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The Home front

A Housing Development Corporation
MidAtlantic Publication



HDC MidAtlantic welcomes its new President & CEO Dana Hanchin.

Welcoming Dana Hanchin

The Lancaster Home Front: HDC MidAtlantic's Board of Directors has appointed Dana Hanchin as the organization's President & CEO.

"We were impressed with Dana's passion for our mission, and her understanding and commitment to affordable housing," said Michel Gibeault, Chair of HDC MidAtlantic's Board of Directors. "HDC MidAtlantic has a strong reputation throughout the region as a leader in the development and management of affordable housing, and Dana brings the skills and experience necessary to take the organization to the next level."

Hanchin comes to HDC MidAtlantic from the Local Initiatives Support Corporation (LISC) of Philadelphia where she served as Deputy Director for the past five years. In that role, she was responsible for overseeing strategic priorities, business development and community development lending. Hanchin succeeds Michael R. Carper who stepped aside as president in June after a 15-year tenure with the organization.

"I am humbled by the opportunity to serve as HDC MidAtlantic's next leader," Hanchin shared. "Safe, affordable housing is a cornerstone for household stability and economic growth. I am inspired to work in partnership with the Board and staff to improve lives and create

healthy communities until everyone has a safe, affordable place to call home."

Hanchin brings more than 20-years experience building and leading affordable housing initiatives. Prior to LISC, Hanchin served as the Director of Neighborhood Stabilization at the Philadelphia Redevelopment Authority. She also has experience with affordable housing development and property management from her role as a leader at the Women's Community Revitalization Project.

A first-generation college graduate, Hanchin earned her bachelor's from Kent State University, a master's in Urban Studies from Temple University and most recently was a Fellow for Leading Change at Drexel University LeBow College of Business. She was born in the Monongahela Valley and spent her formative years in Greensburg, Pa.

HDC MidAtlantic's Board of Directors began the executive search process in the summer of 2017 in order to evaluate the leadership needs of the organization. HDC MidAtlantic hired Raffa, a consulting and professional services firm whose mission is to be a catalyst for positive, systemic change. Raffa was engaged to identify the leadership skills and experiences needed and to manage the national search for the organization.

#NWW18

The Lancaster Home Front: HDC MidAtlantic participated in NeighborWorks Week, a weeklong initiative of NeighborWorks America that encourages network members to host neighborhood improvement events in the communities they serve.

HDC MidAtlantic celebrated by renovating two common rooms at Duke Manor Apartments in Lancaster, Pa., to accommodate the organization's growing Story Time program. Story Time is a reading program for children ages 5-10.

The program currently serves about 15 children, but limited space meant there wasn't enough room to accommodate all of the children who wanted to participate and the program consistently had a waitlist.

The newly renovated spaces, which were previously unfinished and used for storage, are larger and will allow more children to enroll in Story Time this fall.

Renovations included new walls, lighting and paint. The concrete floors got a makeover thanks to the generosity and support of Sherwin-Williams who donated new carpet tiles. The cost of installation was covered by a grant from NeighborWorks America.

Ten HDC MidAtlantic employees and three residents (parents of children who attend Story Time) volunteered to finish cleaning the space, move and arrange donated desks and chairs, paint a chalkboard wall and set up bookshelves for a new Story Time library. Several employees donated books and other supplies to complete the space.

The time spent renovating the space encouraged

a sense of community and relationship building between HDC MidAtlantic employees and residents. The children who participate in Story Time will grow into strong readers thanks to contributions from volunteers and donors who helped to renovate the space into a warm, welcoming and creative place designed to instill a life-long love of reading.

Continued on page 4



NeighborWorks Week, volunteers and donors transform an unfinished space at Duke Manor Apartments in Lancaster, Pa., into a warm, welcoming, creative space for HDC MidAtlantic's Story Time program.

The Home Front Newsletter | Vol. 14, No. 2

Our Board of Directors:

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- Dan Jurman, Vice Chair
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Our Counsel:

- Donald H. Nikolaus, Esq.

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- Dana Hanchin**
President & CEO
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Director of Resident Services
- Claude F. Hicks**
Director of Real Estate Development
- Sharlene L. Woodruff**
Chief Financial Officer

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, HDC MidAtlantic is a 501(c)(3) nonprofit corporation dedicated to providing quality affordable rental homes for working families, seniors, and persons living with disabilities throughout Pennsylvania, Delaware and Maryland. HDC MidAtlantic owns, develops and/or manages more than 3,700 rental homes by delivering high-quality and secure housing solutions through innovative property management, real estate development and resident 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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With Thanks

The Lancaster Home Front: HDC MidAtlantic would like to thank our partners, supporters and friends who celebrated with us at our 2018 Faces of Affordable Housing at the Lancaster Country Club this past April.

We'd especially like to recognize and thank our presenting sponsor Miller Mutual Insurance, as well as all those who contributed to the mission of HDC MidAtlantic by sponsoring or attending our annual Faces of Affordable Housing event.

Your generous contributions raised over \$130,000 to help HDC MidAtlantic build hope and opportunity by providing a safe and affordable place to call home, and support our services including affordable housing development and perseverance, property management and resident services.

Now in its 12th year, HDC MidAtlantic's annual Faces of Affordable Housing is an opportunity for the organization to celebrate accomplishments, thank partners and supporters, and raise awareness about the critical need for more affordable housing. Highlights from the



evening included video testimonials from two HDC MidAtlantic residents, as well as a special surprise announcement—the renaming of the Hope & Opportunity Fund to the Michael R. Carper Hope & Opportunity Fund to honor the legacy of outgoing President & CEO Michael R. Carper.

