

PHDC REPORT 2023



Celebrating 60 Years
Making Philadelphia Better Block by Block



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Letter from Dave



Dear Friends,

Little did this young accountant just starting out know that he would be here all these years later—as President and CEO—with the honor of leading PHDC into its 60th year of service to the city and its residents. Over those years, PHDC has risen to the occasion time and time again, meeting every challenge to deliver the critical housing and neighborhood services our city needs, when our city needs them.

Today PHDC is Philadelphia's leading, full-service housing and community development nonprofit corporation. Our working relationship with City government, including the Mayor's Office and the Philadelphia Department of Planning and Development's Division of Housing and Community Development (DHCD), is unparalleled. We staff and conduct business on behalf of the Philadelphia Land Bank (PLB) and Philadelphia Redevelopment Authority (PRA). Our partnerships with community-based agencies, banking institutions, the building trades, small business organizations, and affordable housing

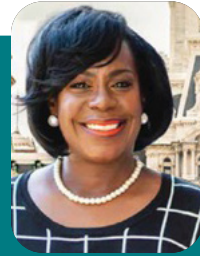
developers are robust and growing stronger. Our senior leadership brings decades of experience to the table and we consistently attract talented, energetic, and dedicated staff who grow with us.

PHDC, PLB, and PRA have led the way in affordable housing development, critical housing preservation, strategic community partnerships, publicly owned land management and necessary programs that deliver effective and efficient services that provide Philadelphians with stability, affordability, opportunity and prosperity. The pages that follow, detailing PHDC's 2023 accomplishments, demonstrate the broad range of PHDC's activities and the depth of its capabilities. Highlights include:

- Taking the Turn the Key Initiative to the next level! To date, PHDC and the City have approved construction of over 700 Turn the Key homes on vacant publicly owned land. Over 200 are currently under construction and nearly 50 are under agreement or sold. Each project is moving the city closer to the goal of building thousands of new Turn The Key homes for first-time homebuyers.
- NPI funding gave us the ability to start paving driveways in 2023, and launch the initiative to repair retaining walls through the Neighborhood Infrastructure Improvement Program.
- Partnering with DHCD to create the Targeted Financial Assistance (TFA) program in conjunction with the City Eviction Diversion program, providing over \$11 million in rental assistance, keeping over 2,500 individuals and families in their homes.



Dave Thomas, 1993



"PHDC is an important tool in the toolbox to address housing and community development needs in our city. Being a quasi-government nonprofit agency makes PHDC a strategic partner that helps repair homes, build housing, buy homes, reduce blight, and so much more! We are a better city with PHDC as a resource for our residents for the last 60 years. Thank you to the staff and leadership at PHDC! Keep up the good work!"

Mayor Cherelle L. Parker

- Launching a second iteration of the Minority Developer Program (MDP), giving small- to mid-size minority developers tools and resources to expand their businesses.
- Continuing to make land available for competitive sale and productive use and collaborating with development partners to build additional affordable housing units across the city.
- Installing innovative body camera lockers for the Philadelphia Police Department.
- Launching our Rental Improvement Fund (RIF) to support rental property owners in repairing their rentals and keeping them affordable.
- Collaborating with DHCD to provide over \$10,445,000 in Philly First Home grants, making the dream of first-time homeownership a reality for 1,112 Philadelphia households.

It is true today and it has been true across PHDC's nearly 60 years that we could not do the work we do without the dedicated staff and our partners. I thank you all. It is a privilege to work alongside you to serve our city.

David S. Thomas
President & CEO
PHDC



Mayor Rendell and Dave Thomas, 1995



"I am proud to celebrate 60 years of PHDC investing in our neighborhoods. PHDC's ability to work with contractors, developers, homeowners, and renters shows how flexible and important the work they do is to this city. This report outlines key accomplishments that create generational wealth, make our housing stock stronger, prevent homelessness, and make a real difference in the lives of our residents. A big thank you to all the staff and leaders at PHDC. Your work is important, and the city is better for it!"

**Philadelphia City Council
President Kenyatta
Johnson (Second District)**

PHDC: Making Philadelphia Better Block by Block **Vintage PHDC**

Since **1996**

Basic Systems Repair Program

\$216 million

Covering

52,704

Homes



Since **2021**

Rental Assistance

\$300 million

46,518

Foreclosures /
Evictions Prevented



Since **2022**

Turn The Key

\$5.1 million

Including

68

Homebuyers



Since **1996**

Adaptive Modifications

\$41,106,000

Covering

4,307

Homes



Since **1995**

Low Income Housing Tax Credit

\$1,654,491,094

Including

7,102

Rental Units



Since **2019**

\$29+ million

2,020

Philly First Home Grants



Above photo: Homestart
program, settlement
assistance recipients, 1990s

PHDC: Making Philadelphia Better Block by Block **Timeline**

1965

PHDC established

1980

Homestart

PHDC moves to increase the number of homes it could make available to low-income families by starting Homestart, a partial rehab program.



1985

Occupied Housing Assistance

During the period 1985-1989 PHDC helped 35,789 homeowners fix up their homes. The HOME and Weatherization programs were reorganized to combine emergency and energy related repairs.

