



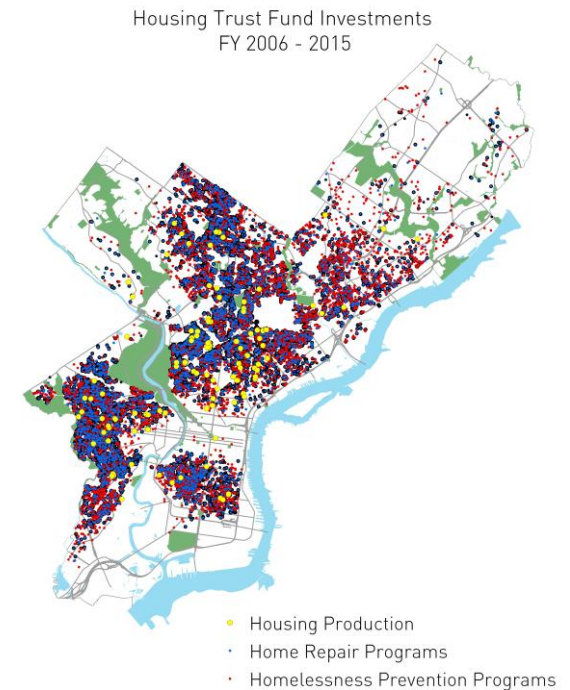
# Equitable Development in Philadelphia

Rick Sauer, Executive Director



# PACDC: Who We Are

- MEMBERSHIP ORGANIZATION
  - 125 members, including 50 CDCs
  - Strong voice in policy
  - Strong CDCs
  - Strong neighborhoods and city



# CDCs: Agents for Equitable Neighborhoods

- **Comprehensive Approach...**
  - Neighborhood Organizing & Planning
  - Housing
  - Neighborhood Economic Development
  - Facilities Development
  - Education, Social Services, Arts & Culture
  - Greening & Sustainability

# Equitable Development in Philadelphia



TRI-STATE

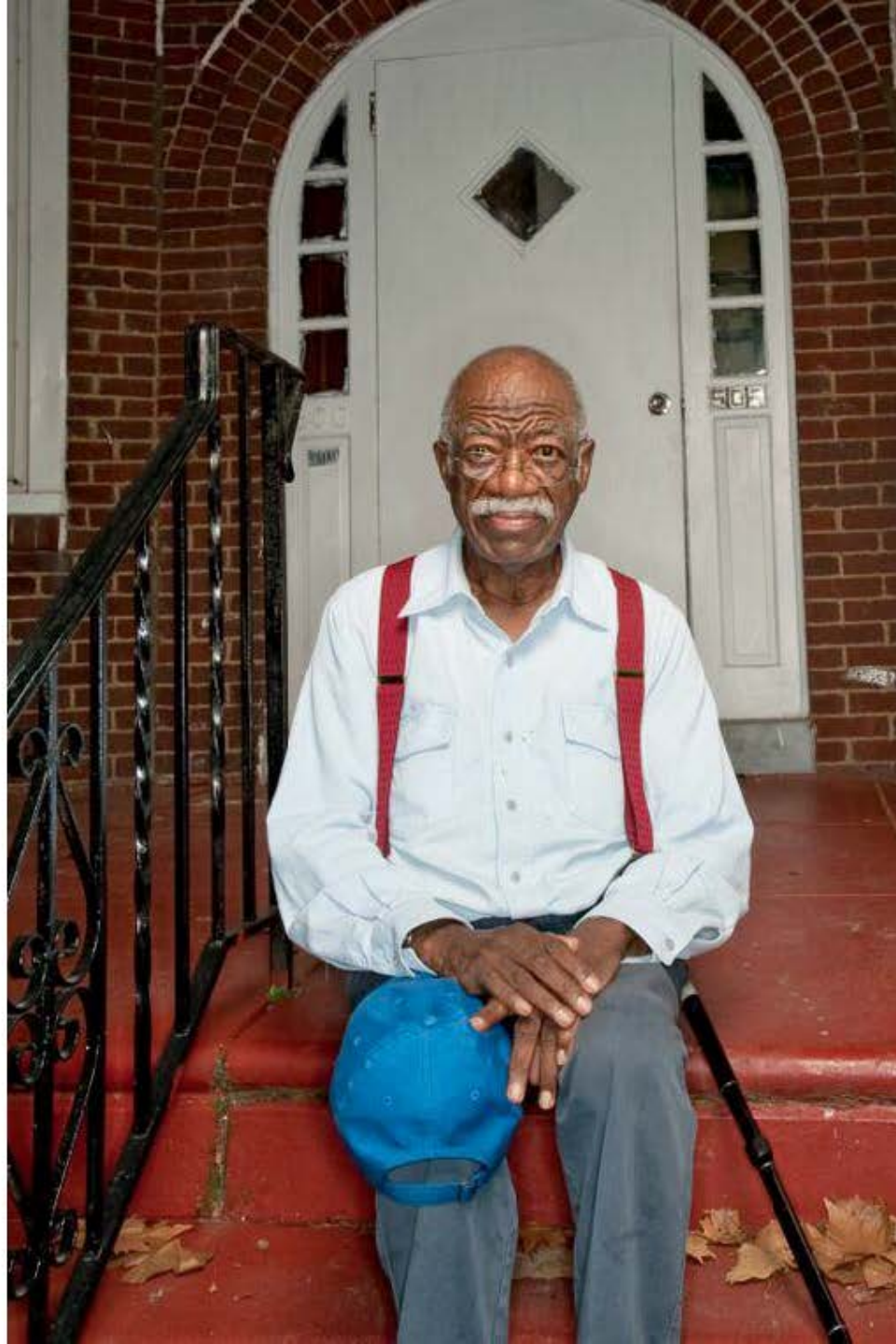
JJR-2329

COOPER





Schuylkill  
Yards



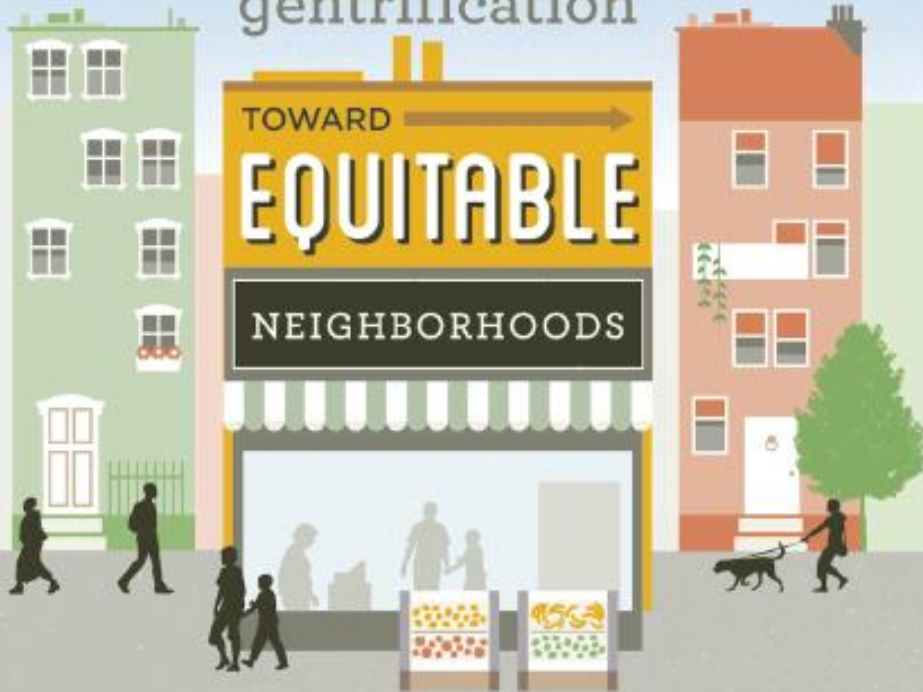


# Equitable Development:

- A strategy that confronts structural and institutional forms of *inequality* by creating sustained *equality* in **housing, health, education** and **economic opportunity** for low- and moderate-income households and institutions by ensuring they:
  - Have influence over decision making that shapes their neighborhood inclusively;
  - Benefit from improved neighborhood conditions;
  - Have access to community resources and services that improve their quality of life and fill their basic needs close to where they live;
  - Have choices about where to live and work;
  - Are not involuntarily displaced from their neighborhood of choice.

