

PACDC

ANNUAL REPORT FY2024



TABLE OF CONTENTS

THANK YOU **3**

FY24 SUPPORTERS **4**

KEY ACCOMPLISHMENTS **5**

PACDC STAFF **6**

PACDC BOARD & ADVISORY BOARD **7**

PACDC CDC MEMBERS **14**

PACDC ASSOCIATE MEMBERS **15**

FINANCIAL SUMMARY **13**



MEMBER SERVICES: **9**
Strengthening Organizations,
Connecting Communities



DIVERSITY EQUITY AND INCLUSION **10**



POLICY & ADVOCACY **11**
for Affordable Homes, Equity and
Vibrant Communities



HEALTH **12**
as Community Development



THANK YOU



At the 2024 PACDC Gala & Award Ceremony, we celebrated the extraordinary individuals driving equitable development across Philadelphia. These visionaries are the heart and soul of our city's transformation.

Last year, we successfully worked with partners to achieve a monumental victory: doubling funding for the state Neighborhood Assistance Program tax credit! This landmark achievement will unlock unprecedented opportunities for community-led revitalization.

Through our Corridor Manager Onboarding program, we empowered twelve dedicated leaders from diverse neighborhoods, equipping them with the tools and knowledge to catalyze positive change within their communities.

Witnessing the incredible accomplishments of our members and partners fills us with immense pride. Together, we are building a brighter future for Philadelphia.

Thank you for joining PACDC in this vital fight for an equitable and thriving city for all.

**RICK
SAUER**

Executive Director

**JAMILA
HARRIS-MORRISON**

Board President

PACDC gratefully acknowledges the following institutions and individuals who provided at least \$3,000 in support during FY24:

AARP Pennsylvania
ACHIEVEability
Allen Hilles Fund
Asociación Puertorriqueños en Marcha
Asian Bank
August Mack
Bank of America
Beech Companies
Benchmark Construction
Blueprint Commercial Real Estate LLC
Caritas Construction
CBP Architects
CHOP
Cinnaire
Citizens Bank
City Avenue Special Services District
Comcast NBC Universal Foundation
Community First Fund
Community Ventures
Conner Strong & Buckelew
Cozen O'Connor
Diamond & Associates
Domus
Esperanza
Eustace Engineering
Federal Home Loan Bank of Pittsburgh
Flatiron Building Company
Fulton Bank
Gilbane
HACE
Harkins Builders
Holstein White, Inc.
Impact Services Corp
Inglis
JPMorgan Chase & Co.
Kimley-Horn
KMA Design Studios
Lamb Insurance Services
Lenfest Institute
LISC Philadelphia
M&T Bank
Marcum
McDonald Building Company



McHugh Engineering
MK Fire Protection & Supply
National Endowment of the Arts
National Equity Fund
NeighborWorks
New Courtland
New Kensington CDC
Nicetown CDC
North10 Philadelphia
Oak Foundation
Olney Community Collaborative
Pathways Housing Wellness Corporation
Philadelphia College of Osteopathic
Medicine
PECO
Pennsylvania Housing Finance Agency
Pew Charitable Trusts
Philadelphia Foundation
Philadelphia250
Philadelphia Commerce Department
PIDC
PNC Bank
Project HOME
Regional Foundation
Regional Housing Legal Services
Reinvestment Fund
RPESG
Santander
Stone Sherick Consulting
TD Bank
The Abstract Company
The Food Trust
TN Ward Company
Truist
Turner Law
United Way of Greater Philadelphia and
Southern New Jersey
Urban League of Philadelphia
Visit Philadelphia
Volunteers of America Delaware Valley
Wells Fargo
WSFS Cares Foundation
Zurich Surety/The Shepard Agency

KEY ACCOMPLISHMENTS



In the last year we have:

- Hosted our 7th Annual Equitable Development Conference.
- Equipped corridor managers with essential skills and knowledge to revitalize neighborhood commercial districts through our Corridor Manager OnBoarding Program .
- Delivered comprehensive business assessments and one-on-one coaching to over 40 businesses across eight commercial corridors through our Strengthen Your Biz Philly initiative.
- Released the [2024 PACDC Journal](#)
- Successfully worked with a statewide coalition to double funding for the Neighborhood Assistance Program tax credit, from \$36 million to \$72 million per year.
- Educated City Council and their staff and built stronger relationships between them and community development practitioners at our Community Development University.



