

Home Appraisal Bias Program

Appraisal Bias: What it is and why it matters.

Appraisal bias happens when a real estate appraiser places a lower value unfairly on a home due to it being owned by a person of color or in a Black/brown neighborhood. This unfair practice reduces wealth, limits access to loans, and blocks families from building generational equity. It can hurt these households by denying them the full benefits of homeownership. Appraisal bias also widens racial wealth gaps and holds back entire communities from reaching their full potential.

Accurately valuing homes brings families higher net worths, better access to home equity and other loans, and greater generational wealth. Ending appraisal bias would improve families' lives and make our city more prosperous.



Home values make up approximately two-thirds of Black and brown homeowners' total assets.

What are the Home Appraisal Bias program's strategies for fighting appraisal bias?

Following the recommendations of the Home Appraisal Bias Task Force, the initial focus of the program includes:

- ✓ Advocating for increased transparency and access to appraisal data to document and address appraisal bias
- ✓ Providing Neighborhood Advisory Committees (NACs), Housing Counselors, and other neighborhood support organizations with training on appraisal bias to better support and protect residents
- ✓ Broadening the home appraiser workforce by partnering with colleges, workforce organizations, and experienced appraisers to build a pipeline that brings more Philadelphians from diverse neighborhoods and backgrounds into the field
- ✓ Raising community awareness

Being an appraiser is one of the few careers where professionals can blend independence, entrepreneurship, and service to their community.



How can I stay informed about the activities of the Home Appraisal Bias program?

Email fairappraisals@phila.gov with your name and email and your interest in the program or your appraisal bias story.



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