# BEYOND gentrification

TOWARD →  
**EQUITABLE**  
NEIGHBORHOODS



**An Equitable Development Policy Platform  
—FOR PHILADELPHIA—**



Tweet @EquitablePhilly



[www.pacdc.org/Equitable  
Development](http://www.pacdc.org/EquitableDevelopment)

@EquitablePhilly

1



**STRENGTHEN THE ABILITY OF NEIGHBORHOOD  
GROUPS AND RESIDENTS TO CREATE INCLUSIVE  
COMMUNITIES**



# MAKE YOUR MARK!

*lower lancaster revitalization plan*

2



**CREATE AND PRESERVE QUALITY, AFFORDABLE  
HOME CHOICES IN EVERY PART OF THE CITY**





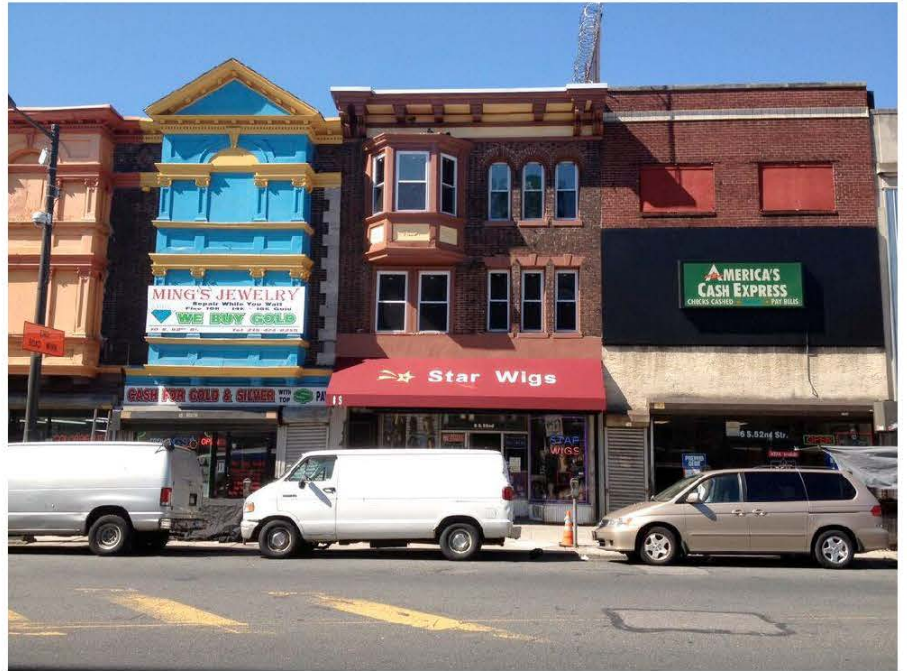
3



**EXPAND ECONOMIC OPPORTUNITIES ON OUR  
NEIGHBORHOOD CORRIDORS AND INCREASE  
LOCAL HIRING AND SOURCING BY MAJOR  
EMPLOYERS AND DEVELOPERS**







4



**UNDERSTAND THE THREATS AND IMPACTS  
OF DISPLACEMENT AND EXPAND ASSISTANCE  
PROGRAMS**



DEAR LOYAL CUSTOMERS,

After many years of serving  
the community we have lost  
our lease and have been  
forced to close.

Thank you for patronage!

**BUSINESS**



In a banner year for the markets, first week of the New

**THAT H**

In a strong  
year overall,  
health-care  
stocks accounted  
for five of the top  
performers on

By Harold Brubaker  
Health-care stocks  
accounted for five of  
the top performers on  
the Dow Jones Industrial  
Average last week. The  
sector's strong performance  
was driven by a combination  
of factors, including a  
recovery in demand for  
health-care services and  
a decline in interest rates.  
The sector's performance  
was also helped by a  
strong performance from  
pharmaceutical companies.  
The sector's performance  
was also helped by a  
strong performance from  
biotechnology companies.  
The sector's performance  
was also helped by a  
strong performance from  
medical device companies.

A cheery economic  
outlook... though  
treats

Blue Diner  
Sandwiches

5

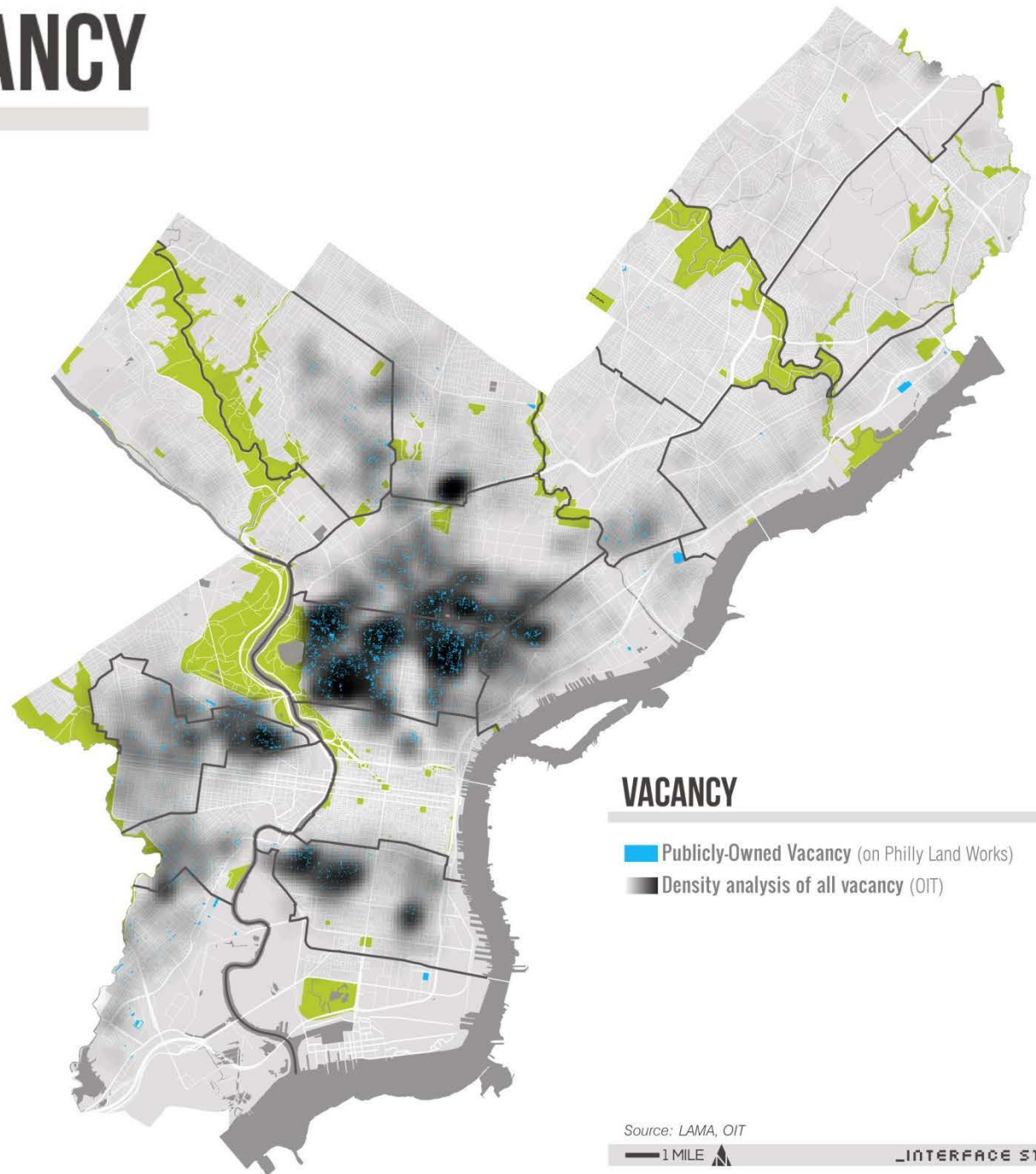


**ATTACK BLIGHT, VACANCY, AND ABANDONMENT  
IN ALL NEIGHBORHOODS**



# MAPPING VACANCY

still in progress!