PACDC STAFF



Grace Broadwell
(She/They)
Community Development Specialist
AmeriCorps VISTA



Alex Millard
(They/Them)
Communications & Events
Manager



Garrett O'Dwyer
(He/Him)
Associate Policy Director



Martin Sakonsong
(He/Him)
Program & Administrative Associate



Suzanne Sheeder
(She/Her)
Director of People & Business
Operations



Andy Toy
(He/Him)
Policy Director



Jeanna Murat
(She/Her)
Director of Membership Engagement
& Programming



Rick Sauer
(He/Him)
Executive Director



Joanna Winchester
(She/Her)
Director of Training & Technical
Assistance

PACDC BOARD



Jamila Harris-Morrison
President
ACHIEVEability



Bill McKinney
Vice President
New Kensington Community
Development Corporation



Kim Washington
Secretary
Frankford CDC



Bryan Fenstermaker
TREASURER
City Avenue Special
Services District



John Chin
Philadelphia Chinatown
Development Corporation



Michael Davidson
Turner Law, P.C.



Manuel Delgado
Asociación Puertorriqueños
en Marcha



Donna Bullock
Project HOME



Michelle Feldman
East Falls Development
Corporation



Maria Gonzalez
HACE



Nora Lichtash
Women's Community
Revitalization Project



Stephanie Michel
Olney Community
Collaborative



Dina Schlossberg
Regional Housing Legal
Services



Walter Toliver
Esperanza



James Wright
Deeply Rooted, Urban Health Lab
Penn Medicine Center
for Health Justice

PACDC ADVISORY BOARD

Bernard Anderson, Ph.D.
University of Pennsylvania

Stephen Briggs
Wells Fargo

William Bronson
Comcast

Daniel Cappello
JPMorgan Private Bank

Paige Carlson-Heim
TD Charitable Foundation

John Chin
Philadelphia Chinatown Development
Corporation

Omar Dudyk
PNC Bank

Andrew Frishkoff
LISC Philadelphia

Ira Goldstein
Reinvestment Fund

Maria Gonzalez
HACE

Rose Gray
Asociación Puertorriqueños en Marcha

Lee Huang
Econsult Solutions

John MacDonald

Alan Mallach
Center for Community Progress

Sharmain Matlock-Turner
Urban Affairs Coalition

Deborah McColloch

Joe McNeely
Metroscape Development

Pedro Ramos
The Philadelphia Foundation

Lucy Robson
Oak Foundation

Mark Schwartz
Regional Housing Legal Services

Theresa Singleton
Federal Reserve Bank of Philadelphia

Joan Straussman-Brandon
NeighborWorks America

STRENGTHENING ORGANIZATIONS, CONNECTING COMMUNITIES



In FY 2024, PACDC deepened its commitment to building stronger communities through comprehensive training, peer learning, and strategic capacity building initiatives. Our programs brought together community development professionals, small business owners, and neighborhood leaders to share knowledge, build skills, and forge lasting connections that strengthen Philadelphia's community development ecosystem. Through collaborative learning and resource sharing, we supported our members as they worked to create positive, lasting change in communities across Philadelphia.

Corridor Manager OnBoarding Program:

PACDC's signature Corridor Manager On-Boarding Program, now entering its fourth year, provides comprehensive training and support to Philadelphia's newest commercial corridor professionals. Through an innovative combination of intensive training, one-on-one coaching with experienced practitioners, and facilitated peer learning, the program equipped corridor managers with essential skills and knowledge to revitalize neighborhood commercial districts. In FY 2024, twelve corridor managers from diverse Philadelphia neighborhoods participated in the program, gaining expertise in areas like business assistance, community engagement, and corridor marketing. The program's success continues to demonstrate that investing in professional development for corridor managers strengthens both individual capacity and organizational effectiveness in serving Philadelphia's commercial corridors.