1990

Private rental rehab developments completed

From 1985 to 1990 PHDC completed many major rehabilitation projects renovating single- and multi-family residential properties. Provided 1,377 units.



1982

Central Intake Unit created

1982-1989 assisted 41,070 clients.

1980

MEND

Through the MEND program completed 817 units of rehabilitated single and multi-family properties for low- and moderate-income families. Received national recognition from HUD for this program.



1996

Villa Esperanza

The first local development corporation established by PHDC in conjunction with Nueva Esperanza CDC. Fourteen Spanish style single-family homes were built with an enclosed parking area.

1989

Vacant House Programs

Over 4,700 families became homeowners.



1978

PHDC becomes City's main housing vehicle

Established as City's main vehicle for housing acquisition and rehabilitation under contract to the Office of Housing and Community Development (OHCD).

2000

10,000th Settlement Grant

Celebrated nationwide as the largest of its kind at the time, it provided up to \$800 to first-time homebuyers. Begun in 1995 it was a very successful tool in helping to revitalize neighborhoods. The average household income of buyers was \$21,028. The average sale price was \$46,846.



2010

Cecil B Moore Homeownership Zone

Completed 403 low- and moderate-income homeownership units.



2017

City Council awarded PHDC \$60 million for home repair programs

2021

Minority Developer Program (MDP)

MDP is a business assistance program for small developers and contractors in Philadelphia. The program is designed to promote wealth creation and business growth among minority developers.

Neighborhood Preservation Initiative (NPI)

\$400 million plan for massive, citywide investments in affordable housing production, home repairs, small business revitalization and neighborhood preservation.



2005

1985-2005 major rehabilitation projects

2700 block of Sears Street
PCCO 2500 block of West Silver Street
HARC II 2600 block of Oakdale Street

1985-2005 new projects begun and completed

Ludlow Village – 5 Phases
Mother Dabney
16th and Norris Street
2000 block of Master Street
Beechwood (new construction and rehab)



2019

Philly First Home launched

Less than five months after its unveiling, over 500 Philadelphia families purchased their first home through the Philly First Home program.

2022

Turn The Key program begins

Helping thousands of Philadelphians buy new affordable homes and build equity for their futures.



2025

PHDC's 60th Anniversary

January 2025

Scan to see the whole timeline on our website.



PHDC Invests in Preserving and Developing Affordable Housing

PHDC's expertise and resources get homes built. We commit publicly owned vacant land to development projects and leverage federal, state, and local tax credits and housing dollars to keep costs down. Then we join with partners in the business and nonprofit sectors to produce high-quality affordable housing Philadelphians are proud to call home.

Neighborhood conditions directly affect the health and well-being of neighborhood residents. Indeed, studies suggest that cleaning up blight contributes to lowered rates of gun violence.

Investing in programs and initiatives that give residents the opportunity to buy homes, as well as ways for homeowners and landlords to repair their homes, is part of our mission. It's important to note that all of our programs and initiatives require applicants to meet income guidelines based on their Area Median Income (AMI).



Karen Donnally Homes, completed in 2004, rehabbed in 2023

2023 Area Median Income (AMI)

Based on Median Income for the nine-county Philadelphia Metropolitan Area. These AMI figures are used to calculate eligibility for many of the programs cited in this report.

	Family Size	Low 50%	60%	Moderate 80%	Median 100%	115%	Middle 120%
Annual Income	1	\$39,100	\$48,050	\$62,500	\$80,100	\$92,100	\$96,100
	2	\$44,650	\$54,950	\$71,400	\$91,550	\$105,250	\$109,850
	3	\$50,250	\$61,800	\$80,350	\$103,000	\$118,450	\$123,600
	4	\$55,800	\$68,650	\$89,250	\$114,400	\$131,600	\$137,300
	5	\$60,300	\$74,150	\$96,400	\$123,600	\$142,100	\$148,300
	6	\$64,750	\$79,650	\$103,550	\$132,750	\$152,650	\$159,250
	7	\$69,200	\$85,150	\$110,700	\$141,900	\$163,150	\$170,250
	8	\$73,700	\$83,500	\$90,650	\$151,050	\$173,700	\$181,250
For families/households with more than 8 persons, add for each additional person:							
		\$4,450	\$5,450	\$7,100	\$9,150	\$10,500	\$10,950

Area Median Income (AMI)

AMI figures are calculated by the federal government for use by housing assistance programs nationwide. AMI varies in accordance with household size and with how the relevant area is defined (e.g., by region, county, census tract, etc.). Eligibility for housing programs is often set as a percentage of AMI. Visit the Division of Housing and Community Development online to review [AMI guidelines](#) applicable to key housing programs in Philadelphia.

Affordable Housing Production and Preservation Financing

PHDC invests federal and local funds in affordable housing projects. Regularly updated data on these efforts is available on the online Housing Action Plan dashboard at phila.gov/DPD/ dashboards.

FY 2022 - 2023:

Over
\$80 million
 in PHDC financing leveraged funding for
2000 units at **29** developments

Turn the Key

Turn the Key gives middle-income Philadelphians the opportunity to be first-time homebuyers of new construction homes built on publicly owned land. Starting in 2022, Turn the Key is a partnership between PHDC, the Mayor's Administration and City Council. Turn the Key has an ambitious goal of building over 1,000 affordable homes for qualifying homebuyers. Each home will have three-bedrooms and an average sales price of \$280,000. Preference is given to income qualified City of Philadelphia employees, and then to other income eligible households.

