

50 years.
50,000 people with a
place to call home.

In 2021, we celebrated HDC MidAtlantic's 50th anniversary. Since 1971, this organization has worked to create, preserve, and strengthen affordable housing communities.

Over the last year, despite navigating a global pandemic, we were able to further advance this mission with the help of our partners.

We create lasting change that impacts so many communities. And we're just getting started.

Half a Century of Impact

4,329 Residents

2,953 Apartments

55 Housing Communities

13 Counties
in Pennsylvania, Delaware, and Maryland

\$325 Million
has been directly
invested to create and
preserve affordable
housing, generating

\$1 Billion
in economic impact in
local communities.

Expanding Housing

51 New Construction Apartments Completed

Beach Run Apartments (Fredericksburg, PA)

208 Existing Apartments Preserved and Renovated

Denney Reyburn Apartments (West Chester, PA)

Apartments at Heatherwoods (Denver, PA)

Southgate Apartments (Leesport, PA)

Deer Lake Apartments (Lebanon, PA)

Oak Bottom Village (Quarryville, PA)

113 Apartments Under Construction or Renovation

Quaker Arts (Wilmington, DE)

Flats Phase IV (Wilmington, DE)



328 Apartments in Closing

Chester County Preservation Initiative (Coatesville, PA; West Chester, PA)

1528 West (Allentown, PA)

East Lake and Smyrna Gardens Apartments (Smyrna and Dover, DE)

College Avenue Phase 1 (Lancaster, PA)

488 Apartments in Predevelopment

Norriswood Apartments (Norristown, PA)

Landisville I and II (Landisville, PA)

Exeter Apartments (Exeter, PA)

332 North Front Street (Allentown, PA)

Paradise (Paradise, PA)

Northeast PA acquisition of five existing affordable housing communities (Luzerne and Lackawanna Counties, PA)

College Avenue Phase 2 and Phase 3 (Lancaster, PA)



People-Centered Service

A Trauma-Informed Organization

HDC continues to learn and grow into a trauma-informed organization. We treat our residents without judgment, extending compassion and respect. We collaborate with our residents while keeping them at the center of the work we do together, where they maintain power and choice over their future.

Our community managers, resident services coordinators, and maintenance technicians all participated in cross-departmental trainings with Penn Medicine/Lancaster General Hospital, to ensure a trauma-informed approach across our operations. We also incorporated trauma-informed design in our future housing developments.

Access to Services

75% of our 4,000 residents have accessed a critical service or program through Resident Services.

These benefits include access to healthy food, rental and utility assistance, eviction prevention, mental health support, financial counseling, and educational programs. Over the course of the year, this amounted to nearly **\$485,000** in cost savings for residents.

New Initiatives

Resident Leadership Program

As part of our effort to empower and enfranchise residents, HDC launched a pilot Resident Leadership Program at South Side Lofts in Bethlehem, PA. This program provides training for residents in areas of leadership, self-advocacy, and community-building. We're excited to learn from the pilot and develop an ongoing initiative to equip resident leaders.

Advocacy

On average, HDC receives more than 100 inquiries a day from people needing affordable housing. In 2021, we had to close 18 waiting lists for HDC communities because the wait exceeded three years. The affordable housing crisis continues to grow.

To increase supply and access to housing, HDC officially launched an advocacy initiative to inform and influence elected officials and policymakers at the local, state, and federal levels. Our advocacy goals include:

- Increasing resources for, and access to, affordable housing
- Improving quality of life for residents
- Serving as affordable housing resources for policymakers

COVID-Related Support

Resident Vaccine Education and Access Campaign

Starting in February 2021, HDC began offering onsite vaccine clinics at various communities; conducting resident outreach to answer questions related to vaccination; and helping coordinate vaccine access to local providers. We have effectively connected with **100%** of our residents through this campaign to prioritize their health and safety.

We've worked diligently with our residents to ensure their housing stability, helping them secure

\$500,000+
in rent relief funds.



Equity in Action

Diversity and inclusion are important and ongoing themes for us. In 2021, we completed an organizational-culture assessment; provided leadership training to our board and management; and implemented a monthly virtual discussion series for team members. We also completed an equity-in-pay study to make sure our employees are fairly compensated.




As a result, HDC now has a **three-year equity plan** focused on these goals:

1. To use a racial-equity lens to improve programs, policies, and processes that directly affect residents.
2. To improve purchasing and contracting opportunities for local, minority, women-led, and disadvantaged businesses.
3. To advance our efforts to attract and retain a diverse workforce, and to create a supportive and inclusive work environment.
4. To ensure HDC's Board of Directors is representative of the communities it serves and engages with residents in a meaningful way.

Our Funders & Sponsors

Affordable Housing Advocates	Dominion Due Diligence	McKonly and Asbury, LLP	Santander Foundation
AGM	Enterprise Community Partners	Members 1st Bank	Stevens and Lee
Architectural Concepts PC	Evolution Energy	Mid Penn Bank	TD Bank
Assured Partners	Federal Home Loan Bank of Pittsburgh	Millers Mutual Insurance	TD Charitable Foundation
Benchmark Construction	First Citizens Community Bank	Murray Insurance	Tenfold
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Capital Blue Cross	Funk and Sons	Nikolaus & Hohenadel, LLP	Trago Mechanical
Cargas	HD Supply	One2One	Troutman Pepper
Centric Bank	High Foundation	Patriot Home Care	Truist Bank
Cinnare	High Swartz	Penn Medicine/Lancaster General Health	Wells Fargo Foundation
Community First Fund	Joseph Development	Pennsylvania Housing Finance Agency	Willow Valley Communities
Community Lenders	Landis Communities	Peoples Bank	Yardi Systems, Inc.
Complete Restorations	Lank, Johnson, and Tull	Peoples Security Bank and Trust	
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Davco Printing	M&T Foundation		
DiSabatino Construction			



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HDC builds hope and opportunity for all residents to reach their full potential by creating, preserving, and strengthening affordable housing communities.

Welcome home.