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The Home front

A Housing Development Corporation
MidAtlantic Publication

Celebrating in Berks County

The Robeson Township Home Front:

In February, elected officials, partners and neighbors joined HDC MidAtlantic to celebrate the grand opening of River Run Meadows Apartments — a 58 unit affordable apartment community for working families, seniors, and friends and neighbors living with disabilities.

River Run Meadows is the first new affordable family construction in rural Berks County in a decade.

"These aren't just buildings made of wood, carpet and siding, these are homes," said HDC MidAtlantic President & CEO Michael R. Carper. "New communities like River Run Meadows go to the heart of our mission—to build hope and opportunity by providing a safe and affordable place to call home. We are grateful to the residents of Berks County who choose to live with HDC MidAtlantic, and it is a real honor and privilege to welcome them home."

The new community is centrally located between the City of Reading and Birdsboro on a wooded plot encompassing approximately 23 acres, just off PA Route 724. HDC MidAtlantic



HDC MidAtlantic celebrated the grand opening of River Run Meadows Apartments in Birdsboro, Pa., in February. From left to right: HDC MidAtlantic Community Manager Stacy Bampton, HDC MidAtlantic District Manager Katlyn Williams, Benchmark Construction Vice President of Commercial/Specialty Rich Gill, PHFA Director of Development Holly Glauser, HDC MidAtlantic President & CEO Michael R. Carper, Berks County Commissioner Christian Leinbach, Rik Longacre with Schlouch Incorporated, and Ken Pick with the Berks County Redevelopment Authority.

annexed and transferred 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 includes six residential buildings consisting of one- and two-bedroom walk-up apartments, as well as two-story two and three-bedroom townhomes. Rents range from \$195-950 per month.

In keeping with the goals and objectives of the Low Income Housing Tax Credit Program, all of the units are affordable to households earning less than 60% of the Area Median Income (AMI) and over half of the development is set aside for individuals and families earning less than 50% of AMI. To increase the availability of quality, affordable housing for individuals and families living with disabilities, 10% of the apartments were designed to be fully accessible and meet current ADA standards. In addition, two non-ADA units include features for hearing and/or visually impaired households.

River Run Meadows was constructed to meet Energy Star 3.0 standards and comply with Enterprise Green Communities® priorities, which include water and energy saving devices throughout the property that will offset utility costs for residents and the property.

The new development includes on-site laundry facilities, a community gathering space and a multipurpose athletic court for resident use. The complex is adjacent to the Schuylkill River Trail, giving residents close access to areas for walking, running and biking.

In 2016, River Run Meadows Apartments was awarded \$1,132,144 in Low Income Housing Tax Credits from the Pennsylvania Housing Finance Agency (PHFA). The total cost of development was \$14.1 million.

Development partners include Architectural Concepts, BB&T, Benchmark Construction, CREA, Community Lenders, High Swartz, PHFA, Nikolaus & Hohenadel and Schlouch, Inc.

To learn more about River Run Meadows, visit hdcweb.com.

You're invited to join us for our **2018 Faces of Affordable Housing Reception** presented by Millers Mutual.

This year's reception is scheduled for **Thursday, April 19, from 5-8 pm**, at the Lancaster Country Club located at 1466 New Holland Pike in Lancaster.



Our Board of Directors:

Michael R. Carper, President
 Michel Gibeault, Chairman
 Steven J. Geisenberger, Treasurer
 Michael Schober, Secretary
 Mary Ellen DeWitt
 Susan C. Eckert
 Renee Glover
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Our Counsel:

Donald H. Nikolaus, Esq.

Our Senior Staff:

Michael R. Carper
 President & CEO
Nancy K. Batchelder
 Director of Property Management
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 housing for working families, seniors, and our friends and neighbors living with disabilities throughout Pennsylvania, Delaware and Maryland. HDC MidAtlantic owns, develops and/or manages more than 3,700 rental housing units 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:

HDC MidAtlantic
 Attn: Corporate Marketing
 4-6 West King Street, Suite 4
 Lancaster, PA 17603-3824

The Home Front Editor:

Amanda P. Meyers, Marketing Manager
 HDC MidAtlantic is an Equal Opportunity Employer and Equal Housing Opportunity provider.



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At a Glance

The Lancaster Home Front: HDC MidAtlantic is pleased to present our impact and reach in 2017.



258 Homes
\$62.5M

in Real Estate
 Development &
 Preservation

RIVER RUN MEADOWS
 \$ 14.1M 🏠 58 **NOW OPEN**
 The first new affordable family housing construction in rural Berks County, Pa., in a decade.

