

2022

Impact Report



For 52 years HDC has been working with our neighbors to create real change and meaningful connections through creating, preserving, and strengthening affordable housing communities.

72 Affordable Housing Communities

3,418 Apartments

17 Counties in Pennsylvania, Delaware, and Maryland

80% of households in HDC communities earn less than \$30,000 per year

54% General Occupancy

45% Senior Occupancy

Our Diverse Communities

5,243 Residents

Geography



- 45% Urban
- 27% Suburban
- 27% Rural

Race



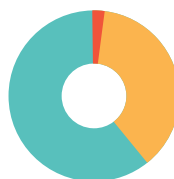
- 45% White
- 45% BIPOC
- 9% Declined to report

Ethnicity



- 65% Non-Hispanic
- 26% Hispanic/Latino
- 8% Declined to report

Gender Identity



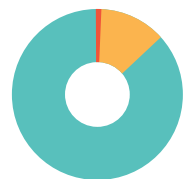
- 62% Female
- 33% Male
- 4% Declined to Report

Age



- 34% 62+
- 36% 18-61
- 28% Under 18

Disability



- 86% Non disabled
- 13% People with Disabilities
- 1% Declined to report

On the Path to Growth



535 apartments added to HDC's portfolio in 2022

300 Apartments
Maryland's Eastern Shore and Delaware

153 Apartments
Northeastern Pennsylvania

82 Apartments
Delaware

Nearly 1,000
affordable apartments in the pipeline

439 Apartments in Predevelopment

Lancaster, PA
Paradise, PA
Mt. Wolf, PA

Lehigh Valley, PA
Northeastern PA

314 Apartments in Closing

Lancaster, PA
Allentown, PA
Wilmington, DE

Exeter, PA
Hershey, PA
Norristown, PA

149 Apartments Under Construction or Renovation

Wilmington, DE
Coatesville, PA

West Chester, PA

53 New Construction Apartments

Wilmington, DE

29 Existing Apartments Preserved & Renovated

Wilmington, DE

Partnering to Meet Community Needs



HDC MidAtlantic and Washington Place Equities are working alongside one another on a \$100 million investment in Lancaster, PA to transform the former UPMC/St. Joseph's hospital campus into a mixed-use, mixed-income development, offering a diverse range of residential, retail and commercial options to meet the needs of the community. This includes approximately 150-175 market-rate and 120-130 affordable housing apartments as well as retail space for local businesses.

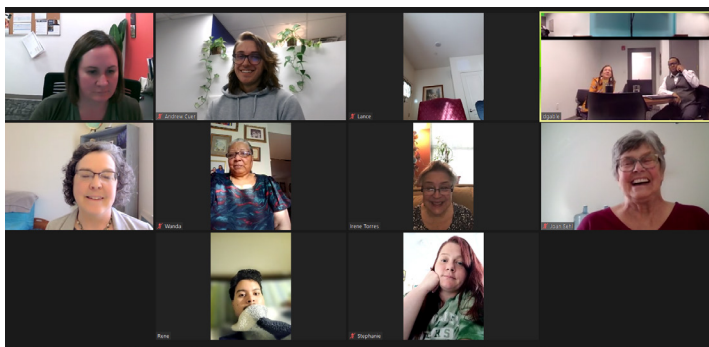
HDC is proud to partner with **Steinman Foundation** and **United Disabilities Services Foundation** on Phase One of the Apartments at College Avenue, and work with **Milagro House** to expand transitional living suites for women and children as part of the St. Joseph's Hospital Delp Wing renovation in Phase Two. HDC also collaborated with **Lancaster Lebanon Habitat for Humanity** to bring affordable homeownership opportunities to a site at 913 Wheatland Avenue, which was initially planned to be a phase of HDC's redevelopment. These partnerships leverage our collective strengths to meet housing needs from homelessness to homeownership in Lancaster's West End neighborhood.

