, LISC Philadelphia, Regional Housing Legal Services, Urban Affairs Coalition, and Urban League of Philadelphia to hold a Democratic Mayoral Primary Candidates Forum with 300 attendees at Broad Street Ministry in April 2023 that highlighted policy recommendations from our Platform and built on the record support for many of those initiatives.







### Housing Counseling

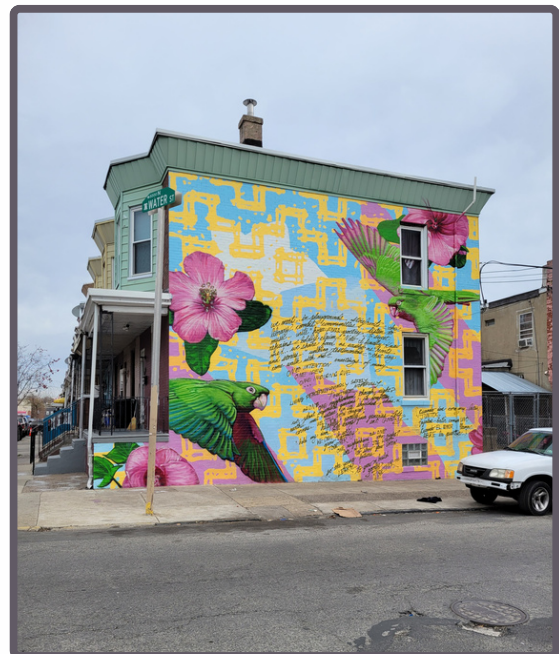
We partnered with the Housing Counseling Action Committee to successfully advocate for an additional \$2 million increase in flexible funding for housing counseling agencies in the City's FY24 community development budget beyond to \$2 million increase won for FY23, to increase their capacity to help keep tenants and homeowners in their homes and assist first-time BIPOC homebuyers, and make salaries more competitive to better attract and retain housing counselors.

### Commercial Corridors

As part of our FY24 budget advocacy, we also supported increases in funding for community-based organizations to manage and clean commercial corridors, including a \$660,000 increase in funding for the Targeted Corridor Management Program and a \$3 million increase in funding for the Taking Care of Business cleaning program.

### Land Bank

We helped win approval of a change to Land Bank policies to lengthen the affordability period for affordable apartments in mixed-income affordable housing developments built on land disposed of by the Land Bank from 15 to 30 years to ensure affordability for lower-income residents for a longer period of time.



## PROVIDING STRENGTH AND CONNECTION

Over the past year, PACDC member organizations continued to provide critical support and services to Philadelphia residents, businesses, and neighborhoods, creating new opportunities for community wellbeing, wealth-building, and stability in the face of seemingly insurmountable challenges. PACDC worked in partnership with our members to provide opportunities for collaboration, connection, growth, dreaming, and building toward liberation. PACDC's community offered space for our members to feel renewed, learn from each other, and gain access to key resources.



### Corridor Manager On-Boarding Program

Our second cohort of nine corridor managers in their first year on the job engaged in PACDC's on-boarding program, including training, coaching, and peer learning around the unique roles they play in neighborhood economic development and small business support.



### Community Development Leadership Institute

After two years of entirely virtual training and peer learning opportunities, PACDC began to offer a mix of workshops both online and in-person in the first half of 2023, including a series of trainings on Trauma-Informed Supervision and other opportunities for emerging leaders to hone their skills and knowledge in key subject areas including shared-equity property ownership models and community controlled real estate, community safety, addressing vacant and abandoned properties, and new legal requirements for PA nonprofit.



### Equitable Development Conference

The 2022 Equitable Development Conference was held at the Mann Center and included experts in community development from Philadelphia and beyond. With over 200 attendees, our first in-person conference since the start of Covid was a success.



