

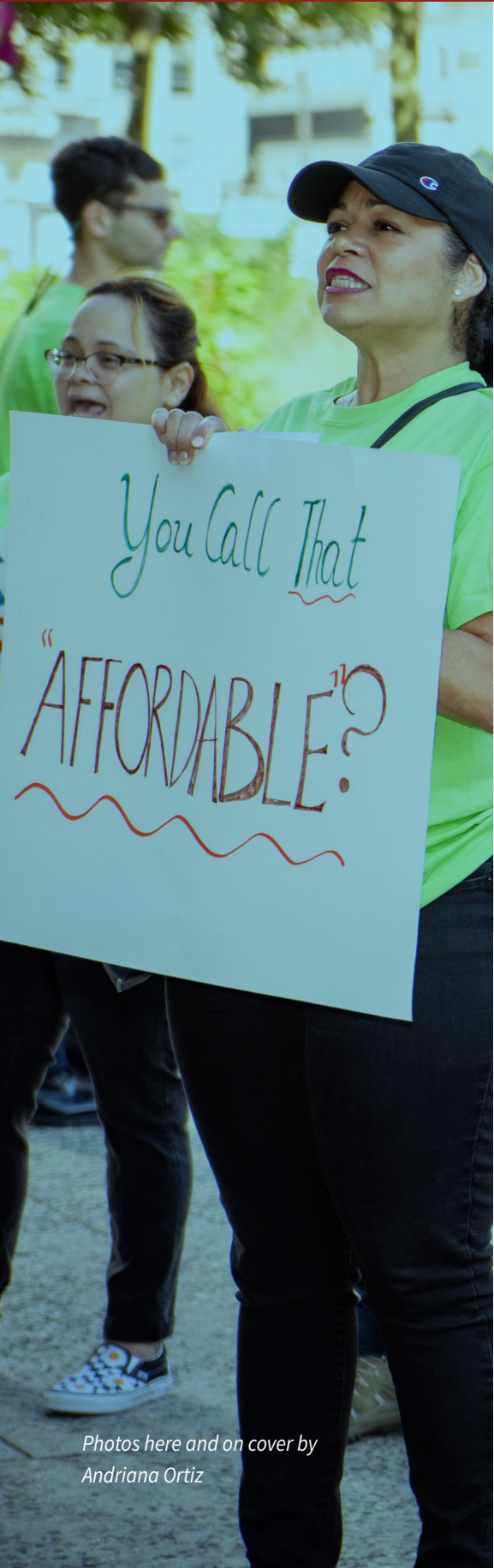


DEFENDING OUR RIGHT TO STAY FAIR / SHARE HOUSING JUSTICE CAMPAIGN

**ENSURING RESOURCES ADDRESS
PHILADELPHIA'S AFFORDABLE HOUSING CRISIS**

**PHILADELPHIA COALITION FOR
THE AFFORDABLE COMMUNITIES**

EXECUTIVE SUMMARY



Photos here and on cover by
Andriana Ortiz

THE PROBLEM

INCOME IS NOT KEEPING PACE WITH RISING HOUSING COSTS & HOUSING EXPENSES ARE OUT OF REACH FOR TOO MANY PHILADELPHIANS.

- Since 2000, the median home value rose 120%, while median income rose only 7%.
- **Half of all renters** and **more than 25% of all homeowners** pay more than they can afford for housing.

HOUSING INSECURITY AFFECTS EVERY COUNCIL DISTRICT.

- In **every Council District** more than 40% of renters and 20% of homeowners are housing cost burdened leaving little or no money for other necessities.

CITY HOUSING PROGRAMS ARE NOT REACHING THOSE WHO NEED THEM MOST.

- **One third** of Philadelphia's households **earn \$35,000 per year or less.**
- Yet **almost all of the City's resources for "affordable" housing** are open to those who earn **more than \$60,000.** Many programs are open to households that earn more than \$100,000!

PROMISES NOT KEPT

- The **Philadelphia Coalition for Affordable Communities** won campaigns to create new sources of funding for affordable housing.
 - › Yet those funds are not being used to provide homes for Philadelphians who need them most.
- **We must demand that our elected officials keep their promises.**

THE COSTS

COMMUNITIES ARE BEING BROKEN APART.

- In North, West and South Philadelphia, displacement due to rising housing costs **has pushed more than 40% of Black residents out of their neighborhoods since 2000.**

OUR TAXES PAY FOR MANY OF THE COSTS THAT COME FROM THE FAILURE TO HOUSE OUR CITY'S RESIDENTS.

- Families are losing their homes — doubling and tripling up or moving into shelters. The **cost of shelter for a family of four is more than \$84,000 per year.**
- When living in substandard or overcrowded housing, children are being taken from their families and placed in foster care. **It costs more than \$45,000 per year to house and care for a child in foster care.**
- Seniors and people with disabilities are moving unnecessarily to expensive **nursing facilities that cost more than \$150,000 per year.**



THE SOLUTION

It's *critical* to rethink the way we use our city's housing funds to address the affordable housing crisis. Now, more than ever, with the City investing new resources into housing programs it's *also critical* that we track our city's spending on housing programs so we are clear about who is really benefiting.