Community Development Leadership Institute:

The Community Development Leadership Institute continued its vital role as PACDC's hub for professional development and capacity building in FY 2024. Building on its legacy of cultivating neighborhood-based leadership, CDLI offered targeted training programs, workshops, and networking opportunities that strengthened Philadelphia's community development ecosystem. The institute's comprehensive approach to leadership development remained focused on advancing equitable development, racial equity, fostering collaboration, and building the next generation of community development professionals who will shape Philadelphia's neighborhoods.

Equitable Development Conference:

The 2023 8th Annual PACDC Equitable Development Conference was held October 17th in person at Convene in Center City, and October 18th online. The theme was: Bridging Gaps within Inequities through Dialogue, New Concepts, & Policies. The Keynote Speaker was Garry Gilliam Jr., founder of The Bridge.

Peer Groups:

One of the most valuable benefits of membership with PACDC is the opportunity to meaningfully connect with peers. PACDC convenes member organizations through a variety of programming offerings, events, and workshops. Our Commercial Corridor Working Group meets monthly to share ideas, discuss common challenges and opportunities, tour different commercial corridors around the city, and guide PACDC's advocacy in this area. The Communications Peer Group meets monthly, typically via Zoom, to share ideas and discuss approaches and best practices, as well as supporting each other's communications efforts.

Peer Groups (cont.):

The Housing Committee meets to discuss key issues and challenges and hear from subject area experts and guest speakers. Members inform and guide PACDC's policy and advocacy on housing. The Housing Counselors Peer Group is a professional community of practice for client-facing housing counselors throughout Philadelphia. The group provides a space for housing counselors to share their challenges, practice self-care, build community across agencies, and engage in skill-building.

Strengthen Your Biz Philly:

Strengthen Your Biz Philly (SYBP) demonstrates the power of meeting small businesses where they are – both literally and figuratively. This innovative program provides culturally competent, language-accessible business support services directly to minority and immigrant entrepreneurs in Philadelphia's neighborhoods. Working in partnership with member organizations, Temple University's Small Business Development Center and Black Squirrel, SYBP delivered comprehensive business assessments and one-on-one coaching to over 40 businesses across eight commercial corridors. SYBP's success in stabilizing and growing neighborhood enterprises proves that when barriers to accessing resources are removed, local entrepreneurs can thrive, creating stronger commercial corridors and more vibrant communities.

2024 Gala & Awards Ceremony:

In May we awarded excellence in the field of Community Development and 300 attendees were able to network and celebrate the accomplishments of our honorees at the University of the Arts.



2024 PACDC Digital Journal:

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

Membership Meeting:

PACDC's full membership gathered in person at The Enterprise Center to network and hear from the newly elected Mayor Cherelle Parker.

DIVERSITY EQUITY AND INCLUSION: BETTER TOGETHER



As a membership association, PACDC continued to challenge its value and commitment in advocating for and creating a just and inclusive Philadelphia by working with John Mackey **10** at Sequoia Consultancy LLC. to assess Equity, Diversity and Inclusion within our own internal structures and policies. This process, which we named "Better Together", included race, gender, and sexual identity as a measure of assessment. Better Together is a call to action, beginning with individuals, the PACDC team, and extending to our member organizations and communities to come together and drive meaningful change.

POLICY & ADVOCACY FOR AFFORDABLE HOMES, EQUITY AND VIBRANT COMMUNITIES



Given the historic turnover in City government with a new Mayoral Administration and many new and recent Councilmembers, PACDC worked to educate candidates and public officials through several approaches. Our policy and advocacy work during FY24 was guided by our [Equitable Development Policy Platform](#) that we developed alongside our members and other stakeholders, with a focus on key policy issues that are critical to advancing equity, especially for low- and moderate-income BIPOC communities and residents across Philadelphia. Highlights of our FY24 policy and advocacy work include:

Community Development University

PACDC partnered with Ceiba, LISC Philadelphia, Regional Housing Legal Services, Urban Affairs Coalition, Urban League of Philadelphia, and additional presenters to develop and deliver a 4-session Community Development University in early 2024 focused on educating newer Councilmembers and their staff. Fifteen out of 17 Council offices participated, including 6 Councilmembers and 33 Council staff. We succeeded in both educating decision makers and building stronger relationships between them and community development practitioners.