# A NEW PROCESS FOR PROPERTY DISPOSITION

## EXISTING CYCLE



# JOIN THE MOVEMENT

"In the pain of upheaval, there is the unremitting effort of the oppressed to shake off the agony of unequal treatment. It is that effort that calls us, tells us not to be afraid of the truth, but to join the movement toward a more equitable future."

— MINDY THOMPSON FULLILOVE, M.D.

## **PACDC's Community Development Leadership Institute's 2017 Forward Equitable Development Conference**

Wednesday, June 28, 2017

*(Registration starts 8:30, Closing Event 5:00)*



### *KEYNOTE*

#### **Mindy Thompson Fullilove, M.D.**

"Fullilove has spent the past 30 years investigating how broken connections between various parts of cities harm public health and, more recently, exploring ways to reconnect them." —The New York Times

Join with more than 200 community developers, artists, health care providers and researchers committed to working toward a more equitable Philadelphia exploring innovative pathways to ensuring all Philadelphia's residents and businesses prosper.

Philadelphia does Better when we ALL do Better.

### *CONFERENCE PARTNERS*

Philadelphia Health Management Corporation, Temple University Center City Campus, and City of Philadelphia Division of Housing and Community Development, with additional in-kind support provided by the Federal Reserve Bank of Philadelphia

"Each and every one of us has the power to improve the places we hold in common, whether we are concerned with the neighborhood, city, nation or planet."

—MINDY THOMPSON FULLILOVE

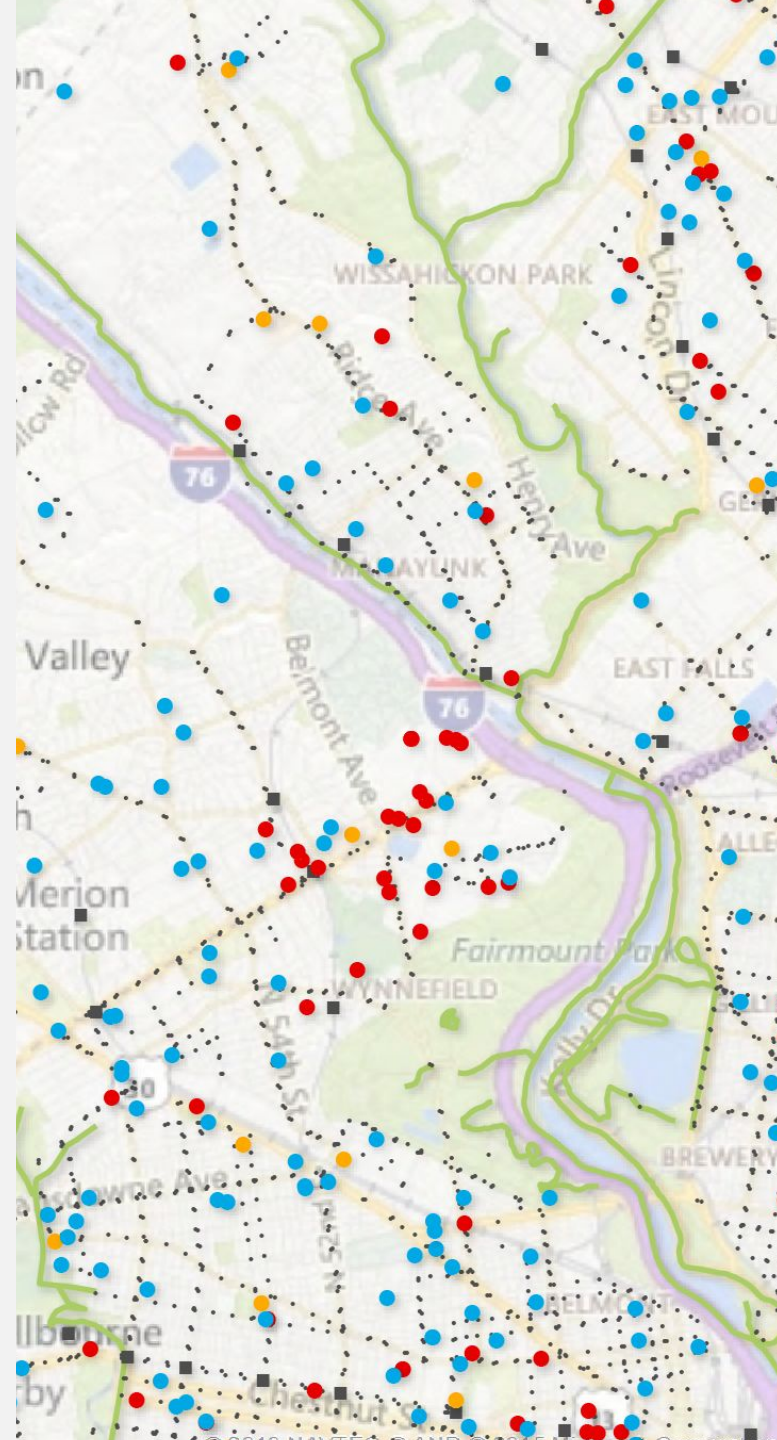
TO REGISTER VISIT:

[www.pacdc.org](http://www.pacdc.org)

# EQUITY ← THROUGH → ACCESS

## Coordinated Plan Update for the DVRPC Region

DVRPC PPTF  
April 12, 2017



## PURPOSE

Update 2007 Coordinated Plan to reflect new priorities and MAP-21/FAST programmatic changes.