THE FLATS PHASE II
 \$ 18.2M 🏠 72 **NOW LEASING**
 The second phase of a multi-year redevelopment of workforce housing in Wilmington, Del.

HERITAGE POINT APARTMENTS
 \$ 14.4M 🏠 56 **NOW OPEN**
 Eliminated blight and revitalized a community by constructing on a former hospital site, located in Wilkes-Barre, Pa.

THE FLATS PHASE I
 \$ 15.8M 🏠 72 **NOW OPEN**
 The first phase of a multi-year redevelopment of workforce housing in Wilmington, Del.

LEASE TO BUY

9 residents of Larkspur Crossing Townhomes and Aster Place Apartments located in Lititz, Pa., attended a home-ownership information session to learn more about lease to buy options.

4,814

HDC MidAtlantic
 Residents



- ✓ 47% Seniors 62+ (2,249)
- ✓ 32% Adults 18-61 (1,545)
- ✓ 21% Children (1,020)



60% of households have income below \$30,000



- ✓ 57% White
- ✓ 25% Hispanic or Latino
- ✓ 17% African-American
- ✓ 1% Other

2,398

Residents
 Assisted

32,129

Connections to
 Resources

RESIDENT SERVICES provides residents with access to information and services to encourage growth, independence and stability.

📖 **2,177** Employment & Education Services
 (26 children participated in Story Time reading program)

💰 **7,179** Financial Capability Services
 (171 financial education services provided)

🍏 **10,422** Health & Wellness Services
 (326 residents received food boxes from local food banks)

👥 **11,530** Social Capital Services
 (4910 isolation intervention services provided)

🏠 **821** Stable Housing Services
 (99 residents received home ownership education)

Hope & Opportunity Fund

The Hope & Opportunity Fund is HDC MidAtlantic's emergency fund to assist residents at-risk of eviction or homelessness. Fund supported by charitable contributions.

🏠 **16** Evictions prevented

💰 **\$660** Average amount needed to assist resident past crisis

👥 **311** Residents who received eviction prevention services

A Regional Footprint

👤 **148** Employees

🏠 **57** Apartment Communities

🇺🇸 **3** States

📍 **15** Counties

Employee Development

Three new initiatives were introduced to promote and encourage internal career advancement.

- 👤 District Manager in Training
- 👤 Community Manager in Training
- 👤 Compliance Specialist in Training

Awards & Recognition

OUTSTANDING PROPERTY PERFORMANCE
 Lehigh Valley Planning Commission
 PA Housing Finance Agency
 🏠 Southgate Apartments
 📍 Leesport, Pa.

REVITALIZATION AWARD
 Lehigh Valley Planning Commission
 🏠 Hayes Street Corridor/
 South Side Lofts
 📍 Bethlehem, Pa.

EXCELLENCE IN CONSTRUCTION
 Associated Builders & Contractors
 🏠 The Flats Phase I
 📍 Wilmington, Del.

You're Invited!

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2018 FACES OF AFFORDABLE HOUSING RECEPTION



Now in its 12th year, our annual Faces of Affordable Housing is an opportunity for HDC MidAtlantic to recognize and thank our partners and supporters who help sustain the organization and provided resources for us to grow in our mission.

The annual event also celebrates HDC MidAtlantic's accomplishments while raising awareness and shining a spotlight on critical issues in the affordable housing industry.

2018 is a year of change at HDC MidAtlantic and guests will see that reflected in this year's Faces of Affordable Housing. Guests will notice a change in format from a formal banquet to a reception. In addition, we're excited to host our event at a new venue and introduce guests to a new program format. We hope you will be as excited by these changes as we are.

Sponsorship opportunities are now available. Your registration or sponsorship support helps working families to save for homes of their own, seniors to age in place with dignity, and individuals with disabilities to lead comfortable and productive lives in welcoming communities. We humbly ask you to consider sponsoring our 2018 Faces of Affordable Housing reception.

Information about registration and sponsorship are available online at hdcweb.com/faces.

Proceeds from this event support HDC MidAtlantic's mission to build hope and opportunity by providing a safe and affordable place to call home.



Special thanks to our presenting sponsor Millers Mutual.

SPONSORSHIP OPPORTUNITIES

Sponsorship of HDC MidAtlantic's 2018 Faces of Affordable Housing reception offers visibility, impact, engagement and connection to more than 3,000 businesses and community leaders through invitational mailings, public relations and social media outreach, and includes a highly specific audience consisting of housing industry experts in Pennsylvania, Delaware and Maryland.

