

Overview



Housing Development Corporation MidAtlantic is a 501(c)(3) non-profit dedicated to providing quality affordable rental housing.

Established in 1971, HDC MidAtlantic was founded by a small group of committed community members with a shared vision to provide affordable homes for seniors. The company has grown significantly since then emerging as one of the largest providers of affordable housing in the mid-Atlantic region. Today, HDC MidAtlantic owns or manages over 3,400 quality affordable rental homes in Pennsylvania, Delaware and Maryland serving 4,800 families, seniors and persons with special needs who have low- or moderate-income.

➤ **OUR MISSION:** We build hope and opportunity by providing a safe and affordable place to call home.

➤ **OUR VISION:** We will be the premier non-profit provider of affordable housing.

➤ **OUR CORE VALUES:** Residents, Stewardship, Healthy Communities, Financial Stability, Diversity, Employees, Partnerships

HDC MidAtlantic accomplishes its mission by providing real estate development services, property management services and resident supportive services. We have invested significantly in the production or preservation of safe, decent affordable housing in the communities we serve. With a focus on performance, our mission-minded team of experienced professionals is committed to creating healthy communities for residents through innovation, collaboration and partnership.

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Resident Services

- **Strengthening the mental, physical, financial and emotional health of our residents and communities**
- **Trained Resident Services Coordinators advocate and connect residents to resources**
- **Contributes to self-sufficiency and long-term stability for our residents**



Our Resident Services Department provides access to information and services to encourage growth, independence and stability in our communities.

Part of HDC MidAtlantic's corporate philosophy is based on the premise that it is our responsibility to improve the lives of our residents. To this end, we have developed an extensive Resident Services Program.



Trained Resident Services Coordinators serve as advocates for residents. They connect residents with resources, provide guidance, and coordinate activities and educational programs to strengthen the mental, physical, financial and emotional health of our residents. HDC MidAtlantic's Resident Services are free of charge to residents and assistance is completely voluntary.

Resident Services focuses on five key areas designed to meet the needs of residents:

- ✓ Employment and Education
- ✓ Financial Capability
- ✓ Health and Wellness
- ✓ Social Capital
- ✓ Stable Housing

Resident Services Coordinators also offer residents recreational and social activities to enhance residents' relationships with management, their neighbors and their communities.

HDC MidAtlantic believes strong Resident Services contributes to long-term stability for our residents. Our efforts are designed to increase self-sufficiency, improve living conditions, create healthy communities, and support youth by helping caretakers provide stable homes.



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Real Estate Development

- **Managing on-time and on-budget new construction with a focus on renewable energy**
- **Preserving historic or troubled properties through acquisitions and rehabilitation**
- **Capitalizing on multiple financing sources**

Through adaptive re-use of obsolete buildings, property rehabilitation, and new construction, HDC MidAtlantic works with communities to fulfill their development objectives. Strong support from lending institutions as well as public and private investors has allowed HDC MidAtlantic to pursue this purpose aggressively.

Our real estate development team approaches each project with the understanding that HDC MidAtlantic will be involved in the preservation of ownership for 15 to 30 years, or beyond. With that in mind, decisions on design and products are made with attention to long-term maintenance and operational efficiency.



Real estate development describes numerous businesses that encompass activities ranging from the acquisition, renovation and potential re-leasing of existing buildings to the purchase of raw land and the development of new buildings or improvements on the land and the sale of improved land to others. At HDC MidAtlantic, our real estate team coordinates all of these activities converting ideas from paper into real property.

Our expertise includes:

- ✓ Low Income Housing Tax Credits
- ✓ Bond Deals
- ✓ Portfolio Acquisitions

In addition, HDC MidAtlantic works with communities and partners, including:

- ✓ Elected Officials & City Planners
- ✓ Redevelopment & Housing Authorities
- ✓ State Housing Finance Agencies
- ✓ Architects, Engineers & General Contractors
- ✓ For-Profit & Nonprofit Developers

Through imaginative problem solving, hard work, and a commitment to excellence, we create and maintain housing that is both attractive and affordable.



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Property Management

- **Solid track record of financial results and performance**
- **Dedicated staff ensuring qualified resident selection**
- **Licensed professional on-site managers, maintenance and supportive services staff**

Property management is the cornerstone of HDC MidAtlantic. We offer licensed, real-estate management services with state-of-the-art practices and superior standards.