At the close of 2023, the Turn the Key initiative was responsible for:

Over
700
Units approved for
development

Nearly
80
Homes under
agreement or sold

Over
200
Homes under
construction



2229 William Street



1950 N. 8th Street



2641 Reed Street

"Turn the Key made homeownership possible for me! Everyone at PHDC and my mortgage company helped me with everything! They were easy to work with, and made me and my family's dream of owning a home come true! Thank you to the City of Philadelphia and PHDC!" Mr. K. Howell, Turn the Key Homebuyer.



Low-Income Housing Tax Credit (LIHTC)

The LIHTC program is an important driver of affordable housing creation nationwide. Established by the Tax Reform Act of 1986, the LIHTC program gives state and local designated agencies the authority to issue tax credits for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.

PHDC often works with community-based organizations that have received LIHTC funding. An example of a successful LIHTC program is Old First House being developed by Community Ventures. The project will serve formerly homeless individuals who will be referred by the City of Philadelphia Permanent Supportive Housing Clearinghouse. This project will consist of the new construction of a 5-story 27,214 sf mixed-use building located on a portion of 322-40 Race Street that will include thirty-four (34) efficiency units of permanent supportive housing on the second to fifth floors along with ground floor retail targeted to a health food restaurant or fresh food grocer. The Old First House project also includes the relocation and rehabilitation of a circa 1760 three-story house known as 151 N. 4th Street and demolition of 153 N. 4th Street, a replica of an

LIHTC housing on public land

FY 2023

Under construction

\$51,945,833

Pre-development

\$28,251,610

18th century row house that was built in the mid-20th century, to accommodate construction of the project. The 151 N. 4th Street property will be fully incorporated into the project. The first and second floors will be utilized as office space for the adjunct church and the third floor will be part of a community room for the residents.



Old First House



Old First House rendering

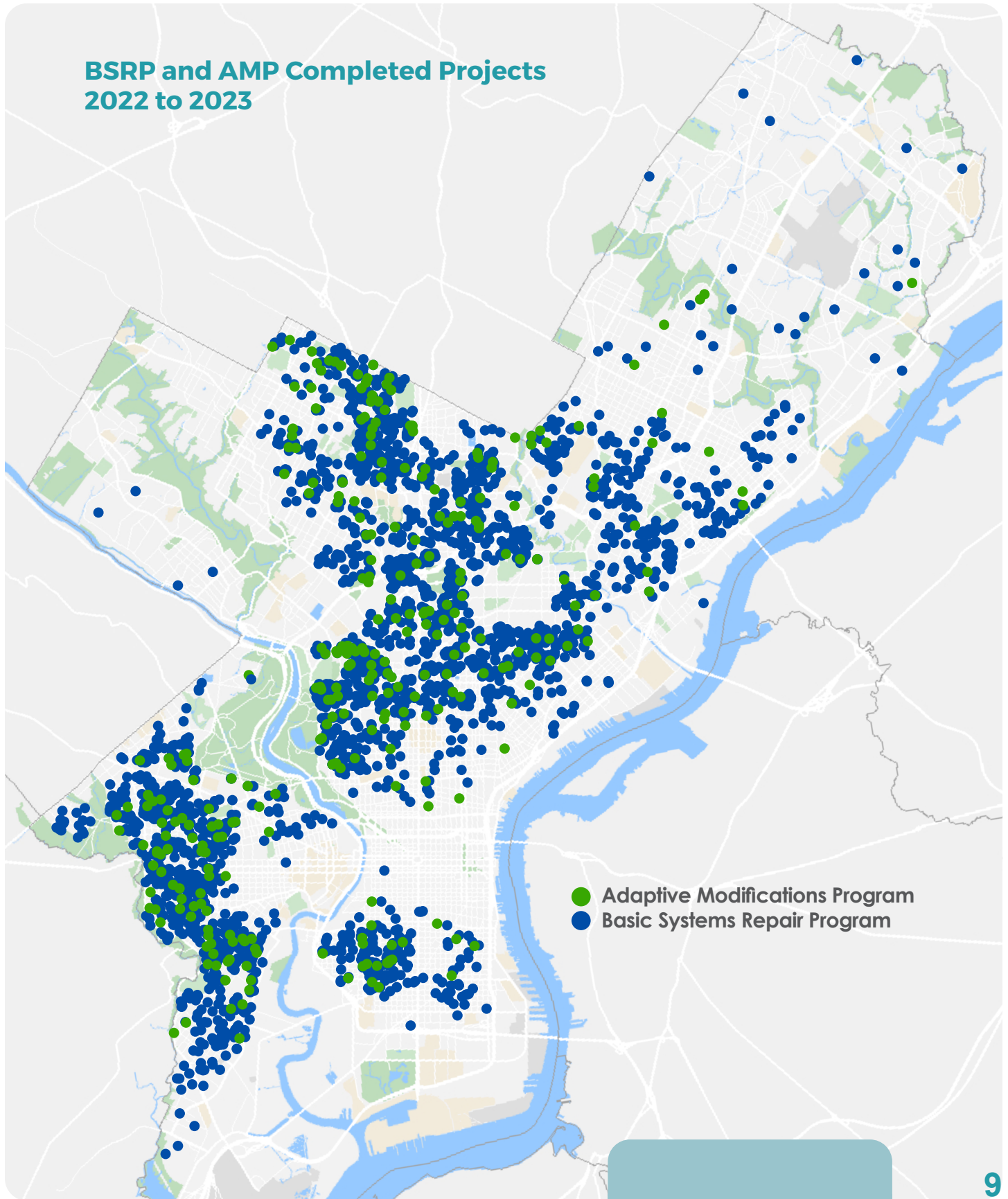
Basic Systems Repair and Adaptive Modifications Programs