## PROVIDING STRENGTH AND CONNECTION

### Peer Groups

PACDC continued to regularly convene our housing and commercial corridor member committees to foster peer learning, share insight, and guide PACDC's work. Peer group members' expertise and perspectives fed directly into the development of our Equitable Development Policy Platform, along with deep engagement of members and key stakeholders. Additionally, PACDC worked toward the launch of new peer groups in the 2024 fiscal year, including the re-launch of our communications peer group, convening NAC staff, and front-line housing counseling staff

### Strengthen Your Biz Philly

The Save Your Biz Philly Program originally provided outreach, technical assistance, financial counseling, and pro-bono legal representation to businesses with debts due to COVID-19. In FY23 we expanded to our "Strengthen Your Biz Philly" program to serve Black and Brown small businesses



### Annual Membership Meeting

PACDC's full membership gathered virtually to share and celebrate their accomplishments from the past year, ranging from new affordable homes, support of local small business, and successful direct service delivery, to organizational growth and the launch of innovative new projects and programs.

### 2023 PACDC Gala and Award Ceremony for Community Development Excellence

In May we recognized excellence in the field of Community Development and 300 attendees were able to network while enjoying excellent food and drinks at the Weitzman National Museum of American Jewish History.



### 2023 PACDC Digital Journal

This edition of the PACDC Journal recognizes the award winners and finalists that have advanced equity and economic opportunities for residents within their communities, highlights community members often overlooked by society noting immigrants and trans siblings and 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.



## 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.

### Community Benefit Resources

Building off PACDC's leadership role in conducting the regional Community Health Needs Assessment (CHNA), local non-profit hospitals developed their individual Implementation Plans. These are federally required documents in which hospitals are required to reflect on the findings of the CHNA and explore how they will deploy their significant community benefit resources over the next three years. All of the major health systems identified Social Determinants of Health and housing in particular as areas of priority interest over the coming years.

### Housing Task Force

We played a leadership role on a taskforce of the Department of Public Health that is focused on healthcare sector involvement in addressing unmet housing needs. This taskforce, composed primarily of representatives of health systems and insurance companies, has made significant progress in identifying key areas for collective action.

### Homelessness

Working with the Office of Homeless Services PACDC continued to explore ways to ensure that our most vulnerable populations don't face homelessness upon discharge from a medical center. There is a donut hole of individuals who are too well to continue to be in an acute care facility like a hospital but can't be cared for in a homeless shelter and currently aren't eligible for medical respite facilities or skilled nursing facilities due to behavioral health and/or substance use issues. We are committed to continuing this work over the next year.



## DIVERSITY EQUITY AND INCLUSION: BETTER TOGETHER

As a membership association, PACDC continues to challenge its value and commitment in advocating for and creating a just and inclusive Philadelphia by assessing Equity, Diversity and Inclusion within its own internal structures and policies. Within this process, the team included race, gender and sexual identity as a measure of assessment. Through this plan of action, Better Together, PACDC strives to value the following commitment:

'Better Together' is a call to action, beginning with individuals, the PACDC team, then extending to our member organizations and communities to come together and drive meaningful change.



By leveraging our collective strengths, insights, and experiences, we aim to challenge biases, recognize diverse audiences, disrupt discriminatory practices, react adeptly to challenging topics, advance and elevate diverse leadership, and promote policies that foster racial justice. Through 'Better Together,' we strive to build bridges across racial divides, fostering empathy, understanding, and allyship.

We encourage collaboration between communities, businesses, educational institutions, and policymakers to shape inclusive practices, advocate for equitable policies, and ensure access to opportunities for all. Together, we can rewrite the narrative of inequality and build a future where every person, regardless of their race or ethnicity, gender, or sexual orientation is treated with dignity, fairness, and respect. Join us in this critical work to create a world where we are truly Better Together.



## TECHNOLOGICAL UPDATE



In April 2023, PACDC transitioned to a new membership database system called Glue Up, which allows us to better manage member information, strengthen our communications, improve the registration process for our events, and link with our financial accounting system. Moving forward, staff is enthusiastic about all becoming proficient in the database to best fit our organizational needs and better serving our members



## PACDC STAFF

François Chargois, Community Development Specialist (AmeriCorps VISTA)