- **FAIR HOUSING BUDGET:** City Council votes on the housing budget each year and must make sure that people who are struggling with housing cost burdens get relief!
- **SHARED DATA & REGULAR REPORTING:** City Council has the power to hold hearings and require transparency including data sharing about incomes of those benefiting from the City's housing programs.

THE TIME IS NOW

We call on City Council to **PROMOTE FAIR HOUSING BUDGETS** with equity in mind, driving increased investments in housing programs that serve the Philadelphia households most in need.

But we're not stopping there.

We call on City Council to **hold our City accountable by mandating transparency, SHARED DATA, and annual reporting** on housing program budgets and participation by income bracket and Council District.

WE NEED TO KNOW:

- Our elected officials are fighting for Philadelphia's lowest income households!
- That limited housing resources are making the biggest impact!
- How housing dollars are being spent to make sure the money is reaching those who need it most!

WHAT IS PCAC?

The **Philadelphia Coalition for Affordable Communities (PCAC)** is a coalition of 83 community, disability, faith, labor, and urban agriculture organizations that have joined together to pass laws that address the City's housing and food affordability crises.

Through our **Fair / Share Housing Justice Campaign**, we are working together to keep our communities strong by fighting for **fair budgets** and **shared data** to make sure housing resources reach those most in need.

JOIN US IN THE FIGHT FOR OUR RIGHT TO KNOW THAT HOUSING DOLLARS ARE REACHING RESIDENTS MOST IN NEED!



THE PROBLEM

HOUSING COSTS ARE OUT OF REACH FOR TOO MANY PHILADELPHIANS.

FIGURE 1
CHANGE IN INCOME VERSUS HOUSING COSTS (2000-2024)

Sources: US Census, 2000, American Community Survey 5-Year Estimates, 2020-2024, adjusted for inflation

INCOME IS NOT KEEPING PACE WITH RISING HOUSING COSTS.

Since 2000, the citywide median home value increased by more than 120%, while **median income rose by only 7%**. In some parts of the City, the median home value has increased by **more than 400%**,¹ and rents are on the rise too.



Now, **half** of all renters and **more than 25%** of all homeowners are paying more than they can afford on their housing costs. That's **over 250,000 housing cost-burdened families**.

TABLE 1
CHANGE IN HOUSING COSTS

PHILADELPHIA CITY COUNCIL DISTRICT	1	2	3	4	5	6	7	8	9	10	CITYWIDE
CITY COUNCIL MEMBER	Squilla	Johnson	Gauthier	Jones	Young	Driscoll	Lozada	Bass	Phillips	O'Neill	
CHANGE OVER TIME: 2000-2024											
Median Rent	+57%	+46%	+46%	+24%	+62%	+32%	+25%	+18%	+19%	+14%	+34%
Median House Value	+274%	+238%	+141%	+103%	+408%	+87%	+90%	+104%	+70%	+78%	+123%

Source: same as above, **Bold** indicates higher than Citywide level



2 Photo by Andriana Ortiz

CITY HOUSING PROGRAMS ARE NOT REACHING THOSE WHO NEED THEM MOST.

Area Median Income is not Philadelphia Median Income.

More than 250,000 cost-burdened Philadelphia households are facing an affordability crisis and are not stably housed. Although housing resources exist, and Mayor Parker’s Housing Opportunities Made Easy (H.O.M.E.) Initiative aims to make an investment in Philadelphia’s housing system over four years, **public dollars and land are not being dedicated to those most in need.** Part of the reason is that housing resources are typically allocated based on Area Median Income (AMI), which includes wealthier suburban areas in the surrounding counties.

For Philadelphia and its surrounding counties, the AMI for a household of four people is \$119,400 per year, which is nearly double Philadelphia’s actual median household income of \$62,000.² When the City includes households at 100% or even 120% of AMI in its housing programs, **precious resources are going to households earning anywhere from \$119,400 to over \$143,000 per year in a city where half of the households earn less than \$62,000 and a third of the households earn less than \$35,000.**

- Eviction diversion and rent subsidy programs support households earning more than \$90,000.
- Home repair grants support households earning above \$110,000.
- Home repair loans and a new rental assistance program can go to families earning up to \$143,000.

WHAT THE CITY CALLS AFFORDABLE HOUSING IS NOT AFFORDABLE!

Today, the average rent in Philadelphia is \$1,600 per month,³ and **the average City-subsidized rental unit created in Philadelphia costs \$1,000 per month.** A household would need to earn at least \$40,000 per year for \$1,000 in rent per month to be affordable.

