



October 4, 2024
Affordable Housing Spotlight



**Michaela Allwine
Völker**



**Dana Hanchin
HDC MidAtlantic**



**Chad Martin
Chestnut Housing**

Thank you to our event sponsor:



Thank you to our livestream sponsor:





HDC
MidAtlantic

**The Apartments at
College Avenue
Phase 2**

Kim Krauter
SVP of Real Estate Development



HDC

MidAtlantic

NeighborWorks®
CHARTERED MEMBER

Over 5,200 Residents

72 Communities
3,418 Apartments
PA, DE, & MD

Urban, Rural and
Suburban

Seniors, Families,
Special Needs

Affordable Housing,
Property
Management
Resident Services

- ❖ We are trusted resident advocates, developers, property managers, community partners, and collaborators.
- ❖ Our ***mission*** is to build hope and opportunity for all residents to reach their full potential by creating, preserving, and strengthening affordable housing communities.
- ❖ Our ***vision*** is for a world where a safe, welcoming affordable place to call home is open to everyone.
- ❖ We believe that ***housing is a human right*** and the cornerstone of growth and stability for individuals and families.



Housing Shortage

The study suggests that Lancaster City needs an additional 1,165-2,455 housing units

Opportunity to Increase Housing

Opportunities are limited by the number of parcels available to be developed.

Housing Cost Burden

Housing-cost burden is widespread. Half of the city's renter households are housing-cost burdened.

Looking Ahead

The City of Lancaster is committed to the creation of more affordable housing.





The College Ave Development

Three phases of affordable housing built with market rate amenities and finishes.

With the closing of the St. Joseph's Hospital, HDC is proud to partner with the City and County of Lancaster to provide much needed affordable housing to our most vulnerable residents. When all three phases are complete, it will represent an approximately \$56,000,000 investment into the community. Additionally, it will add approximately 163 new apartments to Lancaster City. *(costs and number of units are subject to change)*

College Ave Phase 2

College Ave Phase 1

- Includes 64 one- & two-bedroom apartments
- Construction has begun and is 30% complete
- Applications will be available January of 2025 with a move-in date of Summer 2025

College Ave Phase 2

- To utilize the former Delp Wing of the St. Joseph's Hospital at 210 College Ave.
- Includes 49 efficiency, one- & two-bedroom apartments.
- Anticipated completion in 2027

Marietta Ave Phase 3

- Located at 838 Marietta Ave, currently a parking lot
- Anticipate building approximately 50 apartments
- Expected arrival 2029 and beyond

Services

At HDC, we believe having a place to live – a roof and four walls – simply isn't enough. HDC aims to treat every resident with compassion, respect and without judgment. A safe place to call home is a cornerstone for household stability and growth, where residents can experience joy and feel hopeful about tomorrow. Resident Services Coordinators make the time and space to meet residents where they are: listening to their questions and concerns, helping to navigate through challenges, and celebrating successes together.

The Apartments at College Avenue Phase 2



Resident Services Coordinators

Resident Services Coordinators support & advocate for residents by connecting them to resources, opportunities and services

Outcomes Matter

These services promote economic mobility, ensure housing stability, improve health and wellness, build resident engagement, and foster a sense of community, all on the foundation of a safe, welcoming, joyful place to call home.

Impact

We help navigate an overwhelming & complex system of social services & government. These connections create over \$750,000 in cost savings to residents each year.

HDC MidAtlantic College Avenue Master Plan





The Development

What will Phase 2 include?



The Apartments at College Avenue Phase 2

Phase 2 is an adaptive reuse of the Delp Wing of the former St. Joseph's Hospital. A direct impact of the forward-thinking of Lancaster City ensuring for all residents of the community that this property would not become a blight on the neighborhood. Additionally, the City would be meeting its need of creation of more housing units.

HDC will be creating 49 new efficiency, one-bedroom and two-bedroom apartments. Rents will range from \$551 (30% AMI studio) - \$1,417 (60% AMI 2-bedroom)

HDC has set aside 13 apartments for residents transitioning out of homelessness.

