

Women's
Community
Revitalization
Project

Proyecto de
Mujeres para la
Revitalización
Comunal



2023 RECOGNIZING OUR SUCCESS

WOMEN'S COMMUNITY REVITALIZATION PROJECT

Since our founding in 1986, Women's Community Revitalization Project's (WCRP's) mission has placed women and their families at the center of our work.

In FY 2023, WCRP continued to implement our holistic approach to achieving social and economic equity for low-income women and their families.

During the year, our work included:

Significant progress toward the creation of 111 homes. When all are completed, these homes will expand our affordable rental portfolio to 434 high quality homes.

Further strengthening our close and constructive relationships with families who live in WCRP housing, supporting them in remaining stably housed and in pursuing personal growth and economic well-being.

Developing grassroots leaders, building collective power, and designing campaigns to advocate for improved housing policies. This work builds upon 20 years of successful advocacy that has cumulatively resulted in over \$800 million in new housing resources for the City of Philadelphia.

We achieved this progress in an environment where the shortage of affordable housing has continued to deepen and where our constituents disproportionately feel the continued impact from the pandemic as their financial recovery remains slower than other groups.



GOAL

Expand WCRP's portfolio of affordably priced rental housing for low-income women and their families.

HOUSING DEVELOPMENT ACHIEVEMENT

Completed 33 rental homes

- Mamie Nichols Townhomes in Point Breeze were completed and leased up.

Began construction of 27 lease-to-own homes

- Arlene Thorpe Townhomes in Grey's Ferry broke ground.

Moved forward in securing financing for more than 50 rental homes

- Abigail Pankey Apartments in Mantua is expected to begin construction Summer 2024.
- Began raising resources for Linda Lockman King Apartments in West Philadelphia.

GOAL

Continue to build the asset base for the Community Justice Land Trust (CJLT) through the development of owner-occupied as well as rental housing.

CJLT ACHIEVEMENT

With the upcoming completion of Arlene Thorpe Townhomes, CJLT inventory will expand to 136 homes including:

- Permanently affordable rental homes – Mamie Nichols
- Lease purchase homes – Grace Townhomes, Nicole Hines Townhomes & Arlene Thorpe Townhomes
- Homeownership – Mamie Nichols Homeownership
- Land Acquisition and Pre-Development Loan Fund
Raised additional funds for a total of more than \$1,700,000

ASSET MANAGEMENT

GOAL

To manage and maintain WCRP's portfolio of high quality, affordably-priced housing for low-income families.

ACHIEVEMENT IN MANAGING OUR PORTFOLIO

Worked with tenants to get arrearages under control, in order to both stabilize tenants in their housing and support the bottom line for WCRP's developments, which is essential for the long-term financial viability and affordability of our housing inventory.

GOAL

Strengthen the capacity of WCRP's property management.

ACHIEVEMENT IN BUILDING OUR CAPACITY

Began a comprehensive update of property management's policies and procedures. In addition, Property Management staff participated in team-building training around safety on the job.



GOAL

Support tenant families in maintaining housing stability.

GOAL

To provide services to support families who rent from WCRP in achieving greater personal, family, and financial well-being.

HOUSING STABILITY ACHIEVEMENTS

Tenant supportive services staff worked intensively to:

- Support 138 tenants with arrearages in achieving housing stability.
- Help tenants with budgeting, negotiating payments agreements and linkage with financial assistance programs.
- Raise grant dollars for internal rental assistance.
- Resolve crises that threatened housing stability.

ACHIEVEMENT IN SUPPORTING TENANT WELL-BEING

Our case management services were used by the majority of tenants during the year to support the achievement of individual goals.

Our annual analysis of changes in tenant income over time showed continued increases in the incomes of current tenants who have lived in WCRP housing for more than four years. The average rate of increase grew to 57% during the year, up from 56% last year and 52% in 2021. Although this change in income over four years continues to move in the right direction, it remains down from pre-pandemic levels, indicating that our tenants are still catching up financially.

LEADERSHIP DEVELOPMENT AND ADVOCACY

GOAL

To build the leadership of our constituents and to win new resources that can be used to create more truly affordable housing for low-income women and their families.

GOAL

To build the individual and collective skills of a network of low-income women and men who will help to shape and lead WCRP's work.

ADVOCACY ACHIEVEMENTS

Philadelphia voters ratified a significant change to the Home Rule Charter, requiring the city to make a guaranteed contribution from the general fund for affordable housing. The direct result of advocacy by WCRP and the Philadelphia Coalition for Affordable Housing (PCAC), this is the first time the city has committed a permanent source of housing funding from its own resources. The change will bring \$25 million into the Housing trust Fund each year.

In 2023, we also began planning a new campaign aimed at requiring the city to use more of its annual housing budget to meet the needs of Philadelphians who need these resources the most. The Housing Justice Campaign will be launched in 2024.

LEADERSHIP DEVELOPMENT ACHIEVEMENTS

WCRP continued outreach in neighborhoods surrounding our two upcoming West Philadelphia developments, holding one-on-one conversations with residents, turning neighbors out for community meetings related to WCRP's work on affordable housing, and supporting individuals in taking leadership roles. Two neighborhood women joined WCRP's Advocacy Committee, the board subcommittee that shapes our advocacy campaigns and provides leadership training.

In addition to ongoing leadership trainings, WCRP held a special four-part voter education workshop series, the People's University, ahead of Philadelphia's primary elections. These well-attended sessions offered information and training on how decisions on housing are made at the city level and also reviewed data on the affordable housing crisis.