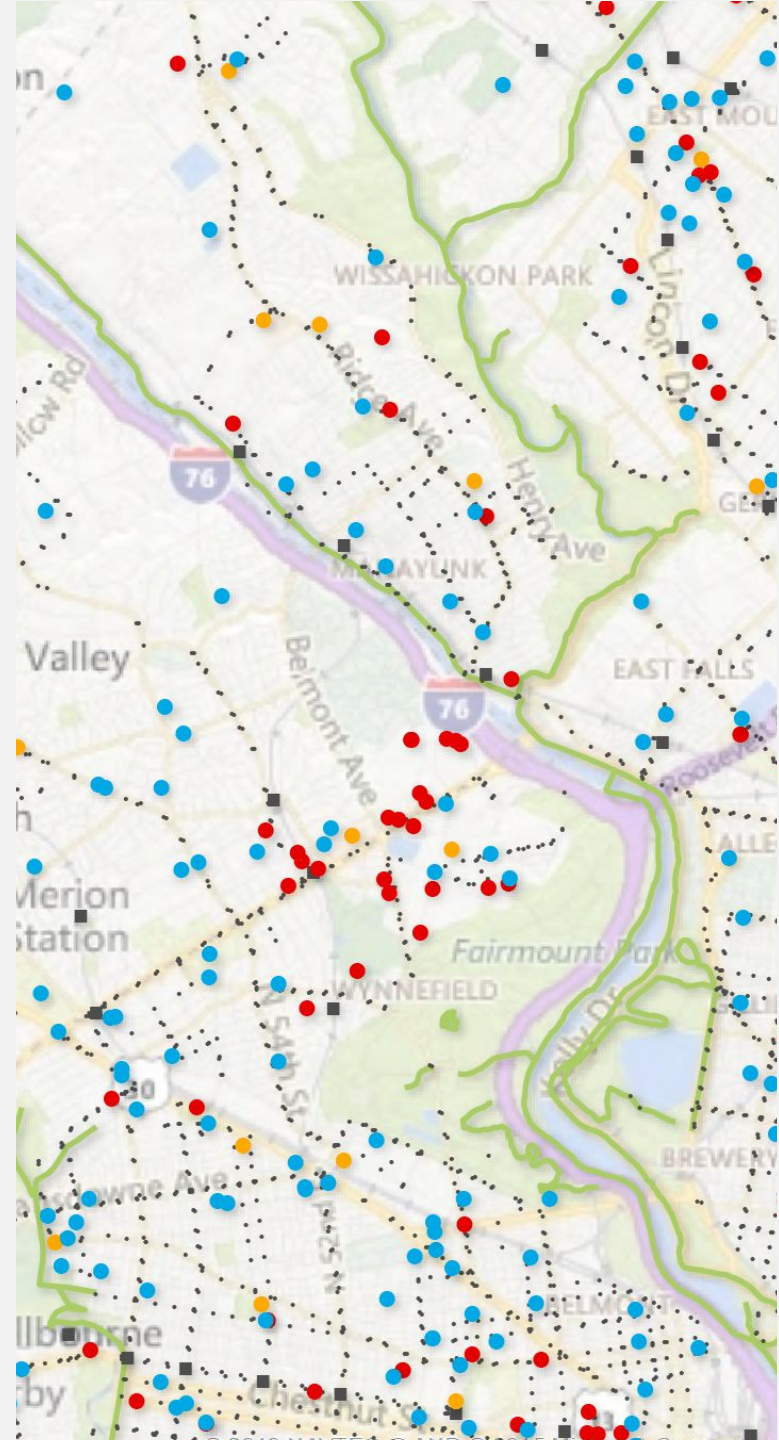
**But really:** to encourage strategies that will provide more dignified access to opportunity and **essential services** by our region's most **vulnerable populations**.

### Essential services:

- Places of employment, grocery stores, schools, medical care facilities, recreation/open space, senior centers, and centers for the developmentally disabled

### Vulnerable populations:

- Elderly (65+), HHs in poverty, disabled



## GAPS AND BRIDGES

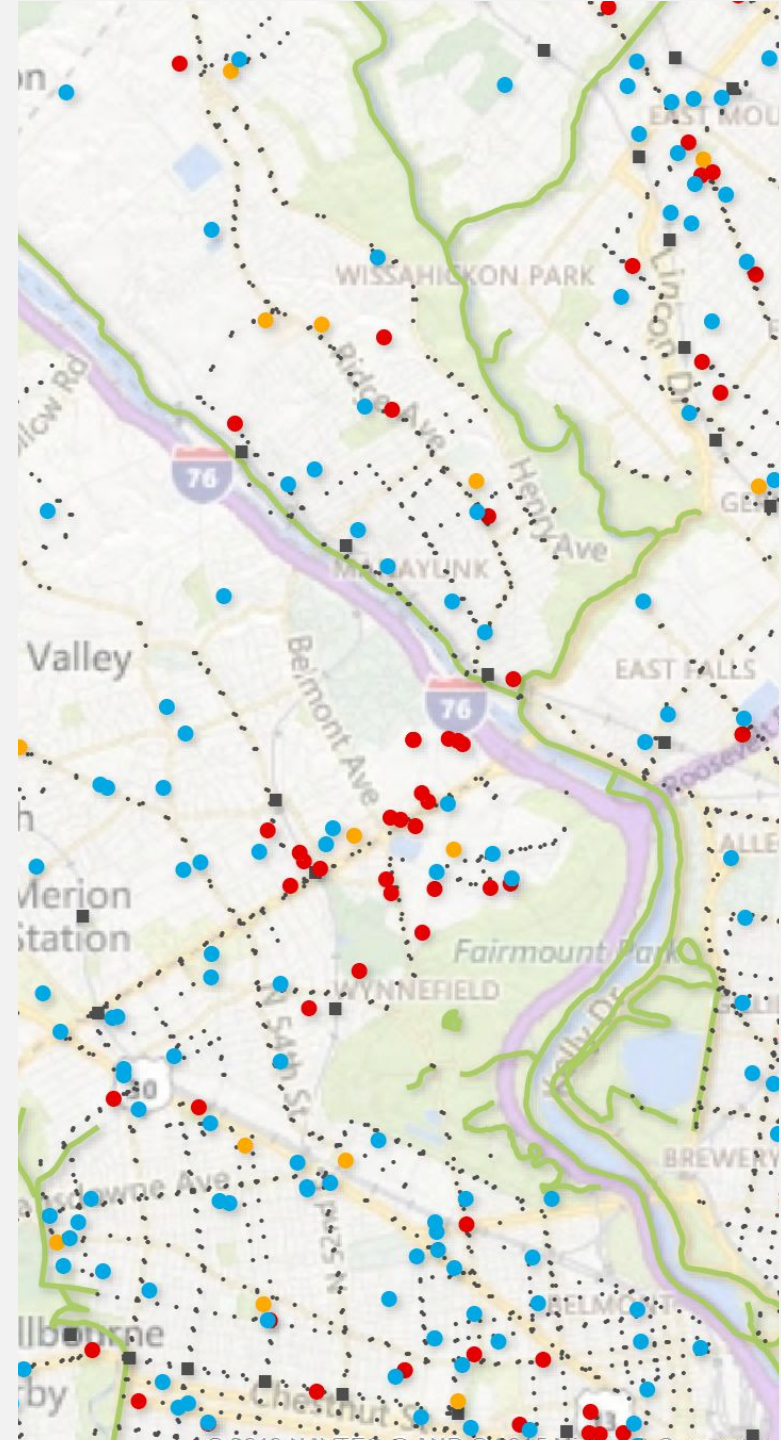
The Coordinated Plan identifies a menu of priority issues and strategies that can be cited by those seeking funding for traditional CHSTP programs, and from other sources.

### Gaps:

Factors that constrain transportation access to opportunity by vulnerable populations.

### Bridges:

Strategies that would improve regional mobility for those most in need.



## GAPS: Infrastructure

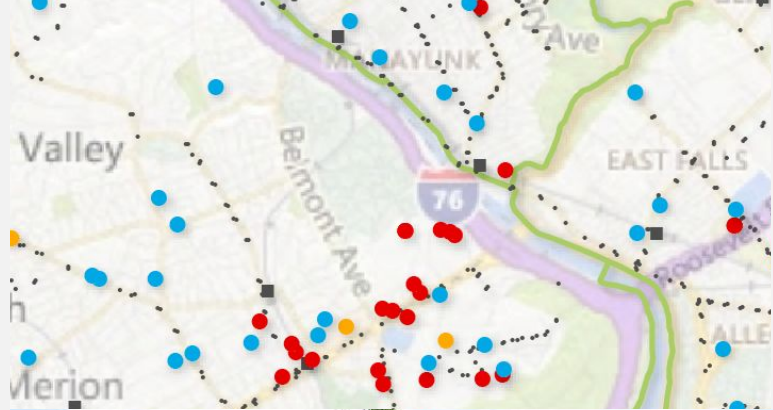
- Not all transit service is ADA accessible.
- Vehicle accessibility is hindered by inaccessible access paths.
- Some transportation infrastructure (such as overpasses, rail lines, and wide roadways) can create barriers within neighborhoods.
- Transfers between modes and services are not always accessible, affordable, or intuitive.



