

The Home front



 www.HDCWEB.com

A Housing Development Corporation
MidAtlantic Publication

HDC MidAtlantic Joins NeighborWorks®

The MidAtlantic Home Front: In June, HDC MidAtlantic announced its new membership in the national NeighborWorks® network.

This significant achievement, which involved HDC MidAtlantic meeting high organizational health and performance standards, enables the organization to gain access to a powerful battery of training, research, technical assistance and funding opportunities.

"HDC MidAtlantic is looking forward to being an active and involved member of NeighborWorks," said HDC MidAtlantic President & CEO Michael R. Carper. "The reputation of this nationwide network is unsurpassed in our industry and as members, HDC MidAtlantic has access to resources and training that will allow us to grow in our mission and strengthen the services we provide to our residents and communities."

NeighborWorks America created the NeighborWorks network to improve housing opportunities for low- and moderate-income families; provide financial education and improve financial literacy; rebuild and repair properties; develop affordable multifamily homes; and use innovative strategies to improve safety and revitalize communities across the nation.

"NeighborWorks network membership provides HDC MidAtlantic access to resources that strengthen its ability to serve central Pennsylvania, create jobs, and contribute to local economic growth. We are proud to have an productive and effective organization join our network of excellence," said Joan Straussman Brandon, interim Vice-President, Northeast Region at NeighborWorks America.

Collectively in fiscal year 2014, NeighborWorks America and the more than 240 members of the NeighborWorks network have been able to:

- Assist 323,400 households with affordable housing;
- Own or manage 118,200 rental homes;
- Help 21,000 families of modest means to achieve their dream of homeownership;
- Counsel and educate 108,500 customers about their finances and housing options;
- Repair 58,600 homes using state-of-the-art methods, including green and healthy building techniques;
- Create or sustain more than 35,000 jobs per year through local NeighborWorks-supported projects and activities;
- Mobilize more than 1.5 million volunteer hours to revitalize communities;
- Invest more than \$6 billion in local communities, leveraging NeighborWorks' federal appropriation by 44:1.



TO LEARN MORE
about NeighborWorks, visit
<http://www.neighborworks.org>

ABOUT NeighborWorks® Network

OUR NETWORK IS **COLLABORATIVE**



We facilitate peer sharing among our network members so each group can improve and the field as whole can benefit. The lessons learned on the ground are shared with us and, through us, shared with the field in a positive cycle.

OUR NETWORK IS **FAR-REACHING**



Our network spans all 50 states, Washington DC and Puerto Rico. Our organizations serve populations small and large, rural and urban. They are as diverse as our country itself.

OUR NETWORK IS **HIGH IMPACT**



Our network includes some of the best community development and housing organizations in the country. They get results and we can prove it.



Bestselling author Matthew Desmond will speak about the widespread effects of eviction at HDC MidAtlantic's 2017 Faces of Affordable Housing Banquet.

Bestselling Author Coming to Lancaster

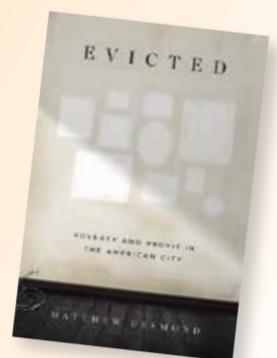
The Lancaster Home Front: Matthew Desmond, author of "Evicted: Poverty and Profit in the American City," will speak at HDC MidAtlantic's 2017 Faces of Affordable Housing Banquet on April 26.

Evicted offers an in-depth look into the relationship between landlord and tenant and explores the widespread effects eviction has on families, communities and the economy.

Desmond's work has been supported by the Ford, Russell Sage, and National Science Foundations, and his writing has appeared in *The New York Times*, *The New Yorker* and *Chicago Tribune*. In 2015, Desmond was awarded a MacArthur "Genius" grant.

HDC MidAtlantic's Faces of Affordable Housing Banquet is scheduled for Wednesday, April 26, 2017, at the Marriott at Penn Square in Lancaster, Pa.

For information about registration or sponsorship, please visit www.hdcweb.com/banquet.



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Our Mission:

We build hope and opportunity by providing a safe and affordable place to call home.

Our Vision:

HDC MidAtlantic will be the premier nonprofit provider of affordable housing.