With a combined portfolio occupancy rate of 98%, we offer competitive management fees, and tailor our management contracts to meet our client's needs. Third-party management services include accounting, compliance, maintenance, inspections, resident screenings and marketing services.



HDC MidAtlantic:

- ✓ Monitors expenditures monthly and prepares reports to ensure contract obligations
- ✓ Employs a rigid resident selection criteria to determine applicant eligibility
- ✓ Conducts regular site inspections to review physical conditions of properties and maintain curb appeal

HDC MidAtlantic provides ongoing training for our management and maintenance staff to ensure they are current in real estate industry best practices.

HDC MidAtlantic has an established property management track record in maintaining the highest compliance standards including:

- ✓ QUADEL certified managers in HUD and Tax Credit regulations
- ✓ STAR certified in USDA/rural housing regulations
- ✓ YARDI Voyager integrated accounting and property management systems
- ✓ Expert REAC team works before inspections to ensure high scores

These strategies enable HDC MidAtlantic to provide superior service and management to our clients and our residents.

Property Portfolio

Currently serving three states, including 12 counties in Pennsylvania,
two counties in Delaware, and one county in Maryland.

Total Properties in Portfolio: **55**

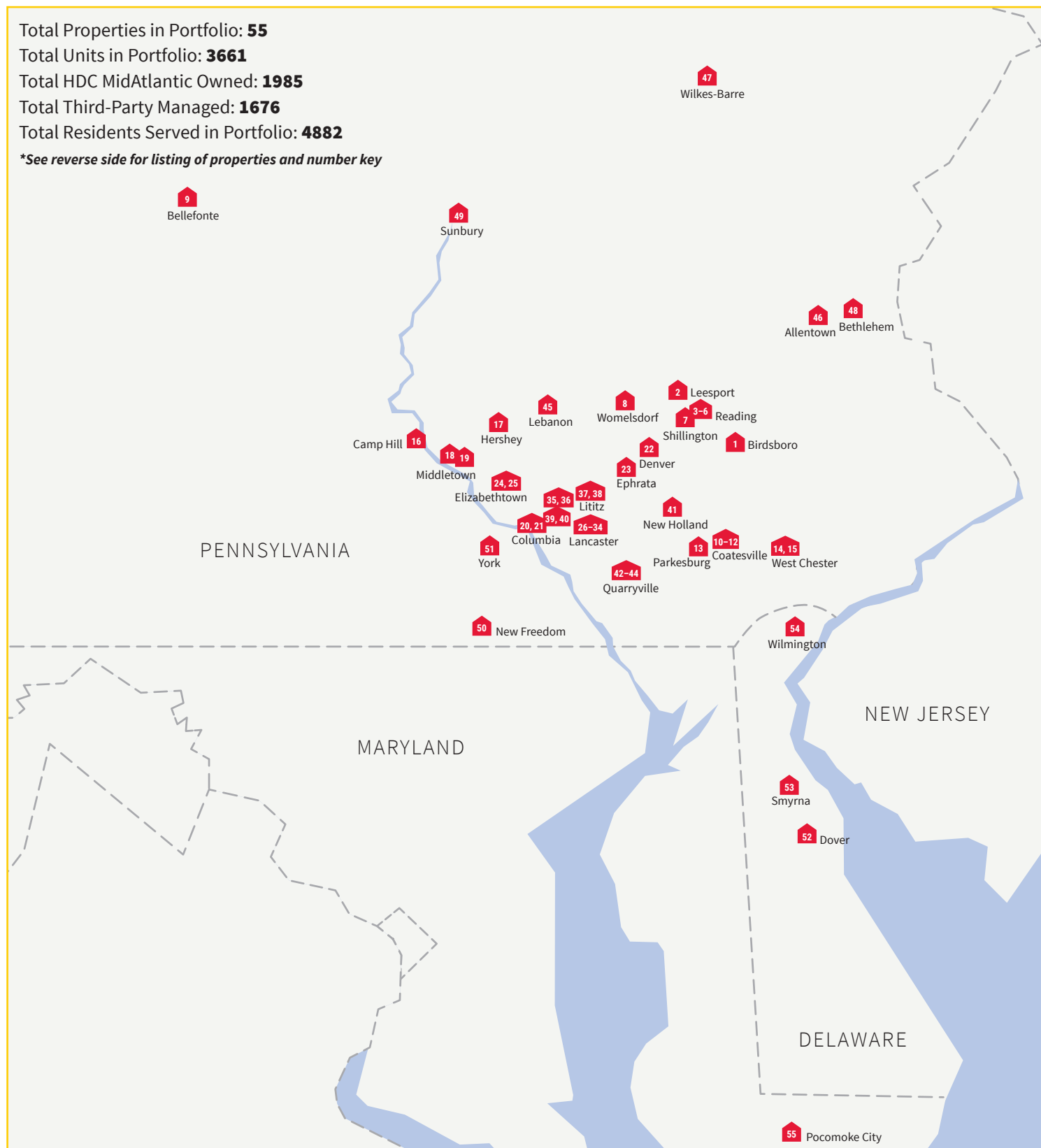
Total Units in Portfolio: **3661**

Total HDC MidAtlantic Owned: **1985**

Total Third-Party Managed: **1676**

Total Residents Served in Portfolio: **4882**

**See reverse side for listing of properties and number key*



Pennsylvania

BERKS COUNTY

- Birdsboro**
1. River Run Meadows Apartments
- Leesport**
2. Southgate Apartments
- Reading**
3. Market Square Apartments
4. Penns Common Court
5. Providence House
6. Skyline View Apartments
- Shillington**
7. Sencit Towne House Apartments
- Womelsdorf**
8. Henner Apartments