- A family earning \$35,000 can only afford **\$875** per month.
- Someone earning minimum wage at a full-time job can only afford **\$375** per month.

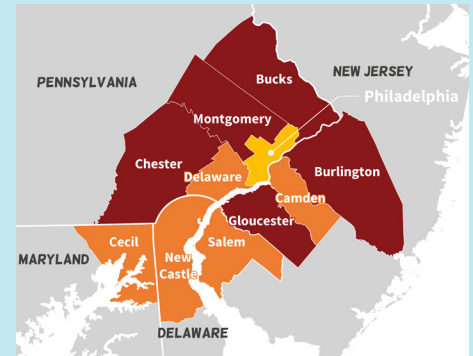
Philadelphia’s racial wealth gap means that **challenges finding quality, affordable housing disproportionately burden people of color.** In 2024, the median household income by race varied enormously. **The median income for a white household is nearly double that of a Black household.**

- In 2024, the median income for Black households in Philadelphia was **\$46,700** compared to **\$51,300** for Latinx households, **\$66,200** for Asian households, and **\$86,400** for white households.

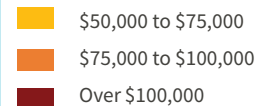
FIGURE 2

MEDIAN INCOME BY COUNTY

for counties in Philadelphia’s Area Median Income (AMI) calculation, which determines who is eligible for housing programs



2024 MEDIAN HOUSEHOLD INCOME



Source: American Community Survey 5-Year Estimates, 2020-2024

TABLE 2

HOW MUCH IS AFFORDABLE?

IF YOUR ANNUAL INCOME IS:	MONTHLY HOUSING EXPENSES CAN BE:
\$15,000	\$375
\$20,000	\$500
\$25,000	\$625
\$30,000	\$750
\$35,000	\$875
\$40,000	\$1,000
\$45,000	\$1,125 PHILLY MEDIAN for Black Households
\$50,000	\$1,250 PHILLY MEDIAN for Hispanic/Latinx Households
\$60,000	\$1,500 2024 PHILLY MEDIAN half of folks should spend less
\$65,000	\$1,625 PHILLY MEDIAN for Asian Households
\$85,000	\$2,150 PHILLY MEDIAN for White Households
\$100,000	\$2,500

Source: American Community Survey 5-Year Estimates, 2020-2024

THE IMPACT

PHILADELPHIANS ARE FACING A WIDESPREAD HOUSING CRISIS.

TOO MANY PHILADELPHIANS CANNOT AFFORD TO MEET BASIC NEEDS.

Housing cost burden means that more than 30% of a household's income goes to cover housing expenses, such as rent or the mortgage as well as utilities, leaving too little left over to pay for other necessities such as food, clothing, and transportation.

The housing affordability crisis affects families in every City Council district, and housing cost burden is on the rise for both renters and homeowners in almost every Council district.

TABLE 3
CHANGE IN HOUSING COST BURDEN BY COUNCIL DISTRICT

PHILADELPHIA CITY COUNCIL DISTRICT	1 Squilla	2 Johnson	3 Gauthier	4 Jones	5 Young	6 Driscoll	7 Lozada	8 Bass	9 Phillips	10 O'Neill	CITYWIDE
RENTER HOUSEHOLDS											
Cost Burdened in 2000	41%	43%	46%	40%	43%	39%	49%	42%	39%	41%	43%
Cost Burdened in 2024	40%	47%	56%	44%	45%	50%	56%	51%	52%	52%	49%
OWNER HOUSEHOLDS											
Cost Burdened in 2000	25%	27%	27%	24%	24%	21%	28%	26%	25%	21%	25%
Cost Burdened in 2024	24%	23%	29%	25%	25%	25%	31%	29%	29%	25%	26%

Source: American Community Survey 5-Year Estimates, 2020-2024

COST BURDEN DECREASED IN COUNCIL DISTRICTS 1 & 2 BECAUSE WEALTHY PEOPLE MOVED IN & POORER PEOPLE WERE PUSHED OUT.

PHILADELPHIA'S POOREST RESIDENTS SUFFER MOST FROM PHILLY'S HOUSING CRISIS.

Cost burdens are so high among households earning \$35,000 per year or less, that it is nearly impossible to find a truly affordable option. Among households earning less than \$35,000 per year, almost 9 out of 10 families that rent their home and 7 of 10 families that own their home are paying more than they can afford on housing. That's over 155,000 very low income housing families who cannot find an affordable place to live.