Our Core Values:

- Residents
- Stewardship
- Healthy Communities
- Financial Stability
- Diversity
- Employees
- Partnerships

Our History:

Founded in 1971, Housing Development Corporation MidAtlantic is a 501(c)(3) nonprofit corporation dedicated to providing quality affordable rental housing for working families, aging parents and grandparents and our friends and neighbors living with disabilities throughout Pennsylvania, Delaware and Maryland. Housing Development Corporation MidAtlantic owns, develops and/or manages more than 3,500 rental housing units by delivering high-quality and secure housing solutions through innovative property management and real estate development services.

Our Registration Notice:

The official registration and financial information of Housing Development Corporation MidAtlantic may be obtained from the Pennsylvania Department of State by calling toll free, within Pennsylvania, 1-800-732-0999. Registration does not imply endorsement.

Our Solicitation Policy:

If you wish to remove your company/name from the HDC MidAtlantic mailing list, please send a written request to:

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Amanda P. Meyers, Marketing Manager
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Thanks to Ronald McDonald House Charities

The Wilkes-Barre Home Front: HDC MidAtlantic recently received a grant totaling \$6,000 from the Ronald McDonald House Charities of Northeast PA, Inc., to assist in the purchase and installation of a playground in the Rolling Mill Hill neighborhood of Wilkes-Barre, Pa.

The Rolling Mill Hill neighborhood is home to one of HDC MidAtlantic's newest apartment communities currently under construction, Heritage Point Apartments.

Heritage Point Apartments, located at the corner of Dana Street and Grove Street in Wilkes-Barre, will offer 56 apartments for working families, aging parents and grandparents, and our friends and neighbors living with disabilities. Construction began in March and is expected to last 18 months.

During predevelopment of the new community, neighboring residents expressed

a desire for a safe place for their kids to play. As a result, HDC MidAtlantic dedicated two lots adjacent to Heritage Point Apartments to the City of Wilkes-Barre for a park.

The grant award will be used to purchase and install various play structures near the new apartment community and provide a safe space for neighborhood kids to gather, play and be active.

McDonald's Owner/Operator Patricia Stella presented the grant to HDC MidAtlantic staff in July. Ronald McDonald House Charities of Northeast PA, Inc. provides grants totaling over \$170,000 per year to support nonprofit programs that directly improve the health and well-being of area children and their families.

HDC MidAtlantic would like to thank Patricia Stella and Ronald McDonald House Charities for their generous support.



McDonald's Owner/Operator Patricia Stella presented a check for \$6,000 to HDC MidAtlantic for the purchase and installation of playground equipment in the Rolling Mill Hill neighborhood of Wilkes-Barre, Pa.

River Run Meadows Coming to Berks

The Birdsboro Home Front: The Pennsylvania Housing Finance Agency (PHFA) awarded \$1,133,350 in Low Income Housing Tax Credits for River Run Meadows Apartments in Robeson Township, Berks County.

"We are dedicated to providing safe and affordable housing to this underserved market," said HDC MidAtlantic Director of Real Estate Development Claude Hicks. "River Run Meadows Apartments will be a valuable asset to the local residents and surrounding communities of rural Berks County."

The proposed construction site is centrally located between the City of Reading and Birdsboro on a wooded plot encompassing approximately 50 acres, just off PA Route 724. As part of the transaction, HDC MidAtlantic intends to transfer a portion of the site to Natural Lands Trust, a non-profit land conservation organization dedicated to protecting the forests, fields, streams, and wetlands in eastern Pennsylvania.

River Run Meadows Apartments will provide 58 units of general occupancy/family-oriented rental housing. The development will include



River Run Meadows will provide 58 new, affordable apartments in Birdsboro, Pa., for working families, aging parents and grandparents, and our friends and neighbors living with disabilities.

six residential buildings consisting of one- and two-bedroom walk-up apartments, as well as two-story two and three-bedroom townhomes.

River Run Meadows Apartments will be the first successful family affordable housing project in the rural area of Berks County in over 10 years. The Redevelopment Authority of the County of Berks has acknowledged the county's extreme need for new rural affordable housing options and has generously committed to providing \$500,000 in Federal HOME resources to the project. The South Central Transit Authority of PA has also agreed to work with HDC MidAtlantic in bringing transportation options to the new community.

The total cost of development is \$14.2 million. Construction is expected to begin in early 2017.

All in for our Partners

The Wilmington Home Front: HDC MidAtlantic's Development Department turns The Flats Phase I over to Property Management.

Integrating all facets of our business into each development

Behind the scenes, HDC MidAtlantic's Property Management and Compliance Departments have been working with our client and our Development staff from the start—years ahead of receiving our first certificates of occupancy. HDC MidAtlantic needed to coordinate Uniform Relocation Act (URA) responsibilities and assure compliance to complex federal regulations.