## Bridges:

### Create Accessible Infrastructure

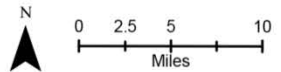
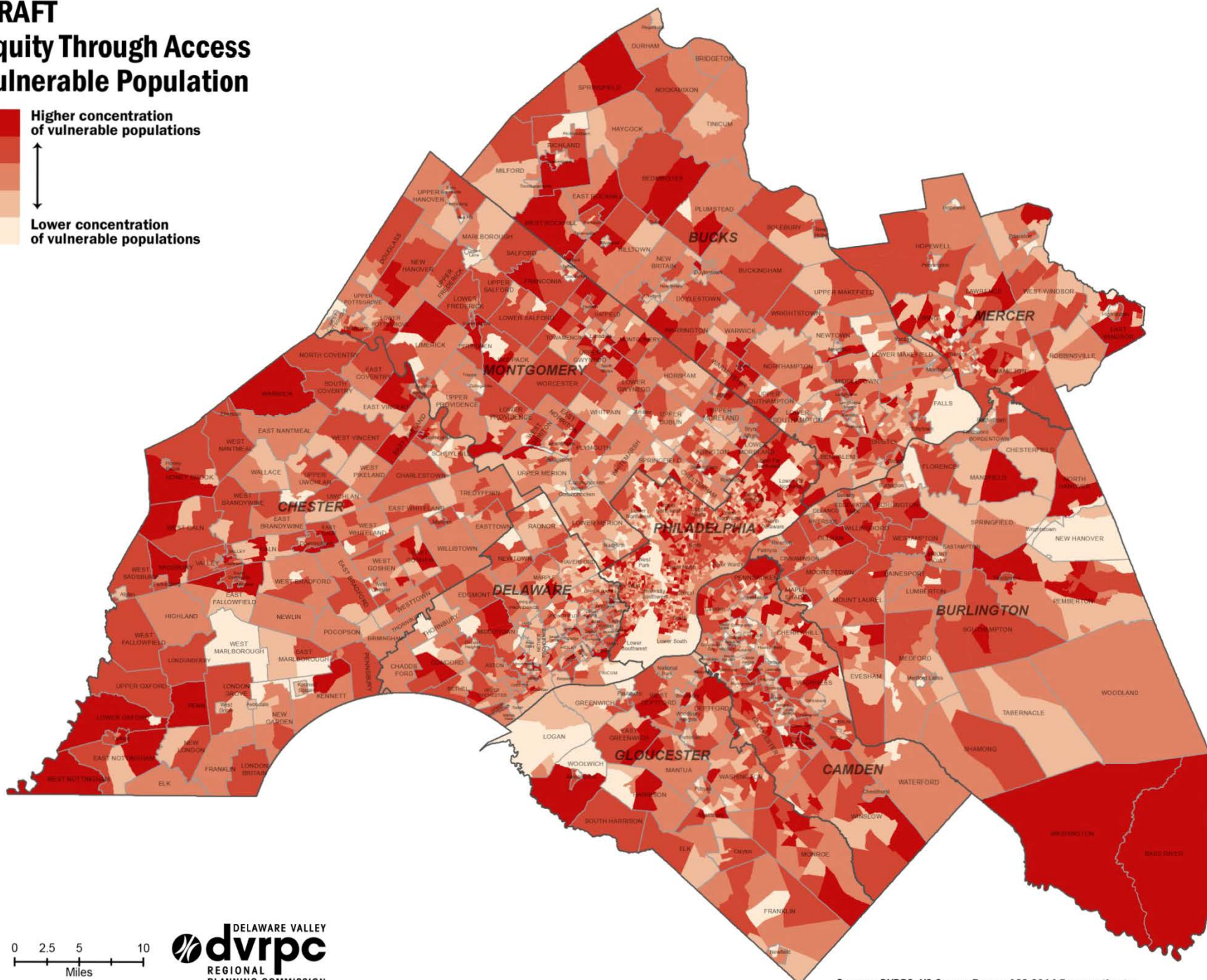
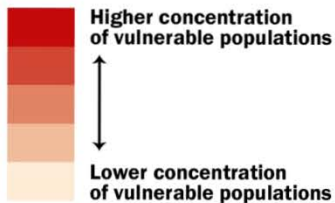
- Ensure that transit vehicles, stop locations, and connecting pathways are accessible, and prioritize improvements where they are not.
- Prioritize accessibility improvements where they will be most beneficial for connecting vulnerable users with essential services.
- Incentivize the purchase of more accessible taxis and shared vehicles.
- Support connective sidewalk networks, public restrooms, and places to sit or rest in all communities—especially those with concentrations of vulnerable populations.



# DRAFT

## Equity Through Access

### Vulnerable Population

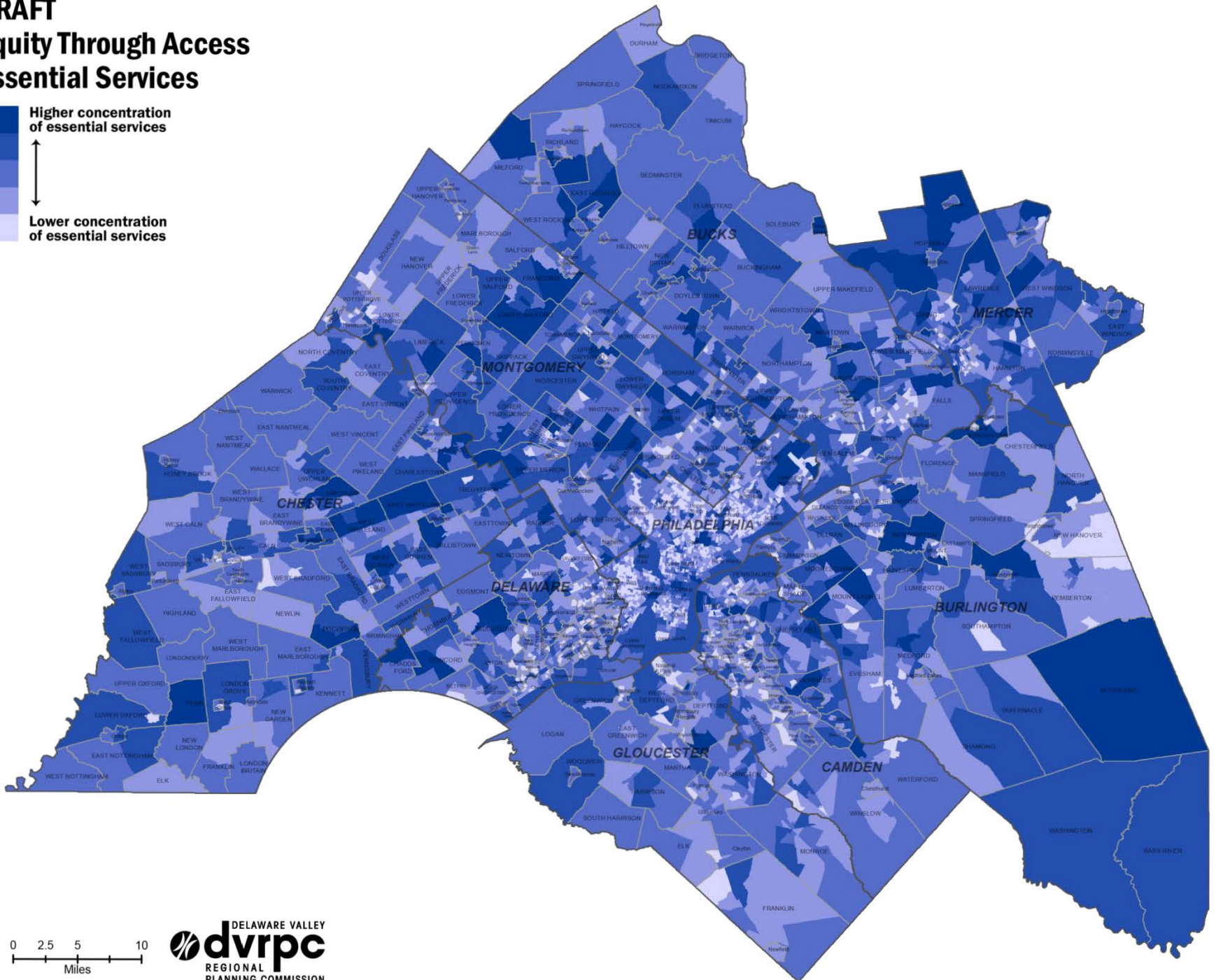
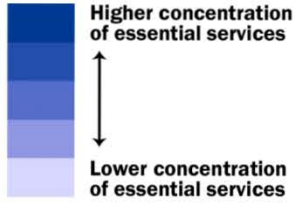