CDC General Operating Support

The need for reliable and flexible multi-year General Operating Support is something CDCs know all too well. Since identifying it as a key priority in our Equitable Development Policy Platform, PACDC has been working to build support among local leaders to provide such funding. With backing from City Council, led by Councilmembers Gauthier and Lozada, in June 2024 we won an initial allocation from the City's General Fund for FY25 to provide core support to CDCs. The resulting pilot program will provide an important proof-of-concept for our continued advocacy to develop a more robust multi-year program which can provide meaningful annual General Operating Support to local CDCs to increase the impact of their work.

Philadelphia Land Bank

Given the Philadelphia Land Bank was created 10 years ago, it is an appropriate time to assess whether it is living up to expectations. The Parker Administration also identified the need for reform of the Land Bank in their First 100 Days strategy, so PACDC worked with our members to identify challenges and solutions for a more effective Land Bank. We met with senior Parker Administration officials to share our thoughts, and also joined with members of City Council and allies [to release a statement](#) calling for a review and reform of Philadelphia Land Bank procedures and policies.

Defying Displacement Campaign

We worked closely with Councilmember Gauthier's office to pass a package of anti-displacement legislation that included property tax freezes for low income homeowners, expanded protections for Housing Choice Voucher (Section 8) holders, a ballot initiative to ensure that that payments in-lieu of building mixed income housing on-site are deposited into the Philadelphia Housing Trust Fund, and a bill that mandates the payments are used to support affordable housing in proximity to the development.

Neighborhood Assistance Program Expansion

PACDC successfully worked with a statewide coalition to double funding for the Neighborhood Assistance Program (NAP, SPP, NPP) tax credit, which provides flexible funding to non-profits, from \$36 million to \$72 million per year along with other changes to increase corporation interest in participating in the program, which goes into effect in FY25.



HEALTH AS COMMUNITY DEVELOPMENT

REGIONAL CHNA

PACDC once again played a supporting role in the regional Community Health Needs Assessment (CHNA) process. CHNAs are federally required of non-profit hospitals to identify unmet health needs in the communities that they serve. CHNA hospitals will develop individual Implementation Plans where they will identify how they will allocate resources to address some of these needs over the next three years. Thanks to the leadership of the Healthcare Improvement Foundation and others, the non-profit hospitals in our region have for the third time decided to come together to perform a single CHNA together. PACDC helped with the qualitative component of this analysis by organizing focus groups of residents across the city and key stakeholder interviews. This broad participation has been vital to raising key social determinants of health and leading to greater healthcare investment in addressing these issues.

HEALTH FOR HOUSING INVESTMENT

PACDC continued to advocate for greater healthcare involvement in addressing unmet housing needs through our report, [A Historic Opportunity for Health Sector Investments in Affordable Housing](#), focused on hospital investment in 4% LIHTC rental housing developments. At the end of 2023, PHFA announced a new matching program to incentivize health sector investment in LIHTC developments that resulted in three partnerships in Philadelphia between housing developers and the health sector.