The Flats, located in Wilmington, De., involves the rebuilding of over 400 homes, starting with tenant relocation, demolition and new construction in a multi-phased development. Communications are key at every level. Our client is a nonprofit overseen by a governing board of directors. The city of Wilmington and State of Delaware recognize this as a significant undertaking that will span nearly a decade. Most importantly, residents are served with new housing that is safe, modern and energy efficient.

While HDC MidAtlantic is not the owner, we still bring our values to the development process. This includes a focus on residents, stewardship of resources with which we are entrusted, adding to the creation of healthy communities, assuring



The Flats,
in Wilmington, DE.,
will be redeveloped in seven
phases over 10+ years.

that new developments are structured to be financially stable, and not only on day one, but for years to come. HDC MidAtlantic values our employees who make this all possible along with our partners including owners, funders, regulators, contractors, architects and engineers, along with municipal officials and staff.

The Flats gets first tenants

Phase I's 72 units were quickly allocated to early responders, with priority to URA individuals and families. The detailed process of qualifying tenants has been underway for months now. A lengthy waiting list is already in place. We have an experienced tax credit leasing specialist on site, and our Compliance Department reviewed all move-in files. We also have a community manager on site to work with the new residents, as well as an onsite maintenance tech to serve the community. Local social agencies are providing supportive service to the residents. We are working with the Delaware State Housing Authority (DSHA) to fill 811

units and process housing choice voucher holders. Our asset manager will soon be working with our Finance Department to provide stabilization documentation to our investor and request 8609 documentation from DSHA.

Continues work on Phase II and III

Our senior development officer is working toward a Fall closing on Phase II, which is financed with tax exempt bonds and 4% tax credits. Again, Compliance and Property Management staff have been integral in the process. Our construction manager will be moving from punch list items on Phase I to overseeing demo and site work on Phase II. Phase III application work is already well underway.

HDC MidAtlantic marshals all of its resources to make each development successful. In an ever increasing world of complexity, continuous learning is the norm, and hard work is a given. We all take great pride in fulfilling our mission.

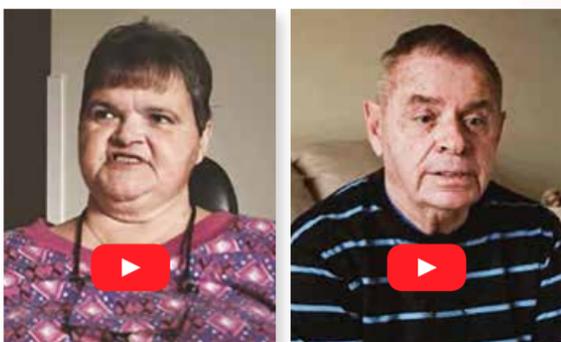
Building Hope & Opportunity

The MidAtlantic Home Front: In 2016, HDC MidAtlantic President & CEO Michael R. Carper introduced a new tool to assist our most vulnerable residents called the Hope & Opportunity Fund.

"The creation of this brand new Fund is driven by our mission," said Carper. "Our organization's core values put residents first and this Fund is a reflection of our service in action."

The purpose of this unique Fund is three-fold:

- It is designed to help residents facing an emergency situation that could lead to eviction.
- It is designed to help residents facing an emergency situation that poses a risk to their health.
- Lastly, it is designed to help residents for which there is no other community support available to assist them.



Hear how your support impacts HDC MidAtlantic residents at www.hdcweb.com.



"Having a place to live does not always mean having all your needs provided for," said HDC MidAtlantic Resident Services Coordinator Lourdes Suarez. "By the time residents reach out to their Resident Services Coordinator, they are already struggling. The Hope & Opportunity Fund will provide resources to assist with immediate needs while longer term solutions are sought."

The Fund, which was announced at HDC MidAtlantic's 2016 Faces of Affordable Housing Banquet, is available to aid residents living at any HDC MidAtlantic owned or managed property. The organization's Resident Services oversees and administers the distribution of funds to residents based on established criteria. Property Managers and Resident Services Coordinators work together to review applications and assess the need of any resident seeking help.

At the Faces of Affordable Housing Banquet, Carper challenged guests to raise \$10,000 by the end of 2016 to support the Hope & Opportunity Fund. He further committed a two-to-one donation match up to \$20,000. Banquet guests, including a few residents, rose to the challenge and we are very proud to report that contributions to the Fund have reached nearly \$30,000.