Sources: DVRPC, US Census Bureau ACS 2014 5-year estimates



# DRAFT

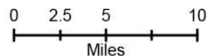
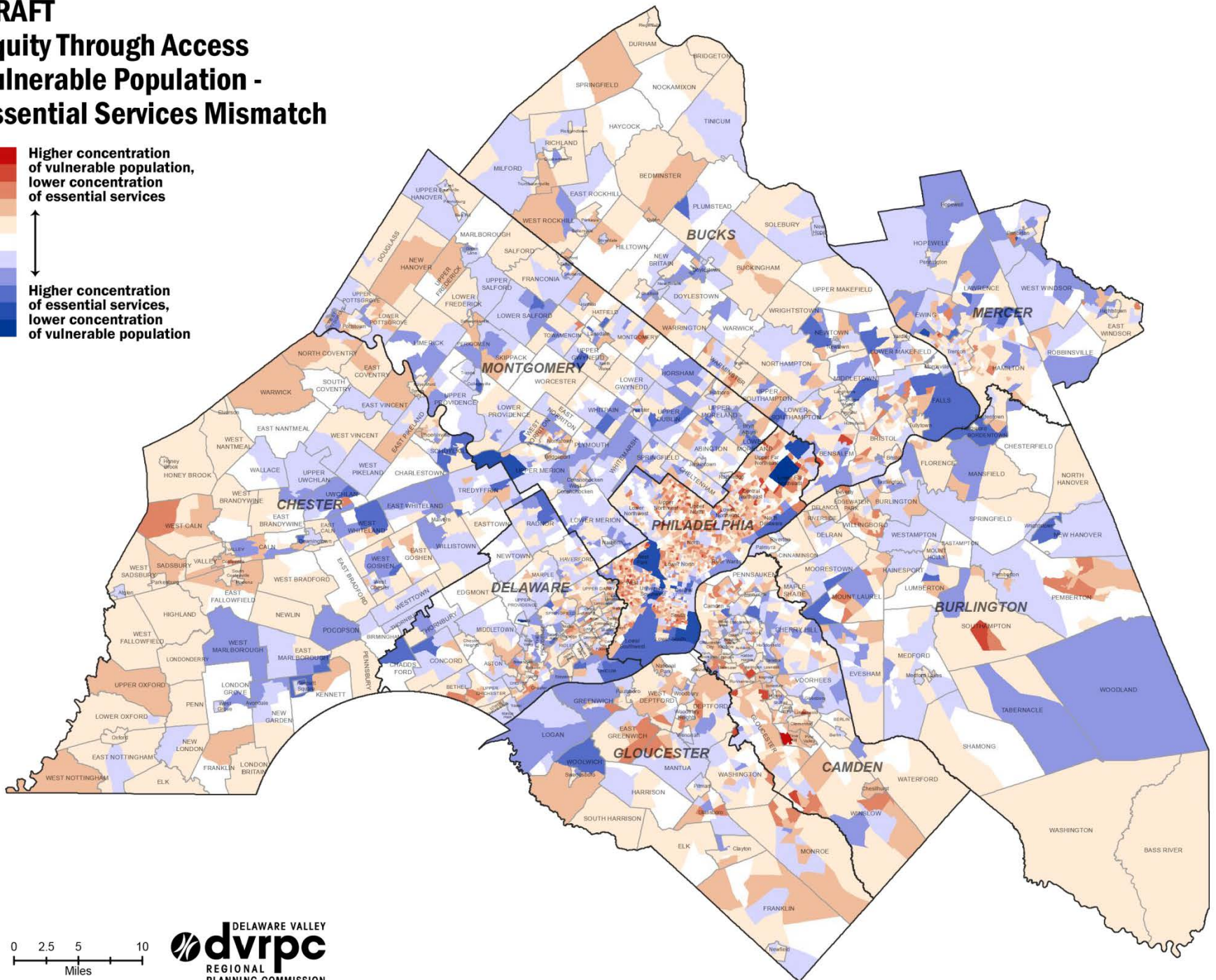
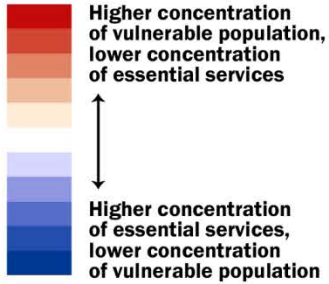
## Equity Through Access Essential Services



# DRAFT

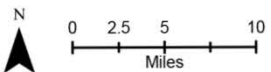
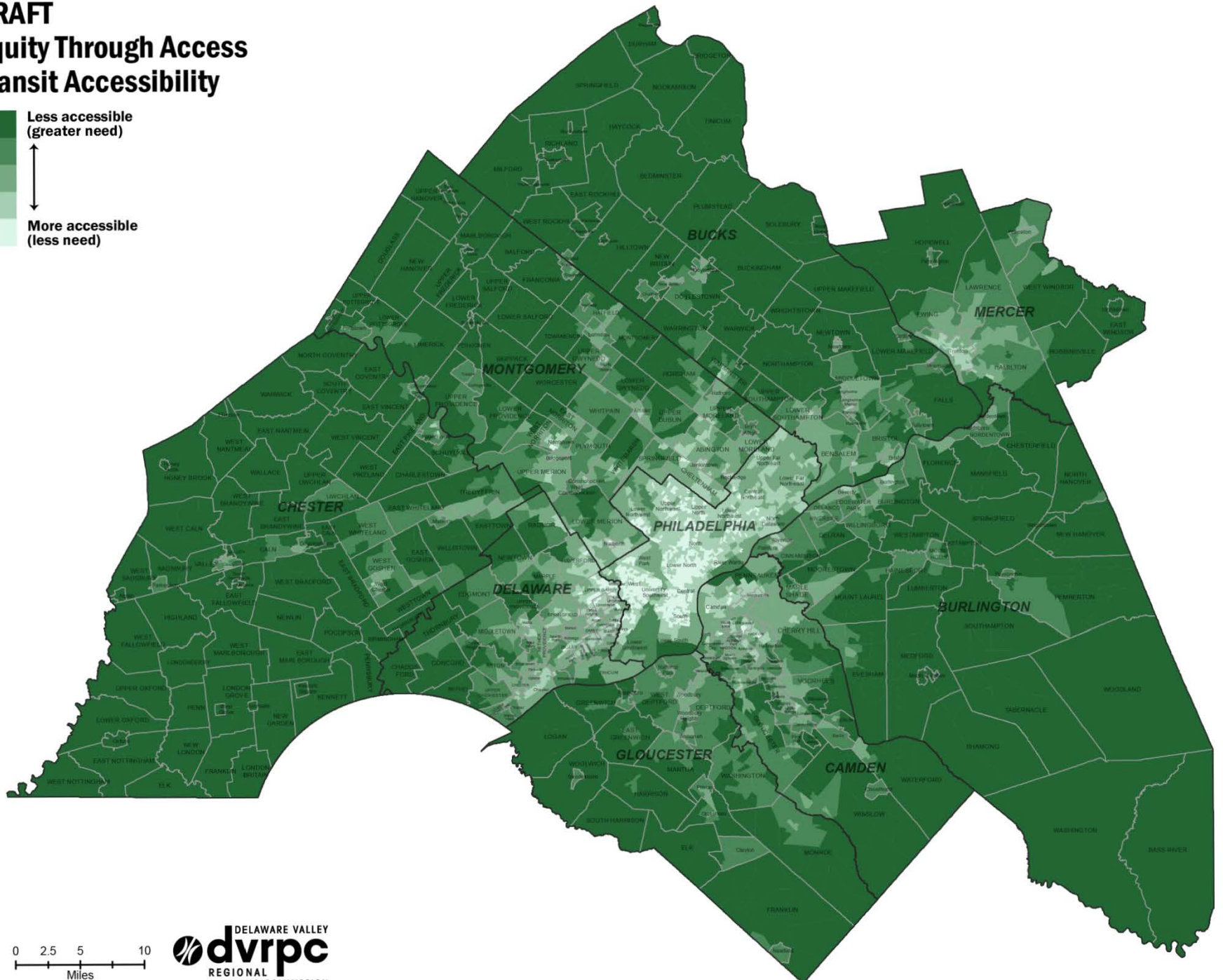
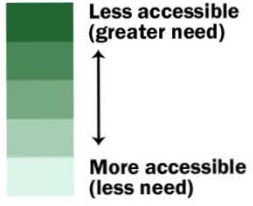
## Equity Through Access