From our decades of experience, we know the most affordable home is the one you already live in. The Basic Systems Repair Program (BSRP) provides free repairs to correct electrical, plumbing, heating, structural, and roofing emergencies in eligible owner-occupied homes in Philadelphia. The Adaptive Modifications Program (AMP) helps low-income individuals living with permanent physical disabilities be more independent at home. It provides free adaptations to houses and apartments to allow easier access and enhanced mobility within the space.

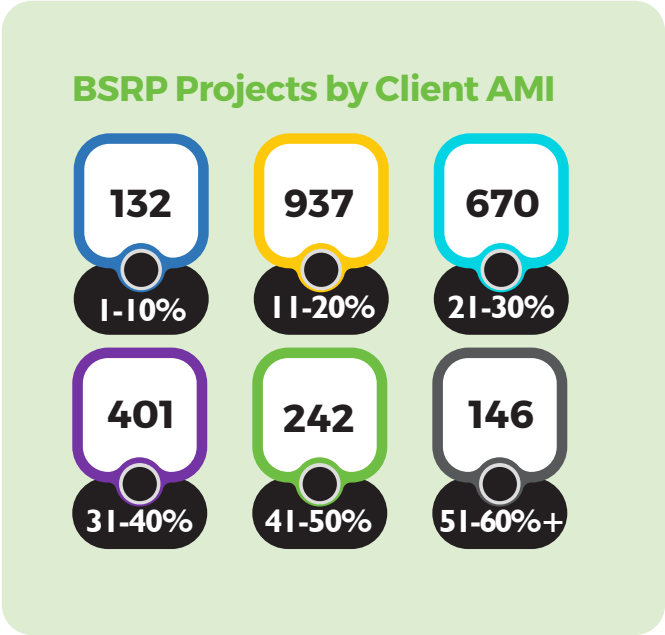
“Thank you to BSRP and AMP for making our home safe and handicap accessible for our family. This has helped us to better take care of our daughter and be in a position to stay in our community, and be comfortable.” Mrs. A. Smith, BSRP and AMP Client



**BSRP and AMP Completed Projects
2022 to 2023**



Home Improvement Programs at a Glance BSRP



2023

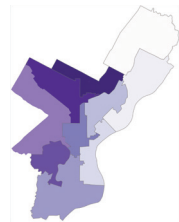
Basic Systems Repair Program

\$40 million

invested

2,528

Homes Repaired

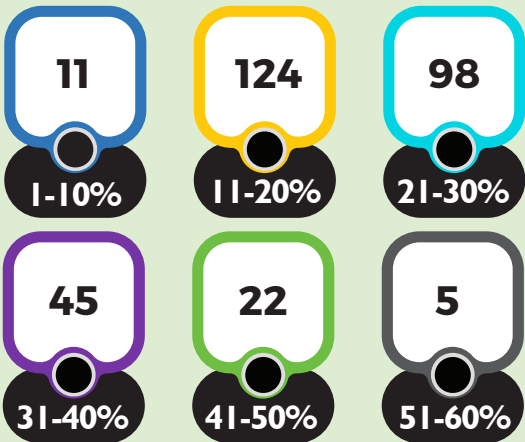


BSRP Projects Completed by Council District 2023

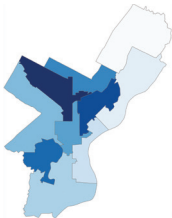
Council District	1	2	3	4	5	6	7	8	9	10
Projects Completed	110	233	348	302	326	77	376	419	327	10