HDC is partnering with Milagro House, who provides housing and services for single mothers and their children while they are working on their education. Milagro House will occupy one floor of the Delp Wing.

Existing Conditions

*Former hospital
built in 1993,
vacant since
2019*



renovations & additions to:
210 COLLEGE
250 COLLEGE AVE
LANCASTER, PA 17603
An HDC MidAtlantic Project

THOMAS REAR
10 MARSH, LLC
A 100% HDC MidAtlantic Project

10 JULY 2024

EXISTING FLOOR
PLANS

EX.01

Preliminary Layout

A concept plan showing how the building could be laid out to fit 49 apartments.



Drawings are subject to change.

Preliminary Layout

A concept plan showing how the building could be laid out to fit 49 apartments.



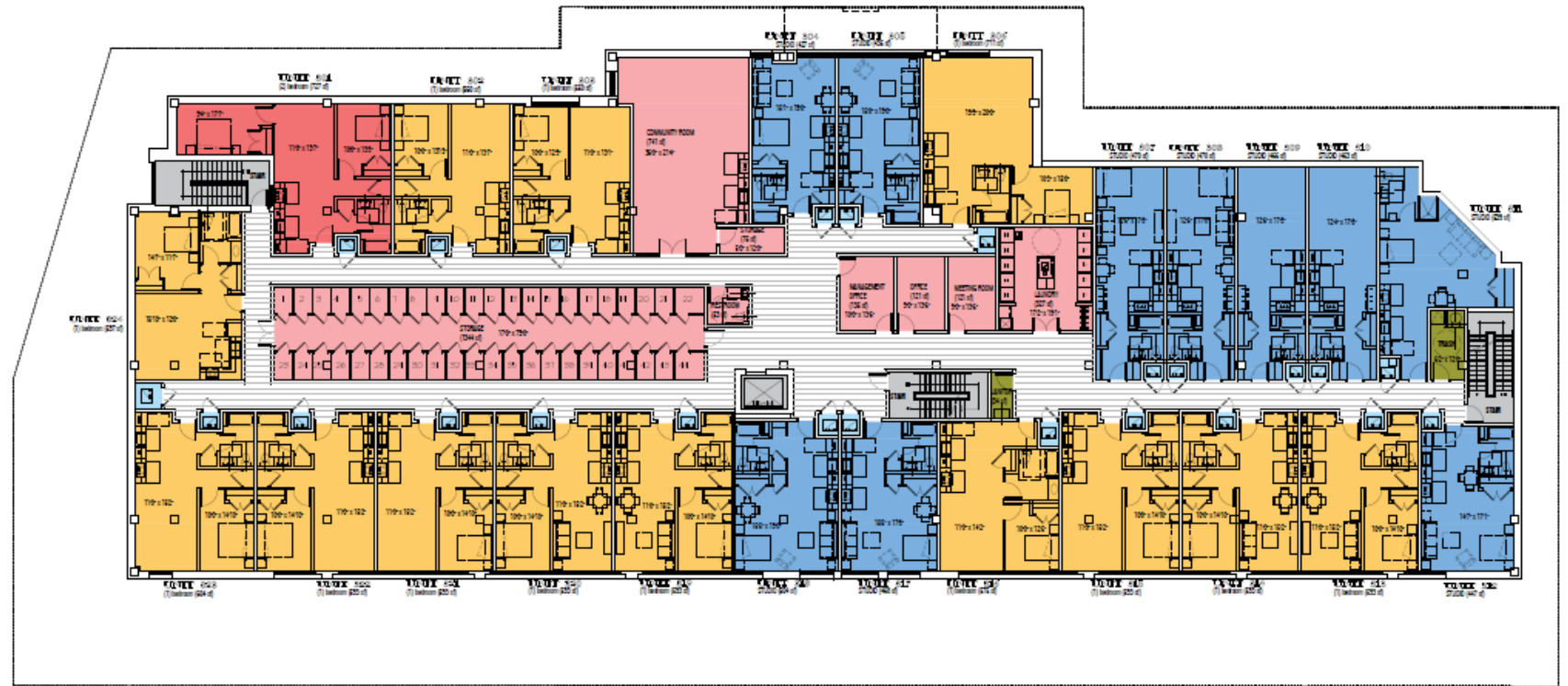
SCHEMATIC DESIGN. SECOND FLOOR. MILAGRO
SCALE: 1/8" = 1'-0"



Drawings are subject to change.