Alex Millard, Communications & Events Coordinator

Jeanna Murat, Director of Membership Engagement & Programming

Garrett O'Dwyer, Associate Policy Director

Martin Sakansong, Program & Administrative Associate

Rick Sauer, Executive Director

Suzanne Sheeder, Director of People & Business Operations

Andy Toy, Director of Policy

Joanna Winchester, Director of Training and Technical Assistance



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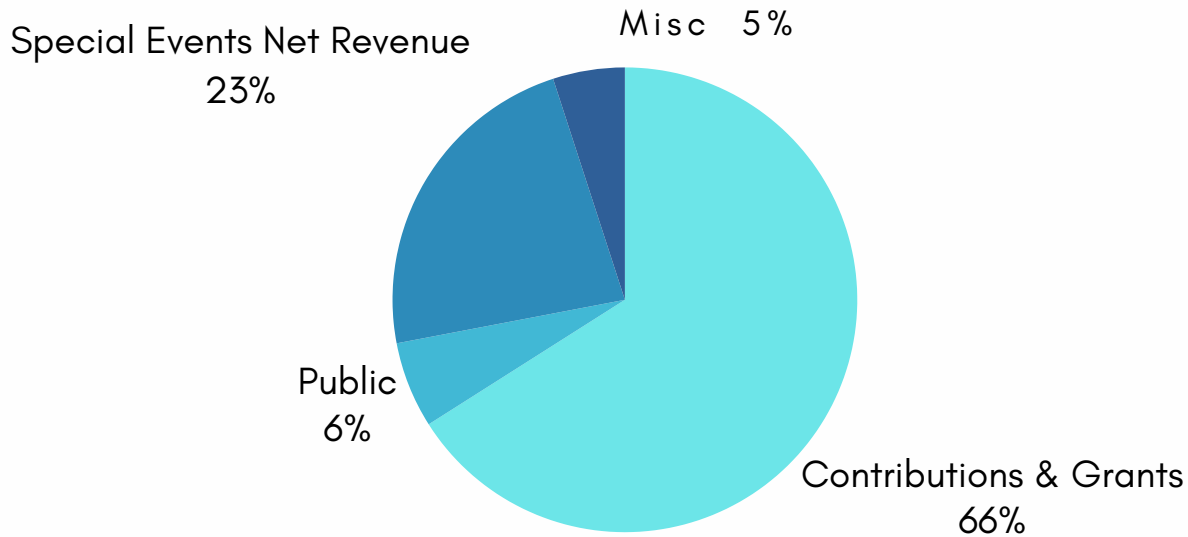
Kira Strong  
*Rebuild, City of Philadelphia*



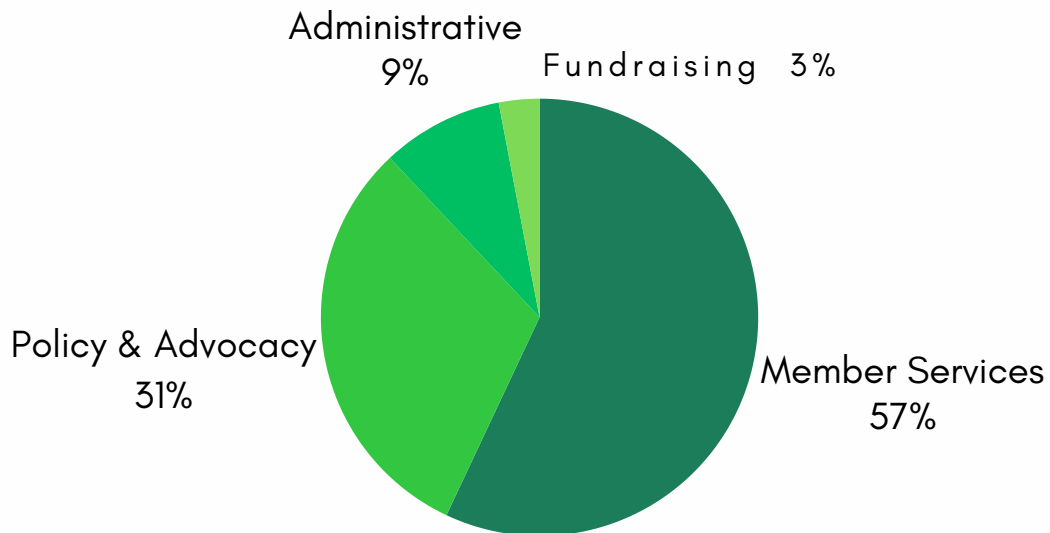
## FY23 FINANCIAL SUMMARY

JULY 1, 2022 - JUNE 30, 2023

### Revenues: \$1,238,524



### Expenses: \$1,237,199



## ACKNOWLEDGING THOSE WHO MAKE OUR WORK POSSIBLE

PACDC GRATEFULLY ACKNOWLEDGES THE FOLLOWING INSTITUTIONS AND INDIVIDUALS WHO PROVIDED AT LEAST \$2,500 IN SUPPORT DURING FY23:

|                                      |  |
|--------------------------------------|--|
| AARP                                 | Nicetown CDC   |
| ACHIEVEability                       | North 5th Street Revitalization Project                    |
| Asociación Puertorriqueños en Marcha | North10 Philadelphia                                       |
| Bank of America                      | Oak Foundation   |
| CBP Architects                       | OZ Collaborative   |
| Cinnaire                             | PECO   |
| Citizens Bank                        | Pennoni  |
| Comcast NBC Universal Foundation     | Pennsylvania Housing Finance Agency                        |
| Community Ventures                   | Philadelphia250  |
| Conner, Strong & Buckelew            | Philadelphia Department of Commerce                        |
| Cozen O'Connor                       | PIDC   |
| CSH                                  | PNC Bank   |
| Customers Bank                       | Project HOME   |
| Diamond and Associates               | Regional Housing Legal Services                            |
| Domus                                | Reinvestment Fund  |
| Esperanza                            | REPSG, Inc.  |
| Eustace Engineering                  | Santander  |
| Federal Home Loan Bank of Pittsburgh | Saul Ewing   |
| Frankford CDC                        | Stone Sherick Consulting Group                             |
| Fulton Bank                          | TD Bank  |
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| Holstein White                       | The Allen Hilles Fund                                      |
| Impact Services Corporation          | The Philadelphia Foundation                                |
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| JPMorgan Chase & Co.                 | Thriven Design   |
| Kimley-Horn                          | TN Ward Company  |
| KMA Design Studio                    | Truist   |
| LISC Philadelphia                    | Turner Law   |
| Lyon Contracting Services            | United Way of Greater Philadelphia and Southern New Jersey |
| M&T Bank                             | Urban League of Philadelphia                               |
| Mission First Housing Group          | Visit Philadelphia   |
| National Equity Fund                 | Volunteers of America Delaware Valley                      |
| NeighborWorks America                | Wells Fargo  |
| New Kensington CDC                   | WSFS CARES Foundation                                      |
| NewCourtland                         | Zurich Surety  |

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|  |   |
|--|---|
| ACHIEVEAbility   | Lower North Philadelphia CDC                              |
| African Cultural Alliance of North America             | MAP Holistic CDC  |
| All in the Family CDC                                  | Mission First Housing Group                               |
| Arab American CDC                                      | Mt. Airy CDC  |
| Asociación Puertorriqueños en Marcha                   | Mt. Vernon Manor CDC                                      |
| Beech Companies  | Newbold CDC   |
| Called to Serve CDC                                    | NewCourtland  |
| Catholic Housing and Community Services                | New Kensington CDC  |
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| Chestnut Hill CDC                                      | Norris Square Community Alliance                          |
| Community of Compassion CDC                            | North 5th Street Revitalization Project                   |
| Community Ventures                                     | Northwest CLT Corporation                                 |
| East Falls Development Corporation                     | Old City District   |
| Esperanza  | Overbrook West Neighbors CDC                              |
| Fairmount CDC  | Oxford Circle Christian Community Development Association |
| Frankford CDC  | Passyunk Area Revitalization Corporation                  |
| Germantown United CDC                                  | Philadelphia Chinatown Development Corporation            |
| Habitat for Humanity Philadelphia                      | Project HOME  |
| HACE   | SEAMAAC   |
| HELP Development Corporation                           | Smart Futures CDC   |
| Heritage CDC   | South Kensington Community Partners                       |
| HopePHL  | Southwest CDC   |
| Human Good East  | Tacony CDC  |
| ICPIC New Africa Center CDC                            | The Enterprise Center CDC                                 |
| Impact Services Corporation                            | The Maple Corporation                                     |
| Inglis Housing Corporation                             | Tioga United  |
| Korean Community Development Services Center           | Women's Community Revitalization Project                  |
| Lancaster Avenue 21st Century Business Association CDC | Wynnefield Overbrook Revitalization Corporation           |



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 Zurich Surety

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