TABLE 4
COST BURDEN FOR THOSE EARNING \$35K OR LESS

PHILADELPHIA CITY COUNCIL DISTRICT	1 Squilla	2 Johnson	3 Gauthier	4 Jones	5 Young	6 Driscoll	7 Lozada	8 Bass	9 Phillips	10 O'Neill	CITYWIDE
RENTER HOUSEHOLDS EARNING LESS THAN \$35,000 PER YEAR											
Cost Burden in 2024	85%	90%	91%	86%	83%	92%	90%	86%	96%	92%	88%
OWNER HOUSEHOLDS EARNING LESS THAN \$35,000 PER YEAR											
Cost Burden in 2024	71%	71%	63%	71%	58%	73%	64%	69%	74%	79%	69%

Source: American Community Survey 5-Year Estimates, 2020-2024

MAKING MATTERS WORSE, IT'S NOT JUST HOUSING COSTS THAT ARE SKYROCKETING.

- SEPTA fares rose more than 20% in 2025.⁴
- For parents and guardians who don't qualify for assistance, child care costs are the second biggest household expense, rivaling housing costs.⁵ In just five years, child care expenses increased more than 30%.⁶
- With little left for other basic needs, food insecurity is on the rise, meaning households are unable to buy adequate food. More than 28% of Black Philadelphians face food insecurity,⁷ and food insecurity in the region surged from 13% to 21% in just three years.⁸

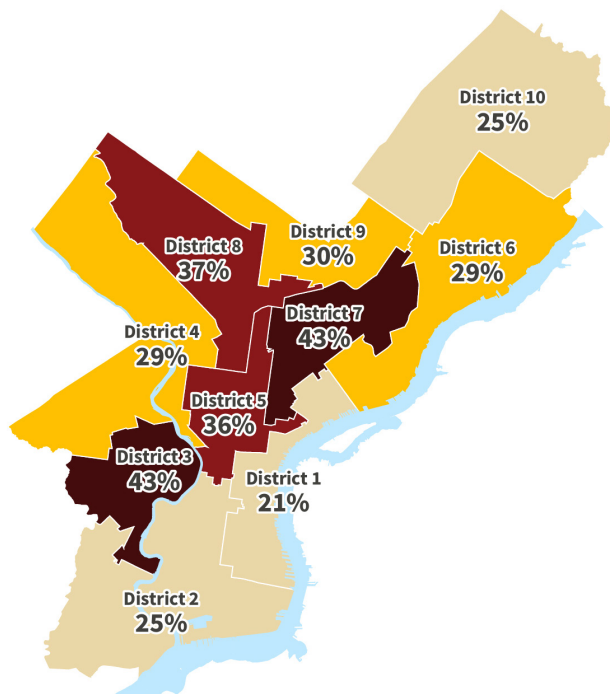
EVERY COUNCIL DISTRICT HAS LOW-INCOME HOUSEHOLDS, LOW-INCOME SENIORS, AND PEOPLE LIVING WITH DISABILITIES WHO FACE HEIGHTENED RISK OF HOUSING INSECURITY.

Roughly 35% of Philadelphians with a disability live below the poverty level compared to 18% of residents without a disability.¹⁰

In 2024, more Philly residents experienced homelessness than ever before, with a reported **10% INCREASE IN JUST ONE YEAR.**⁹

TABLE 5
HOUSEHOLDS AT HIGHER RISK OF HOUSING INSECURITY BY COUNCIL DISTRICT

PHILADELPHIA CITY COUNCIL DISTRICT	1 Squilla	2 Johnson	3 Gauthier	4 Jones	5 Young	6 Driscoll	7 Lozada	8 Bass	9 Phillips	10 O'Neill	CITYWIDE
HOUSEHOLDS											
% Earning Less than \$35,000/year	21%	25%	43%	29%	36%	29%	43%	37%	30%	25%	32% ←
% of Seniors Earning Less than \$35,000/year	43%	41%	59%	48%	51%	40%	61%	49%	41%	39%	46%
% with a Person With a Disability	21%	24%	29%	30%	30%	34%	47%	35%	35%	32%	31%



Orange indicates higher than citywide level.
Source: American Community Survey 5-Year Estimates, 2020-2024

THIS IS NEARLY 215,000 HOUSEHOLDS

FIGURE 3
PERCENTAGE OF HOUSEHOLDS EARNING \$35K OR LESS BY COUNCIL DISTRICT (2024)

Source: American Community Survey 5-Year Estimates, 2020-2024

THE IMPACT

COMMUNITIES ARE BEING BROKEN APART.

IN NORTH, WEST, AND SOUTH PHILADELPHIA, DISPLACEMENT DUE TO RISING HOUSING COSTS HAS PUSHED MORE THAN 40% OF BLACK RESIDENTS OUT OF THEIR NEIGHBORHOODS SINCE 2000.

In 25 years, gentrified neighborhoods in North Philly and West Philly have **lost more than one third of long-term Black residents**, and gentrified sections of South Philly have **lost more than half of their Black residents!** Taken together, these areas have lost more than 66,000 Black residents.

In the same period of time, the City's Black population dropped by over 50,000.¹¹ **People being displaced by Philadelphia's affordable housing crisis aren't just being pushed out of their neighborhoods – people are being priced out of their city.** Philadelphia must take care of its existing residents.