Preliminary Layout

A concept plan showing how the building could be laid out to fit 49 apartments.



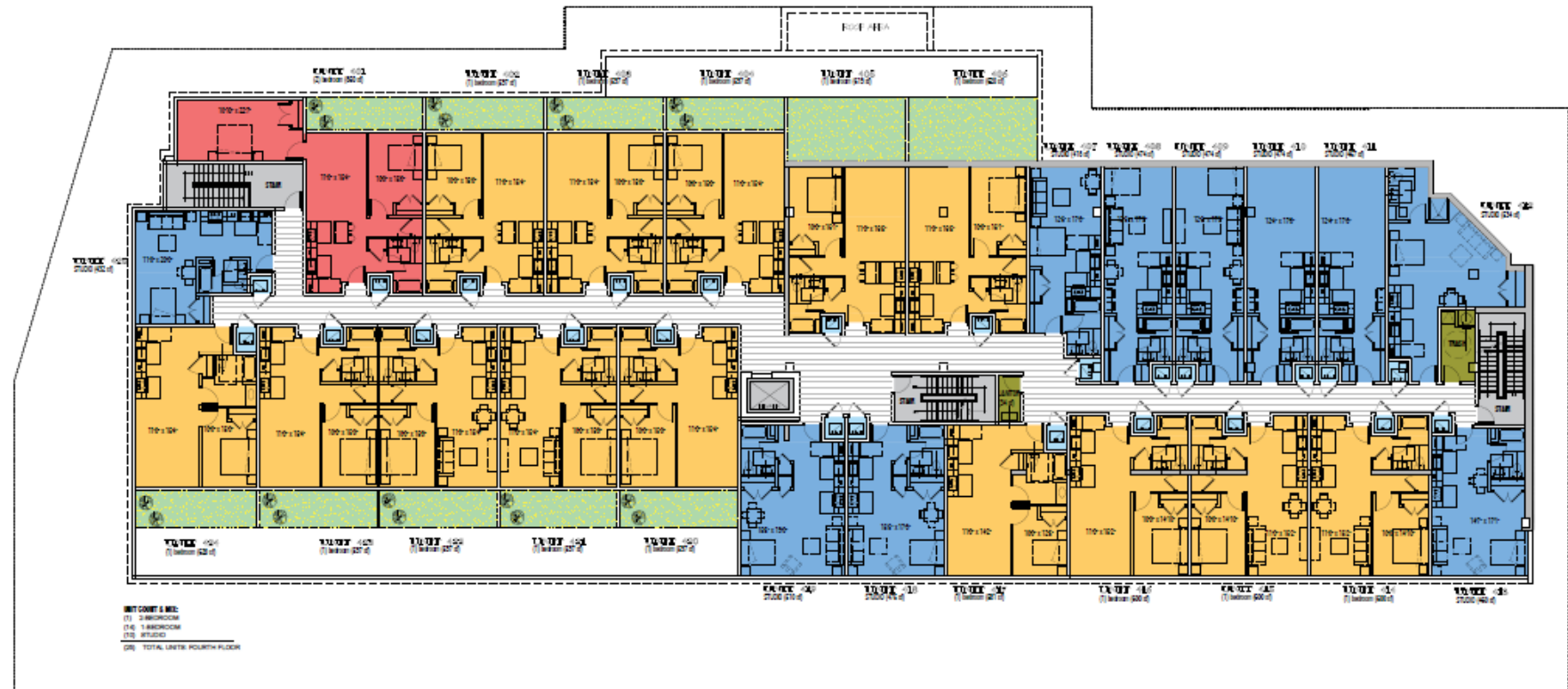
SCHEMATIC DESIGN, THIRD FLOOR
SCALE: 1/8" = 1'-0"



Drawings are subject to change.