Visit HDC MidAtlantic on Facebook to see videos and photos from this year's event. Special thanks again to our residents, sponsors, employees and volunteers for your help and support in making this year's Faces of Affordable Housing a success.



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Step On It!

The Columbia Home Front: Residents of Saint Peter Apartments in Columbia, Pa., have been traveling across the country this summer without even leaving town.

Seniors living at the property participated in Step On It!, an initiative of Kindred at Home, a provider of home health care services.

Step On It! supplies pedometers to older adults and seniors to encourage and increase physical activity. The pedometers track each resident's steps, which were then logged and tracked by HDC MidAtlantic Resident Services Coordinator Dora Brown each week.

In a fun twist to encourage participation, residents decided to "walk" to different places around the country by combining their weekly steps. During regular check-ins, Brown shared information about the group's weekly destination including facts on the area's landmarks, history, food and culture. Brown said she believed the destinations pique residents' curiosity and they looked forward to choosing the next place to visit.

In the first leg of their journey, residents started at Saint Peter Apartments, then walked to Clipper Magazine Stadium in Lancaster, then to Assateague Lighthouse in Chincoteague, Va., then to The Wright Brothers National Memorial in Kill Devil Hills, NC, and finally to Mercer House in Savannah, Ga.

While the trek is over 2 million steps, the group went above and beyond by walking nearly 3 million combined steps. They celebrated this major milestone with a party featuring culinary delights inspired by the destinations they "visited" on their way to Savannah.

Health and wellness is among five key focus areas HDC MidAtlantic's Resident Services prioritizes. Resident Services Coordinators like Brown look for innovative ways to engage residents and encourage participation in wellness activities.



Residents at Saint Peter Apartments in Columbia, Pa., gather to celebrate the success of Step On It!

Staying active is especially important as we age to stay healthy and prevent chronic conditions like obesity, diabetes or cardiovascular disease. Brown said several residents participating in Step On It! shared that they'd lost weight since starting the program or saw improvements in conditions they're managing like diabetes.

Step On It! has contributed to participants' emotional health, too. Residents connect over a common interest and build stronger relationships with each other, all while indulging in some friendly and healthy competition.

Brown plans to continue the program as long as the residents are active and participating. They are currently "on their way" to St. Louis Cathedral in New Orleans, La.

Step on It! is expanding to Trinity House Apartments, also located in Columbia, later this year.

Enjoying flavors from favorite destinations.



Resident Catherine "Kitty" Lytle commemorates 2 million steps.

Big Savings: \$300K

The Pennsylvania Home Front: The Commonwealth of Pennsylvania offers a Rent Rebate Program that benefits eligible Pennsylvanians age 65 and older; widows and widowers age 50 and older; and people with disabilities age 18 and older.

HDC MidAtlantic Resident Services coordinators and volunteers offer assistance to eligible residents, at no cost, in completing the application and necessary paperwork to apply for a rent rebate. The program eases the financial burden on those living on fixed incomes like older adults or individuals living with disabilities.

This year, HDC MidAtlantic helped 571 residents apply for a total of \$303,372 in rent rebates including 501 residents living at senior properties who sought \$268,670 in rent rebates and 70 residents living at family properties who sought \$34,702 in rent rebates.

The Rent Rebate Program is funded by the Pennsylvania Lottery and by gaming revenue.



Resident Services Supervisor Heather Haverstick assists Dolly Migliore, a resident at Sencit Towne House Apartments in Shillington, Pa., apply for a rent rebate.

Coming Soon!

For even more great news and content, visit hdcweb.com to sign up for our brand new e-newsletter! It's all the latest HDC MidAtlantic happenings delivered conveniently to your inbox.

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Legacy of Hope & Opportunity

The Lancaster Home Front: HDC MidAtlantic's Board of Directors renamed the organization's emergency/crisis fund the "Michael R. Carper Hope & Opportunity Fund" in honor of the organization's most recent past President & CEO Michael R. Carper.

Carper, who stepped aside in June, served as President & CEO for 15 years. Michel Gibeault, Chair of HDC MidAtlantic's Board of Directors, made the announcement at the organization's 12th annual Faces of Affordable Housing hosted April 19 at the Lancaster Country Club.

The Fund was introduced in 2016 to assist residents during an emergency or crisis. Since its creation, donors have helped 25 households including one family who lost income during a mother's maternity leave, a single father whose unexpected medical issue disrupted his ability to work and earn wages temporarily, and a resident whose savings fell short when she stopped working full-time to complete student teaching requirements for her college degree (which she got!).

This past year, HDC MidAtlantic's Resident Services Coordinators connected 311 households with eviction-prevention services and provided 171 financial literacy services to residents living at HDC MidAtlantic properties.

You can help, too. To donate to the Carper Hope & Opportunity Fund, visit hdcweb.com.



Inside this issue

VOL. 14 / NO. 2

The Home front



Welcoming
Dana Hanchin



Step On It!



Big Savings: \$300K



Volunteers paint a chalkboard wall in the newly renovated space which also features donated carpet tiles from Sherwin-Williams.

#NWW18 *Continued from page 1*

NeighborWorks America is celebrating its 40th anniversary this year. Since its Congressional chartering in 1978, it has expanded from around 50 organizations to nearly 250 nationwide. Yet, it has retained what makes it unique: a grassroots approach that allows every organization the flexibility to focus on the needs of its particular community. Over the past 40 years, NeighborWorks and its network have assisted close to 8 million people through affordable housing and counseling. In 2017, the NeighborWorks network provided housing and counseling services to 455,100 people, repaired 71,300 homes, and created and maintained 43,600 jobs.



To see more photos of HDC MidAtlantic's NeighborWorks Week, please visit us on Facebook.