Since the Fund's creation in April, one HDC MidAtlantic household has already been positively impacted by the generous support of our donors.



11.29.2016

Will you help us continue to build hope and opportunity for our residents?

Please consider giving to the Hope & Opportunity fund on #GivingTuesday, November 29

But...our work is not done and we are asking for your help. Our mission compels us to grow and sustain the Fund in support of our residents. If you or someone you know might be interested in contributing to the Hope & Opportunity Fund, please consider making gift to HDC MidAtlantic. Tax-deductible contributions may be made securely online at www.hdcweb.com. Or mail your check, made payable to HDC MidAtlantic, to: 4-6 West King Street, Suite 4, Lancaster, PA 17603 ATTN: Hope & Opportunity Fund To learn more, visit www.hdcweb.com. Thank you for your support!

Silver & Fit

The Columbia Home Front: When it comes to exercise, many people think of a long jog or an intense weight-lifting session. For the residents of Trinity House Apartments and Saint Peter's Apartments in Columbia, Pa., exercise is as simple as sitting down.

Every Tuesday and Friday, the residents of Trinity House and St. Pete's respectively meet in the community rooms of their buildings for an hour-long chair aerobics class.

The class—called "Silver & Fit"—is geared for older adults and consists of a seated chair exercise program that can be modified to assist all fitness levels. The classes combine low-impact cardio and strength training using a variety of equipment including rubber balls, yoga straps, resistance bands, small weights and paper plates. Before the class ends, Resident Services



Ninety-five year old resident June Batt attends "Silver & Fit" at Trinity House Apartments in Columbia, Pa.

Coordinator and class instructor Debbie Balzarini shares fitness and healthy living tips to help the residents stay mindful of their health, both physical and mental, in between classes.

Balzarini began "Silver & Fit" after residents expressed interest in an exercise class on a survey she conducted. The first class was held this past March at Trinity House and was soon followed by a class at St. Pete's. The program quickly gained favor with residents and now classes are held weekly.

Balzarini said she's extremely happy with the progress residents have demonstrated. "Both classes have come so far since I began. Many people have advanced to higher levels within the class format and are healthier and happier," she said. "They've increased their overall strength, stamina, flexibility, balance and coordination. I love to see this happen with seniors!"

Balzarini has been a certified fitness instructor and personal trainer for over 25 years, with

experience in child, adult, special populations, and older adult land and water fitness classes. "I love to see the healthy and positive results that happen for everyone I work with," she said.

From socialization to weight loss, there are many reasons why residents choose to participate in "Silver & Fit." Ninety-five year old Trinity House resident June Batt may have said it best when she commented, "the exercise helps clear the cobwebs out of my brain!"

"Silver & Fit" classes are just one of the many programs offered to HDC MidAtlantic residents through the organization's Resident Services. For more information, visit www.hdcweb.com.



Claude Hicks, Ian Rawhauser and Ed Kaminski accept the award for "Honoree Recipient for Revitalization" from members of the Lehigh Valley Planning Commission.

HDC MidAtlantic Honored

The Lehigh Valley Home Front: The Lehigh Valley Planning Commission recently recognized HDC MidAtlantic as a 2016 "Honoree Recipient for Revitalization."

HDC MidAtlantic was honored for its work on South Side Lofts, a 46-unit affordable housing community in Bethlehem, Pa., featuring an innovative, dynamic and attractive design at two urban-infill properties and included the adaptive reuse of an existing 100-year old church.

Members of HDC MidAtlantic's Development Department accepted the recognition during the 2016 Lehigh Valley Planning Awards Gala on October 4 in Center Valley, Pa.

HDC MidAtlantic Named Partner of the Year

The Lancaster Home Front: The Central PA Food Bank awarded the first "ElderShare Program Partner of the Year" to HDC MidAtlantic for the organization's dedication to the ElderShare program and compliance with its strict reporting guidelines.

The ElderShare Program is a monthly supplemental food program supported by the United States Department of Agriculture's Commodity Supplemental Food Program (CSFP).

HDC MidAtlantic was selected from among 180 Food Bank partner agencies that participate in the ElderShare program. Members of HDC MidAtlantic's Resident Services Department staff accepted the award at the Central PA Food Bank's Conference on October 10 in Harrisburg, Pa.

Almost 300 older adults are served by the ElderShare program at 12 HDC MidAtlantic properties in Lancaster County.

All in for our Partners



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