

2023

Impact Report



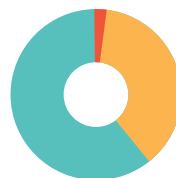
For 53 years, HDC has worked with our neighbors to create real change and meaningful connections through creating, preserving, and strengthening affordable housing communities.

We know that living in one of our affordable housing communities is a choice. At HDC, we believe in partnering with residents as they build power, use their voices, act on their personal goals, and exert control over their lives.

Our Diverse Communities

5,289 Residents

Gender Identity



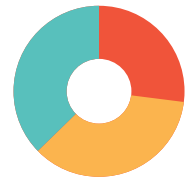
- 62% Female
- 33% Male
- 4% Declined to report

Ethnicity



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

Age



- 34% 62+
- 36% 18-61
- 29% Under 18

Geography



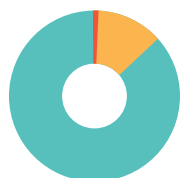
- 45% Urban
- 27% Suburban
- 28% Rural

Race



- 44% White
- 46% BIPOC
- 9% Declined to report

Disability



- 86% Non disabled
- 12% People with Disabilities
- 1% Declined to report

72 Affordable Housing Communities

3,418 Apartments

17 Counties in Pennsylvania, Delaware, and Maryland

HDC Communities

55% Family Occupancy

45% Senior Occupancy

75% of households in HDC communities earn less than \$30,000 per year

Growing in Community

HDC expands affordable housing opportunities in communities across Pennsylvania, Delaware, and Maryland. In 2023, we added 136 affordable apartments in Wilmington, Delaware through the completion of a new artist-preference community, **Quaker Arts**, completion of the latest phase of **The Flats**, and the restoration of **Claymont Street Apartments**, which was tragically damaged by Hurricane Ida in 2021.

HDC successfully rehabilitated 97 apartments in Chester County in partnership with Mission First Housing, ensuring their continued affordability for the next 30 years.

136

**Apartments
Added in 2023**

Wilmington, DE

97

**Apartments
Preserved & Renovated**

Coatesville, PA • West Chester, PA

167

**Apartments
Under Construction**

Smyrna, DE • Dover, DE • Allentown, PA

**More than 500
affordable apartments
in HDC's pipeline.**

- Berks County
- Kent County
- Lackawanna County
- Lancaster County
- Luzerne County
- Montgomery County



HDC broke ground on our newest affordable housing community, **1528 West Apartments**, in Allentown, PA in the fall! This community, created in partnership with Alliance for Building Communities and the Eastern PA Down Syndrome Center, will add 49 affordable apartments for seniors 55+ and adults living with intellectual and developmental disabilities.



At the end of the year, HDC was able to close on the financing for **The Apartments at College Avenue**, which will add 64 affordable apartments to Lancaster, PA! This development has proven to be one of the most challenging and complex in HDC's history requiring the organization to navigate the complexities of a global pandemic, rising construction costs, labor shortages, and bureaucratic hurdles. Through it all, we never gave up on bringing this affordable housing to Lancaster City! We're excited to begin construction in 2024.

A Partnership that Makes All the Difference

HDC MidAtlantic is a proud charter member of NeighborWorks America, a network of nearly 250 high-performing nonprofit organizations across the United States dedicated to affordable housing and neighborhood revitalization. HDC is fortunate to receive annual flexible funding from NeighborWorks that supports our mission and operations. Our partnership amplifies our work every day. In 2023, we were able to do the following with NeighborWorks' support:



HDC hosted NWAP's annual retreat in July.

✓ **Operational Excellence**

HDC participated in NeighborWorks' Portfolio Strengthening Clinic to identify opportunities for growth and improvement in our affordable housing portfolio. HDC was awarded \$100,000 through this clinic to support the expansion of Resident Services in Northeastern Pennsylvania. HDC's enriched housing model helps residents maintain housing stability and ensures our communities are performing at the highest standards of excellence.

✓ **Workplace Safety**

HDC's top priority is the safety of staff and residents. HDC leadership prioritized a comprehensive safety assessment at each of our 72 affordable communities to identify necessary upgrades. HDC was awarded \$16,000 from NeighborWorks to support these upgrades including the installation of cameras, panic buttons, and door barricades.



NeighborWorks Training Institute in San Francisco

✓ **Continuous Learning**

NeighborWorks offers training institutes, virtual workshops, continuing education certificates, and capacity building programs for member-organizations. Last year, HDC staff members traveled to San Francisco and Chicago for NeighborWorks Training Institutes, taking fundamental courses to build skills and knowledge, and completed Professional Certificates in leadership and organizational management. HDC also participated in the inaugural class of NeighborWorks' Advancing Leaders in Real Estate Program, a 9-month program focused on growth in asset management, underwriting, construction management, and more.

✓ **Collaboration**

HDC is a member of the NeighborWorks Association of Pennsylvania, a state-wide network of chartered organizations dedicated to creating equitable housing options and improving the quality of life across the Commonwealth. This association, which includes Arbor Housing and Development, NeighborWorks Northeastern PA, New Kensington Community Development Corporation, HACE, NeighborWorks Western Pennsylvania, NHS of Greater Berks, Inc., and PathStone Corporation, leverages our collective strengths to advocate for policy changes at state and local levels.

✓ **Advocacy**

HDC is part of the National NeighborWorks Association (NNA), which champions external advocacy for funding and policies and serves as the voice for NeighborWorks organizations nationwide. NNA offers solutions to advance affordable housing and economic opportunities for communities and families across the country. HDC's President & CEO Dana Hanchin joined the NNA Board of Directors in 2021.

Residents at the Center Resident Empowerment Award

Residents are at the center of everything we do. We strive to see empowered residents achieving personal success in vibrant, thriving affordable housing communities that are equitable, accessible, and affordable for generations to come. This work was highlighted by the Housing Alliance of Pennsylvania at this year's Homes Within Reach Conference where HDC received the Resident Empowerment Award. This award recognizes HDC's support and partnership with residents as they use their new-found stability to exert control over their lives and empower others.



Increased Access to Services

More than **5,200 connections** were made between residents and services and resources amounting to **\$546,236 in cost savings**.

Increased Housing Stability

HDC helped **78 residents** maintain housing stability by securing **\$266,618 in Emergency Rental Relief**.

HDC provided **50 residents** at **19 affordable communities** with more than **\$37,000 of emergency funds** through The Michael R. Carper Hope & Opportunity Fund. This resource is available to residents experiencing an unexpected crisis to help them maintain housing stability.

As a result, **less than 2%** of HDC households experienced eviction in 2023.

Thank you, Groundbreakers Giving Circle!



Allen Tate	Dana Hanchin	Karen Shenk
Arreon A. Harley-Emerson	Debbie Triplett	Steve Geisenberger
Bradley Peters	Jane McMinn	Terry Harris
Brooke Baker	Jarol Boan	

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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.