Certification in Excellence



Residents are at the core of HDC's mission. Our Resident Services team uses a trauma-informed lens to connect residents to services and programs in their communities so that they can reach their full potential. We are thrilled that our expertise in this field has been recognized through **CORES (Certified Organization for Resident Engagement and Services) Certification** from the Stewards of Affordable Housing for the Future in 2022. This certification highlights affordable housing owners that have developed a deep commitment, capacity, and competency in providing resident services coordination in affordable rental homes.

Resident voices are critical in achieving our mission. We seek to put resident experiences at the center of everything we do.



HDC works to advance equity by ensuring that those who are impacted by decisions have a seat at the decision-making table. This year, we set that table by launching the **Resident Advisory Council** to provide opportunities for resident engagement and information sharing with HDC's Board of Directors. This Council is made up of 15 residents from across HDC's footprint and is led by HDC Board Member and resident Edwin Martinez Feliciano.

Nearly 23,000
connections were made
between residents and
services amounting to
\$432,000 in
cost savings.

HDC helped residents
maintain housing
stability by securing
\$1.2 Million
in COVID rent relief.

As a result,
less than .5%
of HDC households
experienced eviction
in 2022.

Affecting Change

Now in its third year, HDC's **Resident Academy of Leadership and Inspiration (RALI)** is an initiative that supports residents in building leadership skills, and working together to improve their communities. Residents from **three communities in Berks, Dauphin, and Northampton counties in Pennsylvania** participated in 2022.

We are committed to opening doors for residents to actively participate in the democratic process and speak out on issues important to them and their communities. As part of HDC's advocacy work, **35 voter registration drives** were hosted at **17 communities** in Berks, Chester, and Lancaster counties in partnership with League of Women Voters, YWCA, Lancaster Votes, Nonprofit VOTES, and Our Home Our Votes.



Supplier Diversity

With over \$26 million invested in more than 550 vendors across HDC's footprint, we understand the impact our decisions can make in generating economic opportunity in the communities we serve. **HDC's Supplier Diversity Program** ensures that we are contracting with businesses that align with our values and demonstrate their commitment to diversity and inclusion.

By 2025, our goal is that 75% of HDC's discretionary spending supports local businesses, and 25% of our discretionary spending supports minority, women, and/or special designation businesses in construction, real estate development, property management, and corporate expenditures.

Our Funders & Sponsors

Advanced Comfort Specialist	Link Foundation
AmeriHealth Caritas Services, LLC	M&T Bank
AMG Financial Services	M&T Charitable Foundation
Architectural Alliance Inc.	McKonly & Asbury
Architectural Concepts	Members 1st Charitable Foundation
Arthur Funk and Sons Construction	Millers Mutual
Assured Partners	Mission First Housing
Benchmark Construction	Murray Insurance
Capital Blue Cross	NeighborWorks America
Cargas	Nikolaus & Hohenadel, LLC
Centric Bank	NiSource Charitable Foundation
Cinnaire	One2One
Community Action Partnership	Patriot Home Care
Community Lenders	Pennsylvania Housing Finance Authority
CREA	PeoplesBank
DavCo Advertising, Inc.	PPL
DiSabatino Construction	Relief Restoration
Dominion Due Diligence	Santander Bank
EG Stoltzfus Construction	Santander Bank Foundation
Enterprise Community Partners	Steinman Foundation
Ephrata National Bank	Stevens and Lee
Evolution Energy	TD Bank
First Citizens Community Bank	Tenfold
First National Bank	Tippetts Weaver Architects
Fulton Bank	Trago Mechanical
HD Supply	Truist Bank
High Companies	Truist Foundation
HighSwartz	United Disabilities Services Foundation
Housing Authority of the County of Chester	Wagman Construction
Housing Partnership Network	Warfel Construction
Humana	Wells Fargo Foundation
JEM	West End Yoga
Joseph Development	Yardi
KC Green Energy	
Landis Communities	
Lank, Johnson, & Tull	