**TABLE 6
WHAT GENTRIFICATION HAS DONE TO OUR COMMUNITIES**

GENTRIFIED AREAS	NORTH PHILLY	SOUTH PHILLY	WEST PHILLY	CITYWIDE COMPARISON
CHANGE OVER TIME: 2000-2024				
Median Household Income	+68%	+74%	+29%	+7%
Median Rent	+74%	+59%	+50%	+34%
Median House Value	+417%	+285%	+335%	+123%
LOSS OF COMMUNITY				
% Change in Black Population, 2000-2024	-34%	-56%	-38%	-8%
% of New Households Who Did Not Live Here before 2020	38%	33%	44%	26%

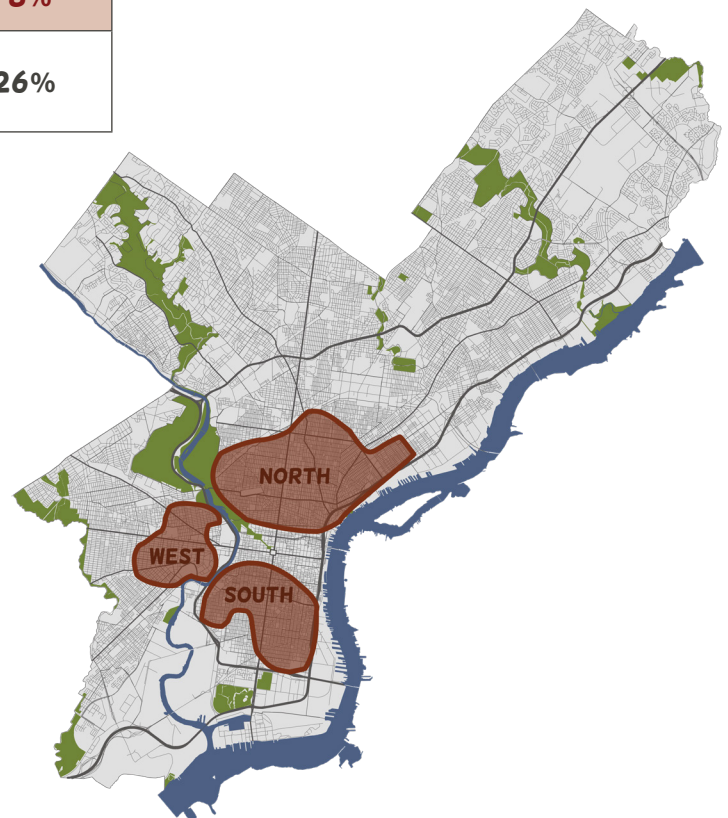
Orange indicates higher than Citywide level, **Blue** indicates an increase, and **Red** indicates a decrease in Black population.

Source: US Census 2000; American Community Survey 5-Year Estimates, 2020-2024

AS WEALTHIER RESIDENTS MOVE IN, LONG TERM COMMUNITY MEMBERS - PRIMARILY PEOPLE OF COLOR - ARE BEING DISPLACED.

**FIGURE 4
GENTRIFYING AREAS OF NORTH, WEST, AND SOUTH PHILLY**

The **Red** bubbles on the map illustrate the gentrifying areas described in Table 6.



Although **Philadelphia's poverty rate has dropped to 20%** from a peak of 28% in 2011,¹² **more than 300,000 residents still live below the poverty line.**¹³ As wealthier people move into the city, our existing residents are at risk. We must do more to take care of our residents and ensure that our precious tax dollars are going to those most in need. We need a Philadelphia that works for and stably houses everyone.

OUR TAXES PAY FOR MANY OF THE COSTS THAT COME FROM THE FAILURE TO HOUSE OUR CITY'S RESIDENTS.

While it's a benefit to have new residents, we must take care of our long term existing residents. The cost of not doing so means that taxpayers will be further burdened.

- Families are losing their homes. The **cost of shelter for a family of four is more than \$84,000 per year.**
- When living in substandard or overcrowded housing, children are taken from their families and placed in foster care. **It costs more than \$45,000 per year to house and care for a child in foster care.**
- Seniors and people with disabilities are moving unnecessarily to expensive **nursing facilities that cost more than \$150,000 per year.**

**PHILADELPHIA IS
HOUSING PEOPLE
IN THE MOST
EXPENSIVE WAYS.**



THE LEVEL OF NEED

THE LEVEL OF NEED FAR EXCEEDS AVAILABLE RESOURCES.

MEANWHILE, HOUSING PROGRAMS ARE NOT REACHING HOUSEHOLDS WITH THE MOST NEED.

**TABLE 7
WHO IS ELIGIBLE FOR AFFORDABLE HOUSING PROGRAMS?**

*New with H.O.M.E. Initiative
** Increased Maximum Income
Source: Philadelphia Division of Housing and Community Development Income Guidelines

ONLY ONE PROGRAM IS DESIGNED TO SERVE PHILADELPHIA'S POOREST HOUSEHOLDS.