CENTRE COUNTY

- Bellefonte**
9. Governor’s Gate Apartments

CHESTER COUNTY

- Coatestville**
10. Ash Park Terrace
11. The Brandywine Center
12. Washington House Apartments
- Parkesburg**
13. Parkesburg School Apartments
- West Chester**
14. Denney Reyburn Apartments
15. Hannum Gardens

CUMBERLAND COUNTY

- Camp Hill**
16. Susquehanna View Apartments

DAUPHIN COUNTY

- Hershey**
17. Willow Ridge Apartments
- Highspire**
18. Highspire School Apartments
- Middletown**
19. Springwood Glen Apartments

LANCASTER COUNTY

- Columbia**
20. Saint Peter Apartments
21. Trinity House Apartments
- Denver**
22. The Apartments at Heatherwoods
- Ephrata**
23. Franklin Street Apartments
- Elizabethtown**
24. Market House Apartments
25. Whistlestop View Apartments
- Lancaster City**
26. The Apartments at Mulberry Corners
27. Duke Manor Apartments
28. King Theatre Apartments
29. Lancaster Apartments
30. Lancaster House North
31. Plum Tree Apartments
32. Ruoff Tower
33. Tabor Place Apartments
34. Umbrella Works Apartments

- Landisville**
35. Landisville Apartments I
36. Landisville Apartments II

- Lititz**
37. Aster Place Apartments
38. Larkspur Crossing Townhomes

- Mountville**
39. Rockford Chase Apartments
40. Sylvan Retreat Apartments

- New Holland**
41. Mountain View Terrace

- Quarryville**
42. Oak Bottom Village I
43. Oak Bottom Village II
44. Oak Bottom Village III

LEBANON COUNTY

- Lebanon**
45. Deer Lake Apartments

LEHIGH COUNTY

- Allentown**
46. Allentown Towne House Apartments

LUZERNE COUNTY

- Wilkes-Barre**
47. Heritage Point Apartments

NORTHAMPTON COUNTY

- Bethlehem**
48. South Side Lofts

NORTHUMBERLAND COUNTY

- Sunbury**
49. River Front Apartments

YORK COUNTY

- New Freedom**
50. New Freedom Apartments
- York**
51. Wyndamere Apartments



Delaware

KENT COUNTY

- Dover**
52. East Lake Gardens Apartments
- Smyrna**
53. Smyrna Gardens Apartments

NEW CASTLE COUNTY

- Wilmington**
54. The Flats



Maryland

WORCESTER COUNTY

- Pocomoke City**
55. Newtowne Apartments