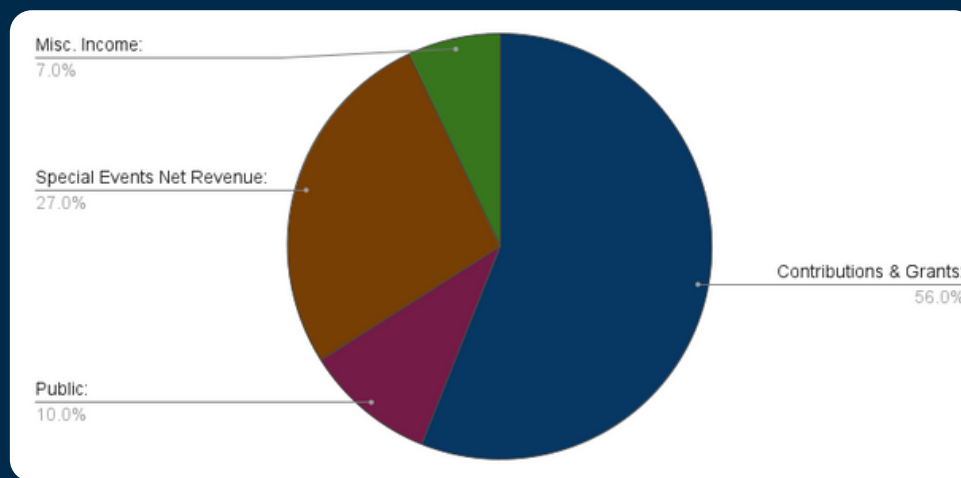
FY24 FINANCIAL SUMMARY

JULY 1, 2023 – JUNE 30, 2024

* REVENUES

- CONTRIBUTIONS & GRANTS: **56%**
- PUBLIC: **10%**
- SPECIAL EVENTS NET REVENUE: **27%**
- MISC. INCOME: **7%**

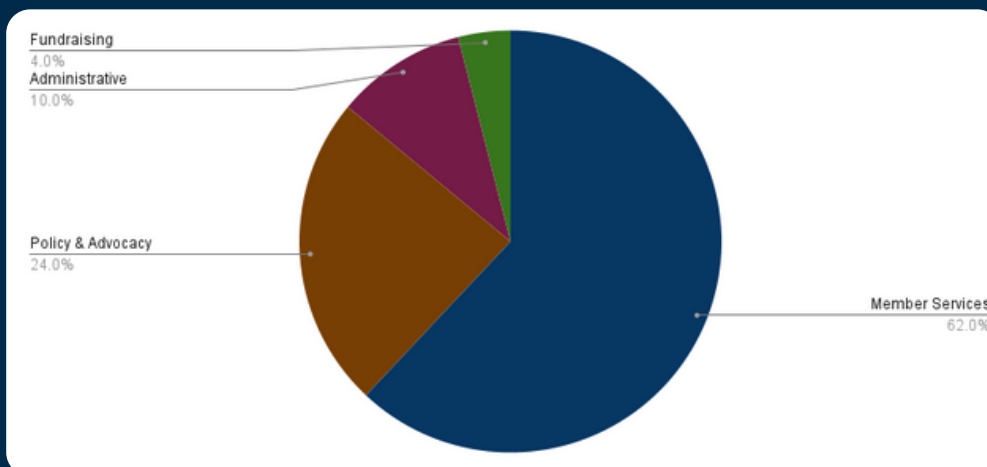
TOTAL REVENUE: \$1,328,762



* EXPENSES

- MEMBER SERVICES: **62%**
- POLICY & ADVOCACY: **24%**
- ADMINISTRATIVE: **10%**
- FUNDRAISING: **4%**

TOTAL EXPENSES: \$1,316,841



PACDC CDC MEMBERS

ACHIEVEability
African Cultural Alliance of North America
All in the Family
Arab American CDC
Asociación Puertorriqueños en Marcha
Beech Interplex
Called to Serve CDC
Catholic Housing and Community Services
Centennial Parkside CDC
Chestnut Hill CDC
Community of Compassion CDC
Community Lenders
Community Ventures
East Falls Development Corporation
The Enterprise Center CDC
Esperanza
Fairmount CDC
Frankford CDC
Germantown United CDC
Habitat for Humanity Philadelphia
HACE
HELP Development Corporation
Heritage CDC
Honor Thy Neighbor
HopePHL
Human Good East
Impact Services Corporation
Inglis Housing Corporation
Korean Community Development Services Center
Lancaster Avenue 21st Century Business Association CDC
Lower North Philadelphia CDC
Manayunk Development Corporation
The Maple Corporation
Mission First Housing Group
Mt Airy CDC
Mt Vernon Manor CDC
New Kensington CDC
Newbold CDC
NewCourtland
New Kensington CDC
Nicetown CDC
Northwest CLT Corporation
Old City District
Olney Community Collaborative
Overbrook West Neighbors CDC
Oxford Circle Christian Community Development Association
Passyunk Area Revitalization Corporation
Philadelphia Chinatown Development Corporation
Project HOME
SEAMAAC
Smart Futures CDC
South Kensington Community Partners
Southwest CDC
Tacony CDC
Tioga United
Women's Community Revitalization Project
Wynnefield Overbrook Revitalization Corporation
Xiente

