

# Resources for Neighborhood Business Development



## Developing Property in Philadelphia?

### Learn how to get started

The City of Philadelphia and its economic development partners have a number of resources to help developers at every stage and in every neighborhood of our city. While this quick guide won't list every resource, it is designed to point you in the right direction to get started.

#### DEPARTMENT/AGENCY (and a little about what you do)

##### **Development Services:**

A resource available through the Department of Planning and Development to assist developments of real estate projects in navigating the approval and regulatory process.

##### **Philadelphia Industrial Development Corporation:**

With a diverse selection of financing tools and industrial land to offer, PIDC provides a full set of resources for mixed use, commercial, and industrial development in every corner of Philadelphia.

##### **Philadelphia Redevelopment Authority:**

The city's implementation arm for community development, PRA conveys properties and land for redevelopment, and provides financing for affordable housing.

##### **Philadelphia City Planning Commission:**

As the agency charged with guiding land use and development in the city, PCPC provides resources for zoning, land use and site planning. Community planners help foster relationships with community groups and civic associations.

##### **Philadelphia Department of Commerce:**

Ensuring that the city is globally competitive, attracting employers, supporting entrepreneurs, and nurturing innovation. We provide resources for business success and job creation.

##### **Philadelphia Land Bank:**

Lead agency responsible for selling and acquiring properties to assemble public land for the development of various housing types, community open space and business expansion opportunities.

##### **Division of Housing and Community Development:**

DHCD is responsible for policy making and planning related to housing and community development activities in Philadelphia. DHCD is also responsible for the organization and administration of the housing budget.

#### CONTACT INFORMATION

##### **Development Services**

One Parkway Building  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19102  
(215) 683-4652 or [Developerservices@phila.gov](mailto:Developerservices@phila.gov)

##### **Philadelphia Industrial Development Corporation**

1500 Market Street, Suite 2600 West  
Philadelphia, PA 19102  
(215) 496-8020 or [info@pidcphila.com](mailto:info@pidcphila.com)

##### **Philadelphia Redevelopment Authority**

1234 Market Street, 16th Floor  
Philadelphia, PA 19107  
(215) 209-8600 or [contactus@pra.phila.gov](mailto:contactus@pra.phila.gov)

##### **Philadelphia City Planning Commission**

One Parkway Building  
1515 Arch Street, 13th Floor  
Philadelphia, PA 19102  
(215) 683-4615 or [planning@phila.gov](mailto:planning@phila.gov)

##### **Philadelphia Department of Commerce**

One Parkway Building  
1515 Arch Street, 12th floor  
Philadelphia, PA 19102  
(215) 683-2100 or [business@phila.gov](mailto:business@phila.gov) or [www.phila.gov/commerce](http://www.phila.gov/commerce)

##### **Philadelphia Land Bank**

1234 Market Street, 17th Floor  
Philadelphia, PA 19107  
(215) 209-8600 or [landbank@phila.gov](mailto:landbank@phila.gov)

##### **Division of Housing and Community Development**

1234 Market Street, 17th Floor  
Philadelphia, PA 19107  
(215) 686-9749 or [info.dhcd@phila.gov](mailto:info.dhcd@phila.gov)

# Frequently Asked Questions



## 1. Looking for available land and/or buildings...

- **City, Land Bank, PRA Properties**— with a combined inventory of over 5,000 properties available for sale throughout Philadelphia, these landholding agencies market properties for sale through Request for Proposals, competitive open bidding, and online listings to support various uses and projects citywide. For a full listing of available properties, visit: [www.phillylandworks.org](http://www.phillylandworks.org)
- **Philadelphia Department of Commerce**— can provide access to a developing site-specific real estate information system focused on neighborhood commercial corridors. Furthermore, information can be obtained for site control through public and occasionally private sources.
- **PIDC**— manages an inventory of 300+ acres of industrially-zoned land available for sale in 8 industrial parks located throughout Philadelphia. PIDC also occasionally markets surplus properties owned by the City of Philadelphia and other public agencies for sale and development. All available properties are listed online at: <http://www.pidcphila.com/real-estate>.

## 2. Planning for business development...

- **Philadelphia Department of Commerce**—
  - Provide data related to environment and market conditions, e.g., demographics, supply/demand, and existing anchor institutions.
  - Assist in creating partnerships to pursue business attraction, e.g., real estate brokers and business development agencies.
  - Connect developers to the wider community of businesses, non-profits and residents for collaborative input.

## 3. Have land and/or buildings, need to undertake remediation or cleanup of site...

- **Development Services**— can provide information about state and federal grant or loan opportunities that are available for brownfield projects, including environmental remediation resources available through [PIDC](#).

## 4. Have land and/or buildings ready for development, need financing...

- **PIDC**— provides financing to developers of mixed-use commercial and industrial projects of all sizes throughout all neighborhoods of Philadelphia. PIDC seeks to fill funding gaps in projects that will create jobs and spur investment in our communities. Loan size starts at \$50,000.
- **Philadelphia Department of Commerce**— provides geography-based incentives to both developers and business owners, through a broad range of funding streams available.
- **DHCD**— issues Requests for Proposals (RFP) for affordable housing projects seeking gap financing.

## 5. Project has financing, need to begin the permitting and approval process...

- **Development Services**— Can provide guidance on the permitting process and coordinate meetings with approving agencies, including PCPC, The Philadelphia Water Department, the Streets Department, and Licenses & Inspections.
- **PCPC**— Can review site plans for compliance with Zoning Code, land subdivision requirements, environmental regulations, and other city and state development controls.