Preliminary Layout

A concept plan showing how the building could be laid out to fit 49 apartments.



SCHEMATIC DESIGN: FOURTH FLOOR
SCALE: 3/32" = 1'-0"



Drawings are subject to change.

Timeline

**The Apartments at College
Avenue Phase 2**



Tax Credit Application

- Anticipated submission first quarter of 2025.
- Awards announced Summer of 2025

When will construction begin?

- If awarded Tax Credits, we would anticipate closing on the financing Summer of 2026.
- Construction could begin shortly after closing.

When will residents move in?

- If the above items are on time, applications would be available Winter of 2027 with move-ins Summer/Fall of 2027.

Thank You

For more information, please visit
our website at
<https://hdcweb.org>





Chestnut Housing

Chestnut Housing provides affordable rental housing to people experiencing homelessness because a home is the foundation of a healthy and fulfilling life. We connect people and communities of faith with tangible ways to create more affordable homes in Lancaster.





*Can we just
buy a house?*



- Over a decade-long track record
- Operate 22 rental homes
- Dozens of households served



How It Works



We partner with local service agencies to identify families and individuals who have recently experienced homelessness and set **rent at 30% of household income**. Partners provide one year of case management, and together we provide additional support to residents as needed.

Property management services are provided by a third-party firm, at a discounted rate to support our mission.



*This was my first apartment... We've been here for four years, and it's been amazing... **It means everything.***

Kayla,
Resident



Milburn Apartments

- Eight new apartments
- \$2.2 million
- Currently under construction; completion in spring 2025



Bridgeport Housing

- Partnership with members of Forest Hills Mennonite Church
- Purchased in July; long term plans to develop 12-15 apartments.



Dinah's Hill Apartments

- Former Strawberry Hill site
- 8-12 new apartments
- Offices and Meeting Space



Dinah's Hill Apartments

Dinah's Hill Apartments is named after Dinah McIntire, a formerly enslaved woman who moved to Lancaster sometime in the 18th century. She earned her living as a fortuneteller and purportedly lived to be over 100 years old. She died in 1819.

After gaining her freedom she purchased these properties and built the first log cabin at this intersection. Dinah's renown lasted for over a century, and the area where she lived was known as "Dinah's Hill."



Dinah's Hill Apartments

- Budget: \$3.5 million (includes \$350,000 purchase price)
- Timeline: 12-18 months for design/predevelopment; additional 12 months for construction