THE HOUSING MARKET IS OFF-LIMITS TO LOW INCOME PHILADELPHIANS, SO CITY PROGRAMS THAT SUPPORT DEEPLY AFFORDABLE HOUSING ARE MORE NECESSARY THAN EVER.

The City offers a range of housing programs that support new housing production as well as preservation of existing homes. Some programs are focused on renters, while others focus on homeowners or prospective homebuyers. Program eligibility is typically governed by income maximums, tied to the Area Median Income.

Of at least 25 different housing programs administered by the City, only one program is designed to serve Philadelphia's poorest households exclusively. Even more concerning, the new housing programs proposed as part of the H.O.M.E. Initiative are all open to households earning at least 80% of AMI (\$95,520 per year), and some are open to households earning 120% of AMI (over \$143,000 per year)!

PROGRAM NAME	MAXIMUM INCOME FOR ELIGIBILITY	
RENTER-FOCUSED PROGRAMS		
Homelessness Prevention	30% AMI	\$35,820
PHL Housing+	50% AMI	\$59,700
Tenant-Based Shallow Rent Program	50% AMI	\$59,700
Rental Improvement Fund	60% AMI	\$71,640
Affordable Housing Production (HPro)	60% AMI	\$71,640
Affordable Housing Preservation (HPres)	60% AMI	\$71,640
FreshStartPHL	80% AMI	\$95,520
Eviction Diversion Program	80% AMI	\$95,520
Philadelphia Accelerator Fund	100% AMI	\$119,400
Property-Based Shallow Rent Program*	120% AMI	\$143,280
HOMEOWNER-FOCUSED PROGRAMS		
Built to Last	60% AMI	\$71,640
Adaptive Modifications Program**	80% AMI	\$95,520
Tangled Title Prevention & Resolution	80% AMI	\$95,520
Wills Fund	80% AMI	\$95,520
Basic Systems Repair Program (BSRP)**	100% AMI	\$119,400
Philly First Home (PFH)	100% AMI	\$119,400
Philadelphia Accelerator Fund (Turn the Key)	100% AMI	\$119,400
Façade Improvement Program*	100% AMI	\$119,400
Employer-Assisted Housing	115% AMI	\$137,310
One Philly Mortgage*	120% AMI	\$143,280
Housing Counseling & Foreclosure/Eviction Prevention	Various	
EITHER OR BOTH:		
Neighborhood Infrastructure Improvement Programs (NIIP)	100% AMI	\$119,400
Curbside Appeal Program	100% AMI	\$119,400
Purchase Bank Liens	N/A	
Remove Vacant or Blighted Housing through Demolition	N/A	
Comprehensive Land and Property Acquisition Program	Various	



THE LEVEL OF NEED FAR EXCEEDS AVAILABLE RESOURCES.

Historically, it has been challenging for community members to understand how the City spends its precious affordable housing program dollars. In 2025, City Council's Committee on Housing, Neighborhood Development and The Homeless held a hearing that featured a complete analysis of housing program investment and utilization in the prior year, and the data presented by the Division of Housing and Community Development (DHCD) provides an important baseline against which to evaluate housing budget allocations and measure change going forward.

The data showed that **in 2024, the City's affordable housing programs reached a total of 28,400 households through programs where the City tracked participant incomes.** Of those served, 63% were homeowners, and 37% were renters. In all, these households represent **just 11% of all cost-burdened households in our city served in a given year.** This tells us what we already know. The level of need in our city is very deep, and far too few resources are reaching Philadelphia's poorest households.

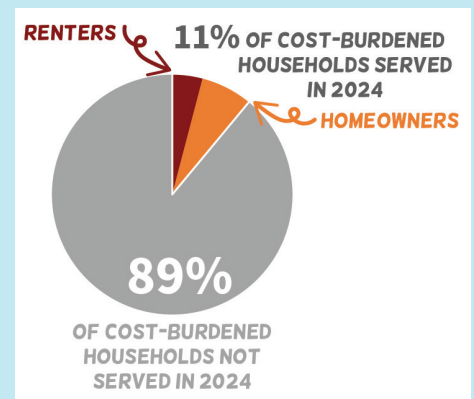
WHAT CHANGES ARE ON THE TABLE?

The Parker administration's H.O.M.E. Initiative threatens to shift dollars away from the poorest households in our City and redirect those dollars to development that only wealthier residents can afford. **New housing programs added to the City's legacy affordable housing programs focus on households earning nearly \$100,000 per year or more,** and the income limits for two critical programs (Basic Systems Repair Program and Adaptive Modifications Program) that have historically served primarily very low income homeowners have been raised, inviting wealthier residents to apply. This could mean more competition for resources most needed by the lowest income families.

