



FOR IMMEDIATE RELEASE

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HopePHL and Mt. Vernon Manor CDC Cut the Ribbon on 40 Apartments in West Philadelphia
New Affordable Supportive Housing Units on N. 40th Street from Lancaster to Mantua Avenues

Philadelphia, PA — HopePHL and Mt. Vernon Manor Community Development Corporation (MVMCDC), two long-standing West Philadelphia community organizations, today celebrated the grand opening of 40 new affordable apartments along the North 40th Street corridor — a milestone development that transforms 11 long-vacant properties between Lancaster and Mantua Avenues into high-quality, long-term affordable homes for local families.

The North 40th Street Corridor Revitalization Project brings new life to a once-blighted stretch of West Philadelphia at the crossroads of Mantua, Belmont, and East Parkside. The initiative represents a first-of-its-kind partnership between HopePHL and MVMCDC, demonstrating how trusted community institutions can collaborate to advance equitable development without displacement.

The celebration included remarks from PA State Senator Vincent Hughes, Councilmember Jamie Gauthier, HUD Region 3 Senior Advisor Elvis Solivan, MVMCDC Executive Director Michael Thorpe, and HopePHL President Kathy Desmond, followed by an official ribbon cutting and tours of the new units.

Funding for the project is provided by City of Philadelphia, The Reinvestment Fund, US Department of Housing and Urban Development, Philadelphia Housing Authority, FHLB Pittsburgh, FHLB Atlanta, Pennsylvania Housing Finance Agency, TD Bank and Redstone Equity.

Meeting an Urgent Housing Need

Philadelphia faces an estimated shortage of 64,500 affordable and available units for households with very low incomes. The 40 new apartments — including 11 one-bedroom, 20 two-bedroom, and 9 three-bedroom homes, with 6 units dedicated for households with special needs — provide critical long-term affordability in a rapidly developing area. Several units are bi-level.

“Housing stability, combined with supportive services, changes lives,” said Kathy Desmond, President of HopePHL. “These homes will allow families to grow, thrive, and work toward lasting economic independence.”

More Than Housing: A Foundation for Stability and Mobility

HopePHL will provide on-site supportive services and case management for residents. Families will be connected to social services and trauma-responsive supports, food and basic needs resources, workforce development and career coaching, digital learning and utility assistance, youth leadership and community engagement programs.



Long-term affordable housing, sustained for at least 30 years, creates pathways for educational attainment, workforce participation, and intergenerational wealth — enabling families to move from stabilization to advancement.

A Community-Centered Vision

“Mt. Vernon Manor has served West Philadelphia for more than 40 years,” said Michael Thorpe, Executive Director, MVMCDC. “This development honors our commitment to equitable growth and ensures longtime residents can remain in the neighborhoods they helped build.”

Designed by Toner Architects, built by Costanza Builders, and managed by Stone Sherick Consulting Group, the project also enhances sustainability by transforming vacant land into energy-efficient homes and improving overall neighborhood safety and vitality.

Residents will live close to major medical, educational, historic, and cultural institutions — and thousands of family-sustaining jobs — via quick walks, bike rides, public transit, or short drives.

A Call for Continued Investment

Speakers emphasized that while today marks a major achievement, it is only one step toward addressing Philadelphia’s housing crisis.

“We built 40 units,” Desmond noted, “but the city needs tens of thousands more. We need sustained funding, strong policies, and community support to build not just the next 40 — but the next 400.”

About HopePHL

HopePHL (pronounced “hopeful”) inspires Philadelphia’s children, youth, families, and communities to thrive by providing housing, advocacy, and trauma-responsive social services designed to promote equity, resilience, autonomy, and well-being. HopePHL serves more than 25,000 community members annually and has provided services in West Philadelphia since 1972.

www.hopephl.org

About Mt. Vernon Manor CDC

Mt. Vernon Manor CDC’s mission is to provide affordable housing, nurture caring families, and champion a robust and sustainable quality of life in West Philadelphia. For more than 40 years, MVMCDC has led strategic community-driven projects that advance affordable housing, economic mobility, public health, and equitable development.

www.mvmcdc.org

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