PACDC ASSOCIATE MEMBERS

AARP Pennsylvania
The Abstract Company
Affordable Housing Centers of Pennsylvania
Asian American Chamber of Commerce of Greater Philadelphia
Asian Bank
August Mack Environmental
Bank of America
Benchmark Construction Group
BFW Group, LLC
Blueprint Commercial Real Estate
Caritas Construction
CBP Architects
Ceiba
Cicada Architecture
Cinnaire
Citizens Bank
City Avenue Special Services District
Clarifi
Comcast
Community Design Collaborative
Conner Strong & Buckelew
Cozen O'Connor
CSH
Delaware Valley Regional Planning Commission
Diamond and Associates
Domus, Inc.
Elon Development Company, Inc.
Energy Coordinating Agency
Eustace Engineering
Federal Home Loan Bank of Pittsburgh
Finanta
Flatiron Building Company
The Food Trust
Fulton Bank
Gilbane
Glitter
Greater Philadelphia Cultural Alliance
Harkins Builders
HIAS Pennsylvania
Holstein White, Inc.
Housing Alliance of Pennsylvania
Human Resources Managers on the Move
Innova Services
JPMorgan Chase & Co.
Kimley-Horn
KMA Design Studio
Lamb Insurance Services
Life Center Association
LISC Philadelphia
Lyon Contracting
M&T Bank
Marcum LLP
Marcus Reinvestment Strategies
McDonald Building Company
McHugh Engineering and Associates



PACDC ASSOCIATE MEMBERS (cont.)

The Merchant's Fund
MK Fire Protection & Supply
Mosaic Development Partners
Moto DesignShop
National Equity Fund
Neighborhood Gardens Trust
NeighborWorks America
The Nonprofit Center at LaSalle
Oliver Fire
OZ Collaborative
PA Humanities
Pathways to Housing
PECO
Pennoni
Pennsylvania Downtown Center
Pennsylvania Horticultural Society
Pennsylvania Housing Finance Agency
Philadelphia 250
Philadelphia College of Osteopathic
Medicine
Philadelphia Corporation for Aging
The Philadelphia Foundation
Philadelphia Housing Authority
Philly Office Retail
PIDC
PNC Bank
PZS Architects
Rebuilding Together Philadelphia
Regional Foundation
Regional Housing Legal Services
Reinvestment Fund
REPSG, Inc.

Richman Group
Santander
Stone Sherick Consulting Group
Tandem Associates
TD Bank
Tenant Union Representative Network
(TURN)
TN Ward Company
Truist
Turner Law
Urban Affairs Coalition
Urban Health Lab
Visit Philadelphia
Volunteers of America Delaware Valley
Wells Fargo
WSFS Bank
Zurich Surety/Shepherd Agency



CONTACT US

Email

Info@pacdc.org

Address

1315 Walnut Street, 920
Philadelphia, PA 19107

FOLLOW US



pacdc.org



facebook.com/PhillyCDCs



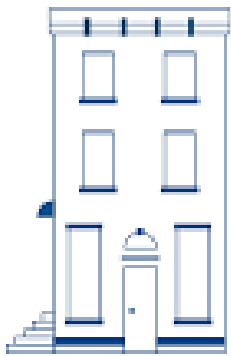
instagram.com/phillycdcs/



bsky.app/profile/pacdc.bsky.social



threads.net/@phillycdcs



PACDC

PHILADELPHIA ASSOCIATION
OF COMMUNITY DEVELOPMENT CORPORATIONS