As a City, we cannot afford to get this wrong. Every missed opportunity to produce or preserve a truly affordable home or apartment represents one more family in housing crisis, not just today, but for future generations. When we lose ground to private market forces, it is nearly impossible to reclaim it for affordable housing desperately needed by Philadelphia's more than 250,000 cost-burdened households.

FIGURE 5

SHARE OF COST BURDENED HOUSEHOLDS SERVED BY CITY HOUSING PROGRAMS



Source: Division of Housing and Community Development Data (2024); American Community Survey 5-Year Estimates, 2020-2024





ANGELITA ELLISON

Photo by Rodney Atienza

THE COST



LORRAINE MOBLEY

ANGELITA ELLISON

Philadelphia renter, displaced again and again

Angelita Ellison was born and raised in South Philly. She lived in a house that her mother inherited from her grandmother. Her son got to grow up in the house she spent a large part of her life in. Unfortunately, after 18 years in that house, it was a challenge to do all the maintenance and repairs the house needed. Angelita's mother was forced to sell the house to a market rate developer. Since then Angelita has lived in three different apartments and three different Airbnbs in a search for affordable housing across the city.

Angelita lives with her son and her sister who splits the rent with her. She hasn't been back to her old neighborhood in South Philly but she says, "A couple of years back I talked to a neighbor and she said everyone had moved. It was sad, but you know you could see it coming with housing costs going up and up."

LORRAINE MOBLEY

Long-time homeowner, almost lost her home to disrepair if not for critical aid

Lorraine Mobley, a 76-year-old lifelong Philadelphian and retiree, faced challenges maintaining her West Philly home. After struggling on her own she learned of Rebuilding Together Philadelphia, a program that supports homeowners like her to cover the cost of needed repairs. With this help, she was able to install a new roof, update her electrical system, and add outdoor lighting for safety. Lorraine is a staunch advocate for such programs and talked with her neighbors so they too could benefit from the program. Without programs like this one, many people who helped build our city would be displaced or living in unsafe housing. Her story is a testament to the lasting influence of initiatives that prioritize using our city's housing resources for the people who need them most.



DOMONIQUE HOWELL

Photo by Ted Lieverman

DOMONIQUE HOWELL

Disabled renter, forced to navigate a City housing system unable to provide accessible shelter

Domonique Howell is a strong advocate for affordable, accessible housing. As a person with a disability and a mother of a 12-year-old daughter, she's navigated these issues first-hand.

*Domonique and her daughter faced eviction and became homeless due to changes imposed by her landlord. Finding an affordable home to rent that is wheelchair accessible in Philadelphia is very, very difficult, but it was **impossible** to find a City Homeless Shelter that was equipped to support someone with a disability. Domonique and her daughter had to couch surf in friends' living rooms for almost a year until she could find an accessible apartment that her family could afford.*

Our tax dollars are paying for the MOST expensive ways to house people in shelter, foster care, and nursing homes, while our City's housing programs are benefiting households earning more than \$100,000 a year.

If we do not invest more of our resources in **truly affordable housing**, we will continue to **pay a higher price to house our families.**

Meanwhile, the **families displaced or broken apart** pay an **even steeper price.**



Photo by Andriana Ortiz

THE TIME IS NOW...

A CALL TO ACTION

It's *critical* to rethink the way we use our city's housing funds to address the affordable housing crisis. Now, more than ever, with the City investing new resources into housing programs – some of which are also new – it is also critical that we track our city's spending on housing programs in an effort to measure reach and impact.

Philadelphia City Council has an important role to play in both efforts: shaping decisions about how the City allocates precious resources to a range of affordable housing programs and holding the City accountable with requests for data transparency and regular reporting so that elected officials and citizens alike can follow the money and understand who benefits from these investments and whether the City is meeting its obligation to serve those most in need.

- City Council votes on the housing budget each year and must make sure that people who are struggling with housing costs get relief!
- City Council has the power to hold hearings and pass legislation that requires transparency and accountability about housing program budgets and utilization.



JOIN US IN THE FIGHT FOR OUR RIGHT TO KNOW
THAT HOUSING DOLLARS ARE REACHING RESIDENTS MOST IN NEED!

**SAY YES TO EQUITABLE HOUSING BUDGETS, REGULAR
DATA REPORTING, AND STRONG COMMUNITIES
KEPT STRONG BY INFORMED RESIDENTS READY TO
JOIN THE FIGHT FOR HOUSING BUDGET JUSTICE AND TRANSPARENCY!**



Photos by Andriana Ortiz

THE SOLUTION

FAIR BUDGET! SHARE DATA!

We call on City Council to **PROMOTE FAIR HOUSING BUDGETS** with equity in mind, driving increased investments in housing programs that serve the Philadelphia households most in need.

BUT WE'RE NOT STOPPING THERE.

We call on City Council to **hold the City accountable by mandating transparency, SHARED DATA, and annual reporting** on housing program budgets and participants by income bracket and Council District.