Home Improvement Programs at a Glance AMP

AMP Projects by Client AMI



2023
Adaptive Modifications
\$5.6 million
invested
305
Homes Modified



AMP Projects Completed by Council District 2023

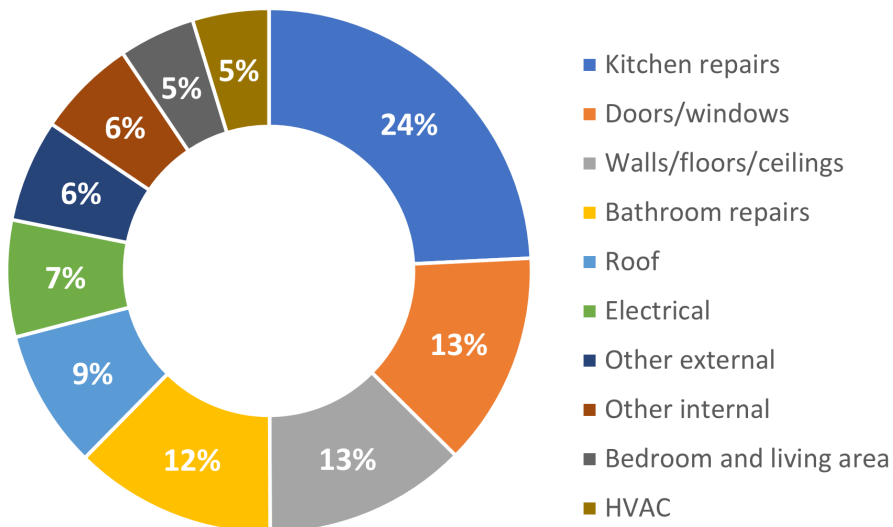
Council District	1	2	3	4	5	6	7	8	9	10
Projects Completed	14	27	45	47	43	5	26	47	51	0

Restore, Repair, Renew

Restore, Repair, Renew provides 3% fixed rate home repair loans to Philadelphia homeowners. In 2022 the program guidelines were updated to streamline the application process and to increase the maximum loan amount to \$50,000. Between its launch in 2019 and the end of 2023, the program has originated almost 340 loans totaling over \$9 million.



RRR Top Repair Categories to Date



2019 - 2023 RRR has originated almost

340 loans
totaling over
\$9 million



RRR recipient



Pictured with Ms. Knight is news anchor Tracy Davidson from NBC 10, who did a feature story on RRR in December of 2023.

"Because of RRR, I was able to remodel my home with a loan product that was right for me. Most home repair loans had a higher interest rate, and the people aren't as patient or friendly. Thank you to the City of Philadelphia, PHDC and Clarifi!"

Ms. J. Knight, Homeowner and RRR Borrower

RRR Partners



Targeted Housing Preservation Program

The Targeted Housing Preservation Program helps preserve housing stock across the city. PHDC supports the work of Habitat for Humanity Philadelphia, Rebuilding Together, and other community organizations that make critical home repairs in specific neighborhoods.

42 homes completed
Total amount
\$453,740



Habitat for Humanity, Veteran Home Repairs project (photo credit: Rivka Walton)

Habitat for Humanity

14 homes repaired
average cost per home
\$3,750

Rebuilding Together

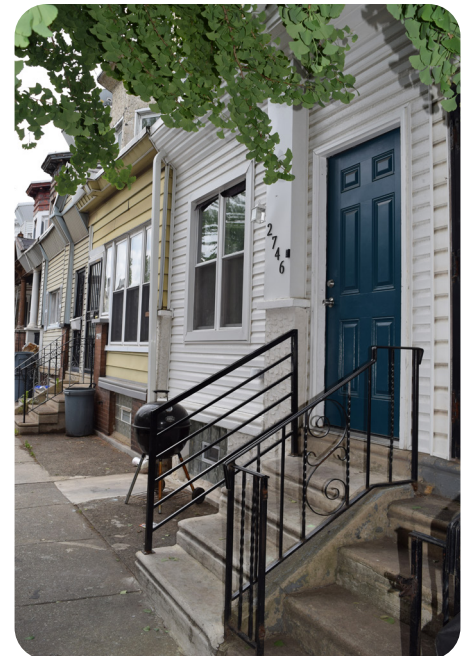
28 homes repaired
average cost per home
\$7,000

Rental Improvement Fund

PHDC's Rental Improvement Fund (RIF) launched in April 2023, offering two loan products to small landlords to repair their rental properties. Loan proceeds can be used for any repair that addresses a safety, health, habitability, energy efficiency, or water efficiency concern. Loans are eligible for full forgiveness or a preferable 0% interest rate if landlords meet program affordability requirements during the loan term. At the end of 2023, the Rental Improvement Fund had already closed 97 loans totaling \$2.4 million.

97 loans closed
Total amount
\$2.4 million

4900 block of Pine Street, state and local officials with RIF client



2700 block of North 23rd Street



Heating Assistance Programs

The Heater Hotline provides free emergency heater repairs for eligible households. This program is run by the Energy Coordinating Agency. It is supported in partnership with the Division of Housing and Community Development. In 2023, a total of 2,289 households were assisted.

Over
\$2 million
was invested for heating and cooling services to Philadelphia residents.



LIHEAP Assistance Programs

PHDC LIHEAP CRISIS program helps replace and repair heaters for income eligible homeowners. In 2023, the program helped over 300 homeowners.

The LIHEAP Clean & Tune pilot program performs equipment maintenance and client education about regular system care. The goal of the program is to cut down on the number of clients with repeat emergencies. Almost 270 homes were served in 2023.

The LIHEAP Cooling Program provides a home with a comfortable area in extreme heat, replaces or repairs cooling units that are not working efficiently, improves household air quality, and delivers client education to protect the health and safety of the client while preserving the integrity of the client's cooling equipment. Participants are selected from persons who received LIHEAP Crisis grants. The Cooling Program ran from May 1 - August 31, 2023. PHDC repaired or replaced a combination of window air conditioning units and fans, totaling 118 units.