Platinum Sponsor: \$10,000

Exclusive Sponsorship Level

2018 Faces of Affordable Housing Presented by... recognition

- Welcome from a representative of your business during the event program

Video Sponsor: \$7,500

Exclusive Sponsorship Level

40 seconds to you by... recognition
 Featured Facebook recognition/promotion

Gold Sponsor: \$6,000

- Acknowledgement during program
- Logo visibility during event

Silver Sponsor: \$3,500

- Logo visibility during event
- Company listing on event webpage with link to website

Bronze Sponsor: \$1,250

- Company visibility during event
- Company listing on event webpage with link to website

Friend of HDC MidAtlantic (Individual Registration)

- \$100 per registration

For complete details, download our sponsor package at hdcweb.com/faces.



Registration Form

Register online!
 Visit hdcweb.com/faces for more.

Contact Name: _____

Company: _____

Address: _____

City, State, Zip: _____

Phone: _____

Email: _____

Please check:

Yes! I/We would like to sponsor at the following level:

- Gold Sponsor \$6,000
- Silver Sponsor \$3,500
- Bronze Sponsor \$1,250

Yes! I/We would like to reserve _____ individual registrations at \$100 per registration totaling \$_____.

I/We regret we cannot attend, but please accept this tax-deductible contribution of \$_____.

Banquet Attendees
 Up to 10 guest registrations based on sponsorship level.

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

Please remit registration form & enclose a check made payable to:

HDC MidAtlantic
 4-6 West King St., Suite 4
 Lancaster, PA 17603

HDC MidAtlantic kindly requests all sponsorship commitments by March 29.

Questions? Contact ameyers@hdcweb.com or 717-291-1911 x8028.



HDC MidAtlantic Maintenance Technicians Rod Ashman (left) and Nayip "Junior" Segerra assist with the installation of the energy efficient refrigerators at Penns Common Court in Reading, Pa.

WARM-ing Up to Save Money

The Reading Home Front: The program may be known as WARM, but it's keeping electric bills for the residents of Penns Common Court in Reading, Pa., cool.

The WARM program is administered by Med-Ed to help qualifying residents who have low income reduce their electric bills in the winter and summer months. Residents participating in WARM receive an in-home energy usage evaluation to determine what improvements can be made to save on energy costs. A trained energy educator works with residents to develop an energy-savings plan and recommends energy-efficient home improvements, such as upgrades to attic and/or wall insulation, repairs to caulking and weather-stripping, replacements for refrigerators, freezers and air conditioning units and new energy-saving light bulbs. There is no charge to the residents for the installation or services.

At Penns Common, a Met-Ed contractor met with residents qualifying for WARM to test their refrigerators for energy efficiency. After the inspection, 31 residents received new energy-efficient refrigerators that will ultimately save \$100 a year on the resident's electric bills.

"The residents are very excited and extremely grateful," said Penns Common Community Manager Laura Wasylak. "Not only are they saving money, but they are also receiving a brand new appliance which is very valuable to them."

This was the first year Penns Common participated in WARM, but Wasylak anticipates residents will sign up again in the future.

To learn more about Penns Common Court, visit hdcweb.com.



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Board of Directors Spotlight



2018 Faces of Affordable Housing



HDC MidAtlantic President & CEO Michael R. Carper (right) presents a certificate of appreciation to Bradley E. Peters for his service as chair of the organization's volunteer board of directors.

Board of Directors Spotlight

The Lancaster Home Front: Michel Gibeault was elected the new chair of HDC MidAtlantic's board of directors in January.

Gibeault is the vice president of business development for High Construction Company. He joined HDC MidAtlantic's board of directors in 2013 and brought with him 40 years of construction experience. Gibeault earned his associate's in construction management from the State University of New York at Delhi, and his bachelor's in architecture from Boston Architectural College.

Gibeault follows in the footsteps of Bradley E. Peters, the immediate past chair. Peters is president and founding partner of Site Design Concepts, Inc. Peters holds bachelors in civil engineering and architectural engineering from Drexel University, and is a licensed professional engineer in five states. Peters, who joined the board in 2012, will continue to chair HDC MidAtlantic's real estate development committee.

In addition, HDC MidAtlantic welcomed Renee Glover to its volunteer board of directors. Glover is a property manager with SACA Development Corporation, a nonprofit community agency located in Lancaster, Pa., that provides services for community members who are underrepresented, or have low or moderate income.

Glover is a life-long resident of Lancaster. For more than 30 years, she has worked to uplift her community and has served as a board member for organizations including Community Action Partnership and Brightside Opportunity Center.