SAY YES BECAUSE WE NEED TO KNOW!

- Our elected officials are fighting for Philadelphia’s lowest income households!
- That limited housing resources are making the biggest impact!
- How housing dollars are being spent to make sure the money is reaching those who need it most!

END NOTES

- 1 American Community Survey 5-Year Estimates, 2020-2024.
- 2 Ibid.
- 3 <https://www.zillow.com/rental-manager/market-trends/philadelphia-pa/>
- 4 <https://why.org/articles/philly-septa-cuts-other-cities-public-transportation/>
- 5 <https://why.org/articles/big-bucks-for-child-care-families-who-dont-qualify-for-assistance-say-they-need-help/>; <https://www.inquirer.com/consumer/childcare-cost-rent-philadelphia-inflation-20250508.html>
- 6 <https://rollingout.com/2025/04/24/realities-of-child-care-cost-philadelphia/>
- 7 <https://why.org/articles/food-insecurity-philadelphia-philabundance-black-philadelphians/>
- 8 Ibid.
- 9 *Philadelphia 2025: State of the City*, page 3. The Pew Charitable Trusts. April 2025.
- 10 American Community Survey 5-Year Estimates, 2020-2024.
- 11 Ibid.
- 12 <https://www.inquirer.com/news/philadelphia/poverty-rate-census-20250911.html>
- 13 *Philadelphia 2025: State of the City*, page 3. The Pew Charitable Trusts. April 2025.

**SAY YES
TO HELP DEFEND
OUR RIGHT TO STAY!**



FAIR / SHARE FOR HOUSING JUSTICE!



INVITES YOU TO
JOIN OUR COALITION AND JOIN OUR CAMPAIGN

The **Philadelphia Coalition for Affordable Communities (PCAC)** is a coalition of community, disability, faith, labor, and urban agriculture organizations that have joined together to pass laws that address the City's housing and food affordability crises.

Through our **FAIR / SHARE HOUSING JUSTICE CAMPAIGN**, we are working together to keep our communities strong by fighting for **fair budgets** and **shared data** to make sure housing resources reach those most in need.

CURRENT COALITION MEMBERS:

- 15 Now Philly!
- 215 People's Alliance
- ACHIEVEability
- ACT UP Philadelphia
- Advocates for the West Fairhill Community
- AFSCME District Council 47
- All That Philly Jazz
- Applied Mechanics
- Aquinas Center Youth Voices
- Arab American CDC
- Brewerytown Sharswood Neighborhood Coalition
- CCP Faculty Federation
- Center City Organized for Responsible Development
- Community Development Board of East Parkside
- Community Legal Services
- Dignity Housing
- Disabled In Action
- East Park Revitalization Alliance
- Farm to City, LLC
- Firm Hope Baptist Church
- Friends of Carroll Park
- Friends Rehabilitation Program
- Germantown Residents for Economic Alternatives Together
- Greater Philadelphia Community Alliance
- Habitat for Humanity
- Homeless Advocacy Project
- HOPE PHL
- Housing Alliance of Pennsylvania
- Impact Services Corporation
- Kensington Corridor Trust
- Kensington Renewal
- Liberty Resources
- Liberty Housing Development Corporation
- Life Center Association
- Logan Orchard and Market
- Lutheran Settlement House
- Mantua Civic Association
- Mantua Peace Garden
- Mariposa Food Co-op
- Mental Health Partners
- Mt Vernon Manor CDC
- My Place Germantown
- New Jerusalem Laura
- New Kensington CDC
- Norris Square Community Action Network
- One Art Oasis
- One Pennsylvania
- Philadelphia Area Cooperative Alliance
- PASNAP
- Penn Future
- Philadelphia Jobs with Justice
- Philadelphia Orchard Project
- Philly Thrive
- Poor People's Economic Human Rights Campaign
- Public Interest Law Center
- Rebuilding Together Philadelphia
- Reclaim Philadelphia
- Regional Housing Legal Services
- Resource Generation
- Save Smith School
- SEIU 32BJ
- SEIU Healthcare Pennsylvania
- Self-Determination Housing Project of PA
- Showing Up for Racial Justice (SURJ)
- Simple Homes
- Snyderville CDC
- Southwest CDC
- Spatial Justice Lab
- Sunrise Movement Philadelphia Hub
- The Maple Corporation
- The Simple Way
- TURN
- UNITE HERE Local 274
- United Food and Commercial Workers
- United Home Care Workers of Pennsylvania
- Universal Companies
- Veterans Administration Medical Center
- Viola Street Residents Association
- West Philadelphia Mennonite Fellowship
- Women's Community Revitalization Project
- Working Families Partnership
- Xiente
- Youth United for Change

FOR MORE INFORMATION OR TO GET INVOLVED, FIND US AT WWW.PHILLYAFFORDABLECOMMUNITIES.ORG
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