### Vulnerable Population - Essential Services Mismatch



# DRAFT

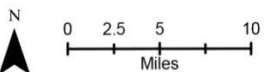
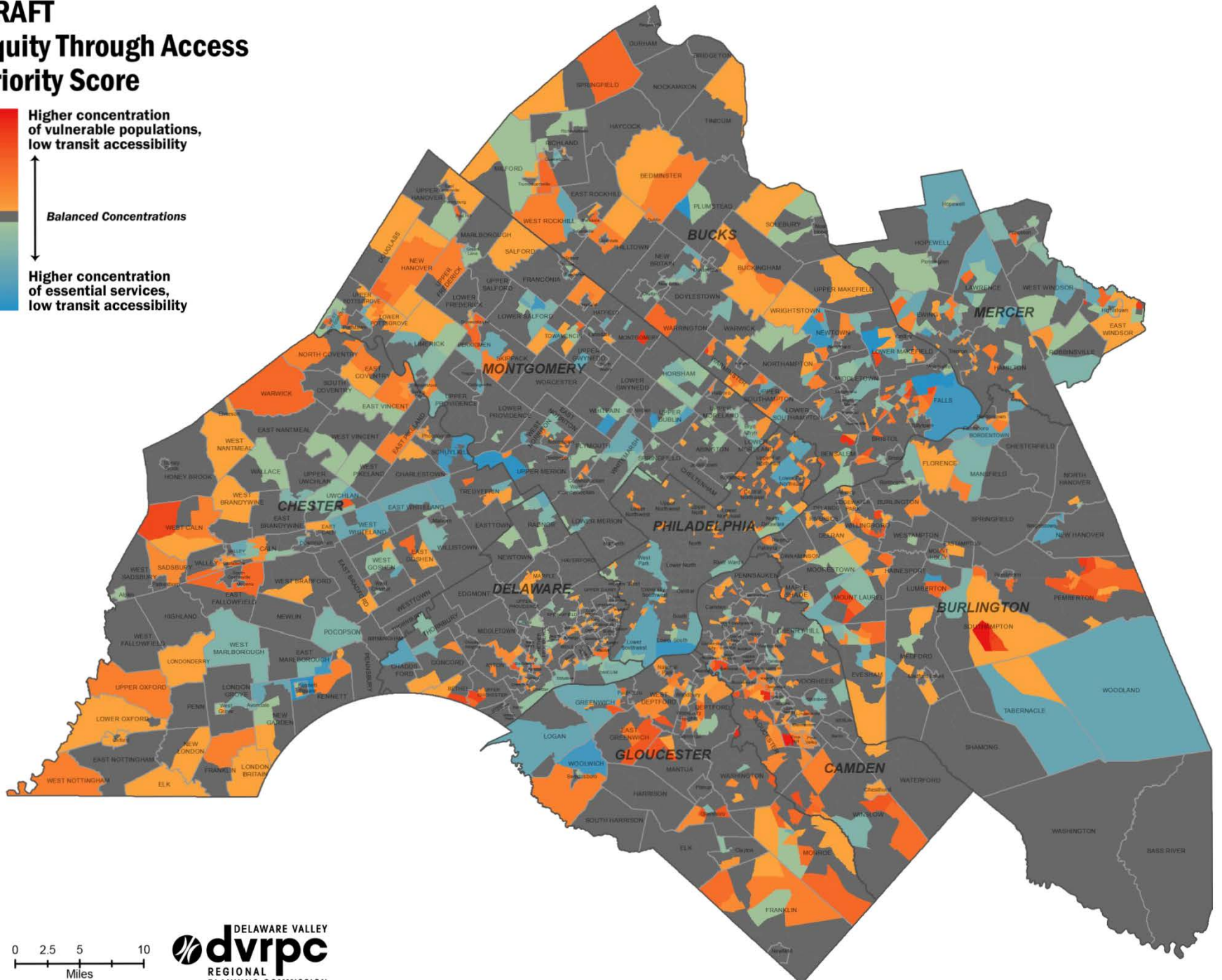
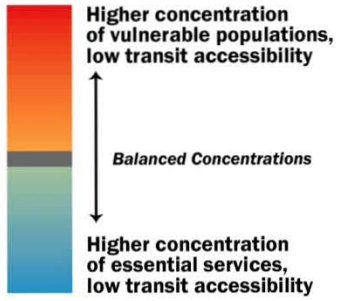
## Equity Through Access Transit Accessibility