LIHEAP CRISIS program
repaired or replaced

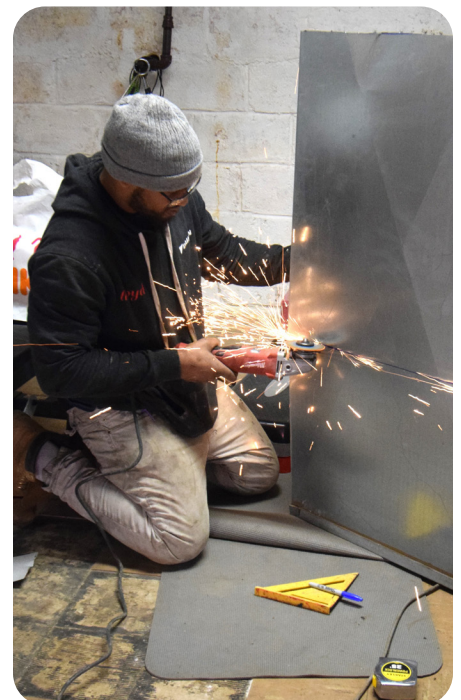
336 heaters
for a total amount of almost
\$2 million

LIHEAP Clean & Tune program
cleaned and tuned

265 heaters
for a total amount of
\$152,312

LIHEAP Cooling
Investment

\$179,702



Philly First Home

Philly First Home gives eligible first-time homebuyers grants of up to \$10,000 (or 6% of the home's purchase price, whichever is lower) to reduce the principal and/or cover down payments and loan closing costs. In 2022, PHDC partnered with DPD's Division of Housing and Community Development (DHCD) to launch phase two of the Philly First Home program. In 2023, Philly First Home helped 2,020 Philadelphians become homeowners, investing over \$11 million in first-time homeownership.

In 2023

2,020

grants awarded

\$11 million

for first time homeownership



Mr. S. Ford, Philly First homeowner

PHDC's Inaugural Housing Fair

PHDC's Inaugural Housing Fair was ALL THINGS HOUSING! Featuring all of PHDC and DHCD's housing programs, as well as realtors, lenders, developers, contractors, community organizations, City offices, and so many other public and private partners. The fair furthered PHDC's commitment to providing housing services to the residents of Philadelphia. Over 60 organizations and businesses participated and over 1,500 attendees came!



PHDC Invests in **Housing Stabilization**

PHDC's programs and services help make households stable. Countless studies show that when housing is stable, adults and children thrive. This is critical to a family and community's success. From guaranteed income pilot programs to assistance with rent, we help sustain families and individuals.

Shallow Rent

The Shallow Rent Program provides a monthly rent voucher of up to \$500 to tenants living in participating affordable housing projects who are paying more than 30% of household income to rent. Tenants apply for assistance via property managers, and funds are paid directly to participating organizations on behalf of approved tenants. In 2023, Shallow Rent provided over \$1.3 million in support to more than 300 households.

Over
\$1.3 million
assisting more than
300 renters

PHLHousing+

PHLHousing+ is the City of Philadelphia and PHDC's guaranteed income pilot program designed to support housing and financial stability for low-income renters with children in the city of Philadelphia. The program provides monthly direct cash assistance to 300 households from the Philadelphia Housing Authority waitlists for public housing and/or Housing Choice Vouchers. Researchers from the University of Pennsylvania's Housing Initiative at Penn and Department of Psychology are collecting data to study the health, financial, educational, and housing stability outcomes of the 2.5-year pilot program.

Monthly direct cash
assistance to
300
households

Targeted Financial Assistance

PHDC works with DHCD to provide payments to eligible landlords participating in the City's Eviction Diversion Program through a new program called Targeted Financial Assistance (EDP-TFA). EDP-TFA has provided \$13,383,223 in rental arrears payments, bringing relief to 955 landlords and 3,238 households. EDP-TFA's intervention has contributed to a decrease in landlord/tenant filings and evictions for eligible applications since the launch early in 2023.

Provided over
\$13 million
to
955 landlords and **3,238** households

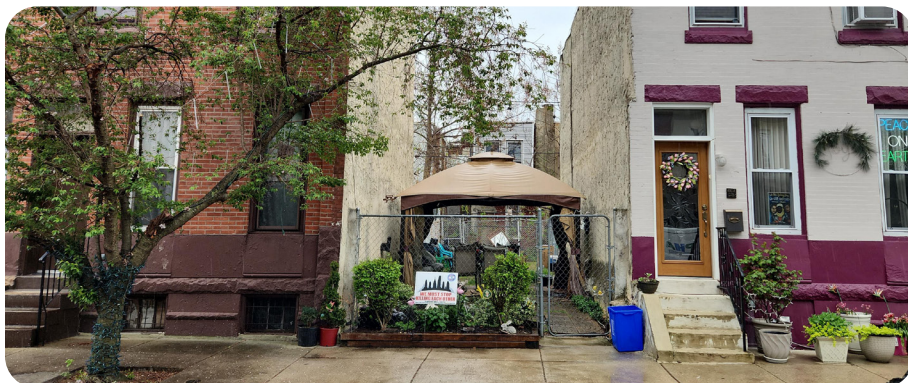


PHDC Invests in Community Capital & Neighborhood Infrastructure

From parks to playgrounds, art to asphalt, PHDC's staff and programs improve the infrastructure of our city. PHDC helps create neighborhoods where Philadelphians can thrive by bringing in parks, playgrounds and other amenities. It repairs and improves public buildings and neighborhood infrastructure and fights blight.

Land Management

PHDC manages the acquisition, disposition, and maintenance of most publicly owned land in Philadelphia through its contracts to conduct business operations on behalf of the Philadelphia Land Bank, Philadelphia Redevelopment Authority and the City of Philadelphia's Department of Public Property. It is guided by the Philadelphia Land Bank's 2019 Strategic Plan. PHDC's Land Management staff have improved operations, coordination and prioritization of property acquisitions, data collection and usage, and sharing of policies and processes with the public.



3100 block of Page Street, side yard



Frankford House

LIHTC housing on public land
FY 2023

Under construction

\$51,945,833

Pre-development

\$28,251,610

Land Bank Dispositions 2021-24*

YEAR	No. of DOR Parcels	No. of Lots in Parcels	Housing # of Lots	Housing Total # of Units	# of Units 30%/50% AMI	# of Units 60%/80% AMI	# of Units 100%/ 120% AMI	# of Units MARKET	Sideyard	Garden/ Open Space	Business Expansion	TOTALS
CURRENT APPLICATIONS TOTAL PARTIALLY OR FULLY APPROVED, NOT SETTLED (PLB)	408	513	367	502	23	203	198	88	35	59	8	614
FY 2024	121	188	174	175	0	48	122	5	9	0	2	186
FY 2023	175	219	200	256	39	124	58	35	8	7	1	272
FY 2022	60	75	49	115	18	90	6	1	20	5	0	140
FY 2021	33	43	18	140	42	42	0	56	23	0	2	165
TOTALS	797	1,038	808	1,188	122	507	384	185	95	71	13	1,377

*As of March 2024

Percent for Art

PHDC stewards the oldest Percent for Art program in the nation, dedicated to supporting art as a community asset. The program requires that one percent of construction costs for development on PRA land be used to commission an original work of site-specific public art. Through its Fund for Art and Civic Engagement, the program also



Schuylkill Currents, Mark Mennin

supports new artwork and public programming.

In 2023, Percent for Art supported artworks ranging from the preservation of historic elements at the Engine 29 Fire Station, to a mural at The Crane Chinatown produced in collaboration with a dynamic artist team and Mural Arts Philadelphia, to sculptural seating elements along the Schuylkill River by artist Mark Mennin at 4300 Ridge Avenue near the Falls Bridge.

The River Soundings proposal from Seattle-based artist team Haddad | Drugan at the iconic former Festival Pier site is anticipated in late 2024. Eto Otingibe's multi-media Cascode installation for Amy Gutmann Hall at the University of Pennsylvania School of Engineering is likewise in progress and anticipated to be installed next year.



Clothespin, Claes Oldenburg (1976)

Rebuild and PHDC/PRA

There are more than 400 neighborhood parks, recreation centers, and libraries in Philadelphia. They serve as safe spaces for people to learn, play, exercise, and get access to important services. However, many of these places are in need of investment, and that is where Rebuild steps in. PRA supports the City's Rebuild program by



George Washington Elementary School Play Space

managing Rebuild's Request for Proposals and contracting processes. With PRA's assistance, Rebuild brings in general contractors to rehabilitate city playgrounds, libraries and parks. PHDC's maintenance staff also participates in rehabilitating these public spaces.

Neighborhood Preservation Initiative

PHDC receives local, state and federal funds directly or through our relationship with DHCD. Legislators work tirelessly for more funds each year to help address the overwhelming need for community development related programs and services.

More funding is needed—primarily funding that is more flexible, like the Neighborhood Preservation Initiative (NPI).



Neighborhood Driveway Repair

Since 2021, NPI has made significant strides investing the \$400 million in bond proceeds for the support of affordable housing and commercial revitalization programs. Notably, all NPI Year 1 funds, totaling \$100 million, have been allocated, with \$66.7 million expended by the end of 2023.

Furthermore, in May 2023, the program secured an additional \$100 million in bond funds, with \$26.6 million already disbursed by the end of 2023.