# DRAFT

## Equity Through Access

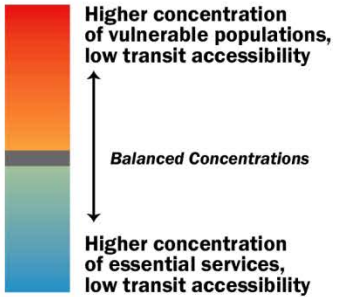
### Priority Score



# DRAFT

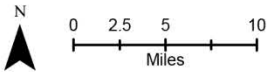
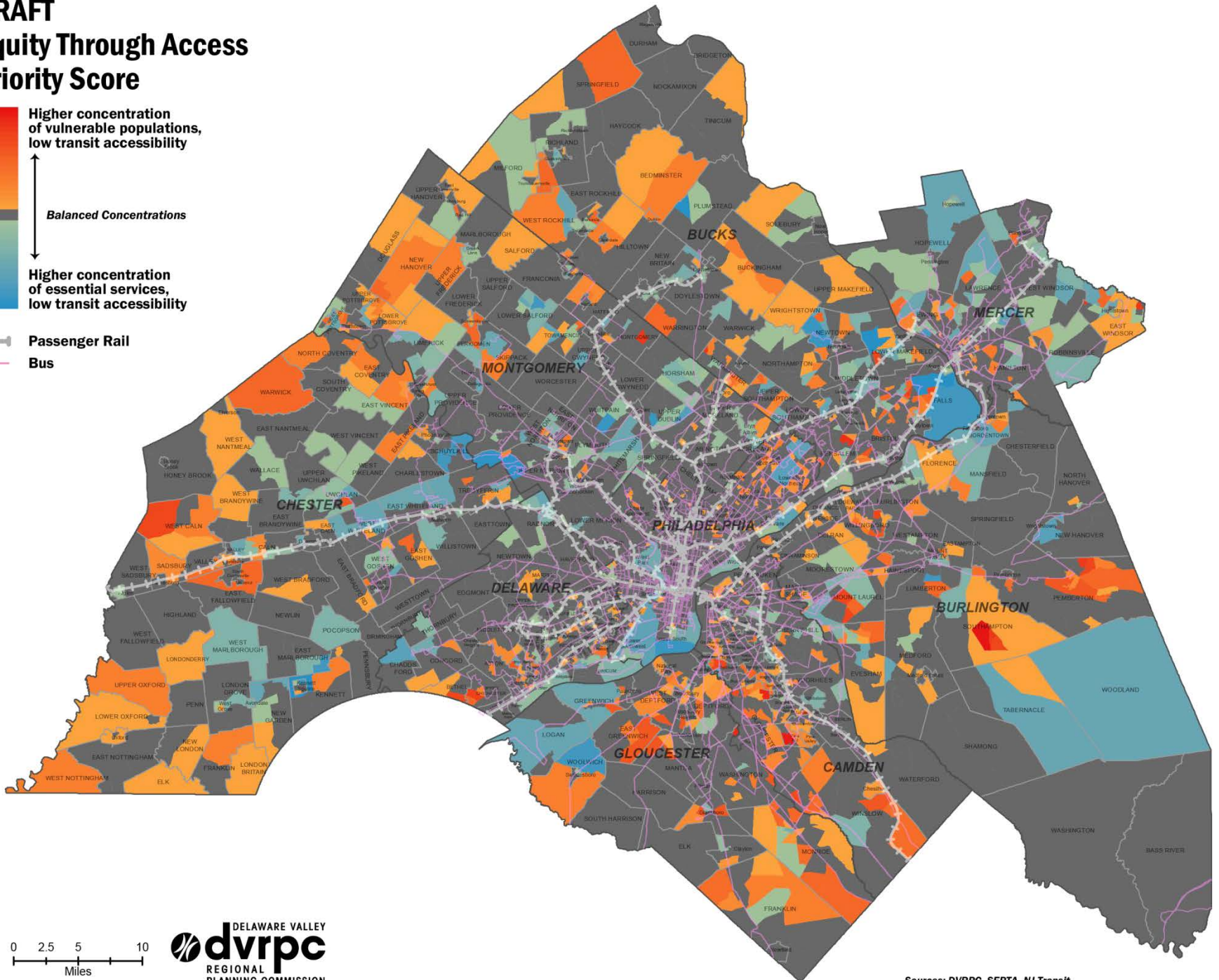
## Equity Through Access

### Priority Score



Passenger Rail

Bus



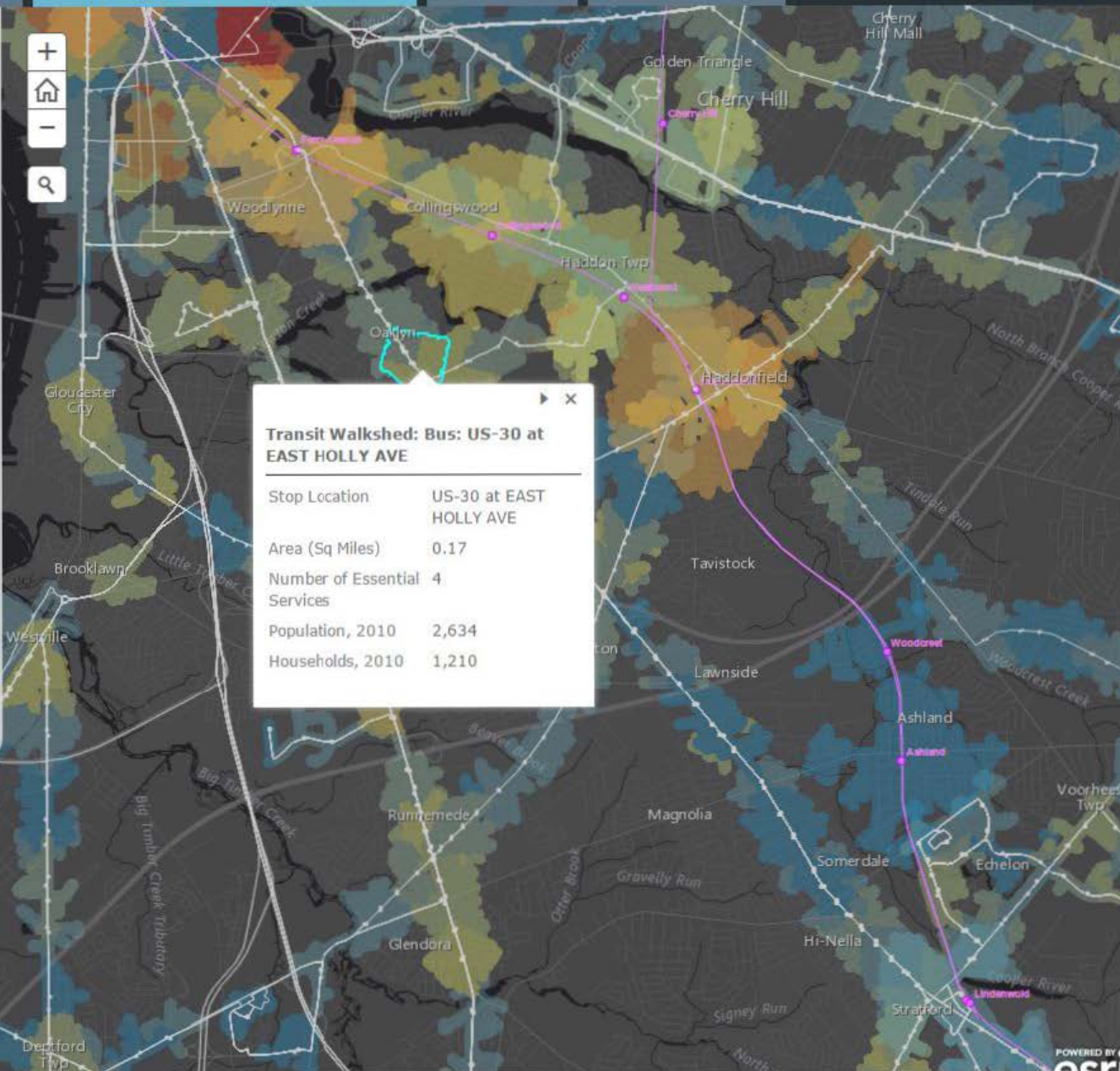
This map combines the two previous datasets, showing the number of essential services within the walksheds of each transit stop. Colors indicate the number of these destinations. Red hues = higher number of essential services within the stop's walkshed; Blue hues = lower number

Note: For best performance, zoom in to area of interest. Not all features will display beyond the city level. Click on features in the map to view more information about the data; use the arrow in the upper right corner of the pop-up window to view information for overlapping features.

— Bus Route  
—●— Passenger Rail

**Transit Walksheds**

█ More Essential Services  
 ↑  
 ↓  
█ Less Essential Services



**Transit Walkshed: Bus: US-30 at EAST HOLLY AVE**

Stop Location	US-30 at EAST HOLLY AVE
Area (Sq Miles)	0.17
Number of Essential Services	4
Population, 2010	2,634
Households, 2010	1,210

# EQUITY ← THROUGH → ACCESS

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