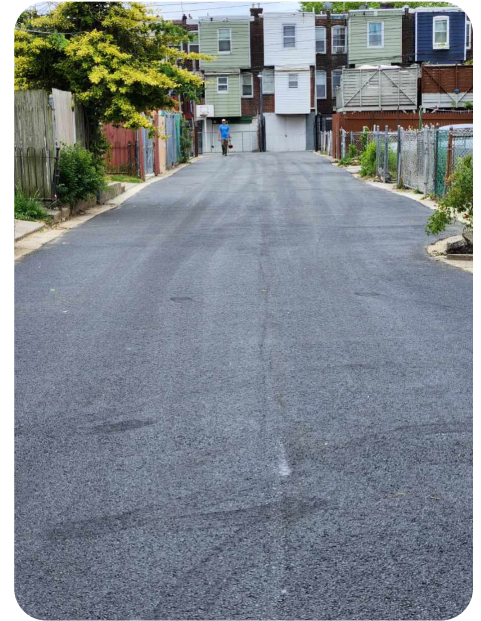
Frankford Avenue

Serving

4762 Households

Serving

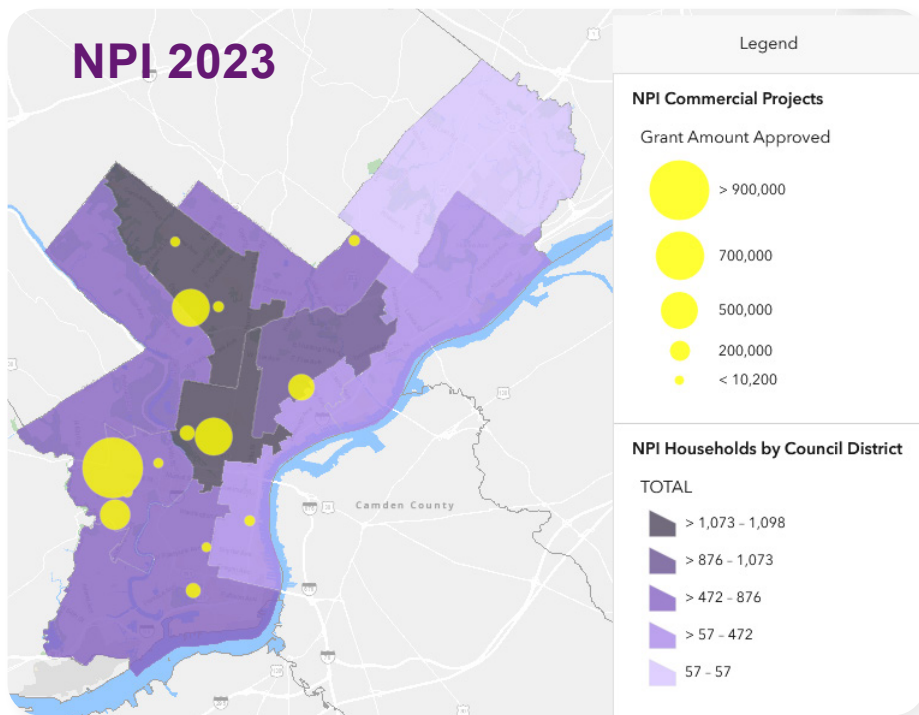
162 Businesses



Completed Driveway

NPI provides sole or additional funding for the following programs:

- Neighborhood Driveway Repair
- Adaptive Modifications Program
- Basic System Repair Program
- Eviction Prevention
- Housing Preservation
- Housing Production
- Neighborhood Commercial Corridors
- Neighborhood Infrastructure Improvement Program (NIIP)
- Permanent Homeless Housing
- Philly First Home
- Shallow Rent Assistance
- Small Landlord Loans and Working Capital
- Tangled Title



PHDC continues to maintain a regularly updated dashboard with NPI data, accessible via the NPI page on the PHDC website. The progress achieved underscores NPI's commitment and success in enhancing affordable housing and promoting community revitalization in Philadelphia, maintaining its pivotal role in the city's pursuit of these critical goals.



100 million
NPI Year 1 funds allocated
66 million
expended by the end of 2023



Turn the Key Homes, 2000 block of William Street



Village Square, Haverford Avenue

PHDC Invests In Economic Opportunity, Wealth Creation and Skill Development

Lack of economic opportunity is a key driver of the affordable housing crisis in Philadelphia and nationwide. PHDC is making a difference by opening pathways to economic security, and connecting Black and brown Philadelphians to business opportunities and well-paying jobs in the trades.

Minority Developer Program

In August 2021, PHDC launched the Minority Developer Program (MDP) to assist in addressing the lack of diversity in the Philadelphia real estate development and construction industry. This hands-on business assistance and capacity-building program is designed to promote wealth creation and business growth among minority developers. Almost 70 developers applied for the first cohort of the program. The developers ranged from new to small and mid-size businesses. MDP provided a cohort of 16 businesses with land-development training, financial training, and development opportunities. PHDC welcomed a second MDP cohort consisting of seven businesses in July 2023.



1500 block of S. Dover Street groundbreaking

PHDC & JEVS Orleans Technical College Hiring Fair

PHDC partners with JEVS Orleans Technical College for a hiring fair for construction and building trades professionals. Each year over 85 contractors, developers and construction professionals participate, and more than 200 interested job-seekers and students attend.



BSRP & AMP Contractors

Annually, 38% to 45% of PHDC BSRP and AMP contracts are assigned to MBE/WBE (Minority Business Enterprise/Women Business Enterprise) contractors, and 100% of contracts are with small and mid-size businesses.



"After more than 20 years in the finance industry, in 2019 I took on a leadership role at the affordable housing nonprofit, The Maple Corporation. PHDC's Minority Developer Program has been an essential ally in better understanding the industry and providing the resources and insights needed to connect more with the City of Philadelphia along with multiple networking opportunities. With these tools, I look forward to positively impacting the housing crisis in our beloved City."

Ms. J. Sims, MS, RHDFP, President and Executive Director,
The Maple Corporation

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