Board of Directors

Sue Waterfield

Ben Leshner

Cal Yoder

Lynn Bergey

Nick Selch

Elizabeth Bennett

Josh Carson

Executive Director

Chad Martin



Contact:
chad@chestnuthousing.org
717-669-7372




Stiegel School Apartments

A 62+ SENIOR AFFORDABLE RENTAL COMMUNITY
IN MANHEIM PA

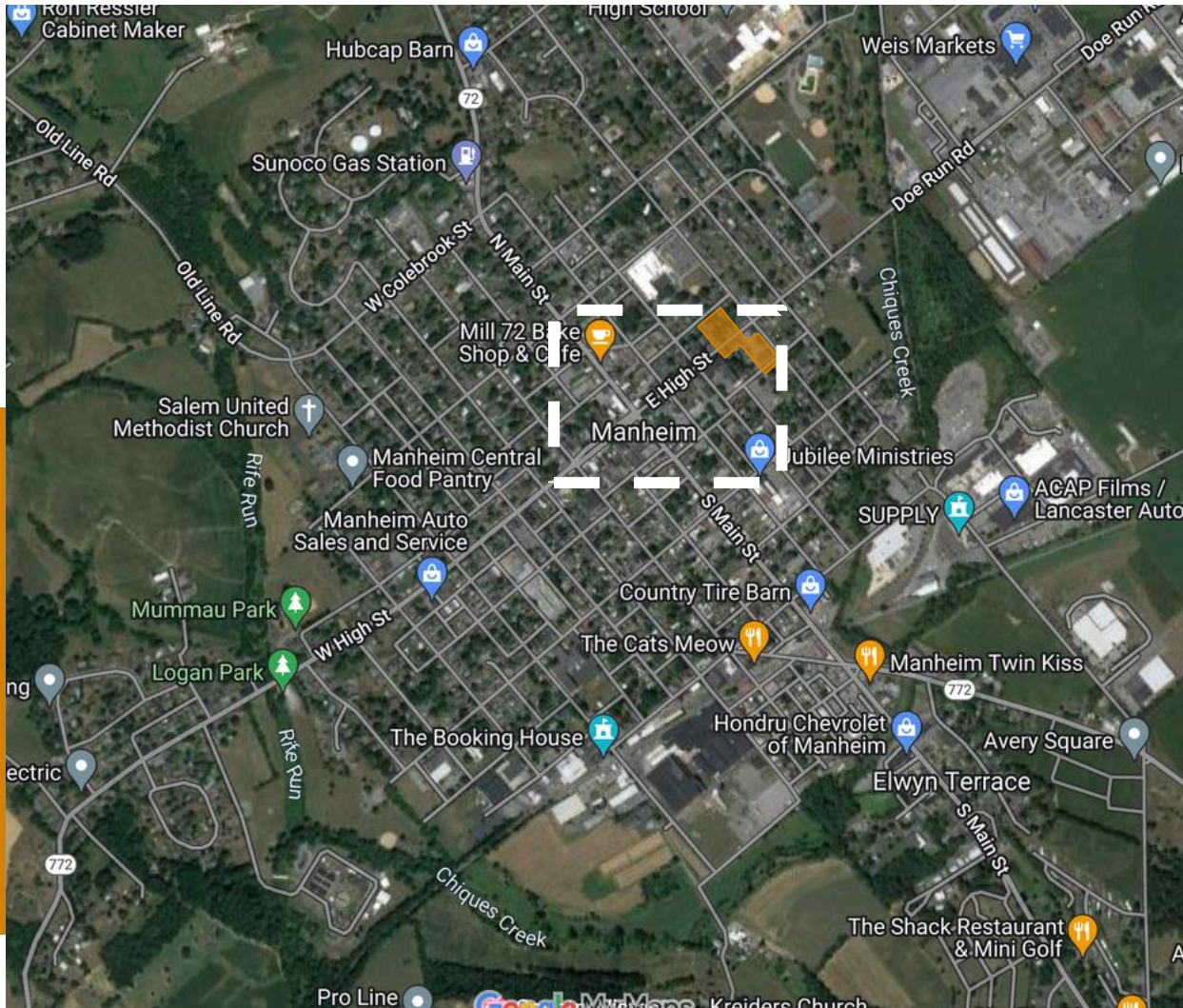
VÖLKER

ABOUT VOLKER DEVELOPMENT

- Between 2001 and 2018 Commonwealth developed 62 affordable housing communities in 12 states, creating 2,553 new homes.
- In the Fall of 2018, Lange welcomed two partners by selling the majority interests of Commonwealth Development Corporation along with several affiliated entities.
- In the late-summer of 2023, The Völker Companies (including Völker Development, Völker Management, and Völker Legacy Holdings) was formed and retained ownership of all projects Lange developed before the 2018 merger.
- The Völker Companies currently owns 53 operating multi-family properties across the country with 6 allocations in 3 states in various stages of construction or closing.
- Regional offices in Lancaster, Cleveland, Denver and Minneapolis.

A man with a beard and short brown hair, wearing a dark blue suit jacket over a light blue button-down shirt, stands with his hands in his pockets. He is smiling slightly. The background features a wall with several framed pictures or artworks, and a green plant is visible on the right side. A solid orange vertical bar is positioned to the right of the man.

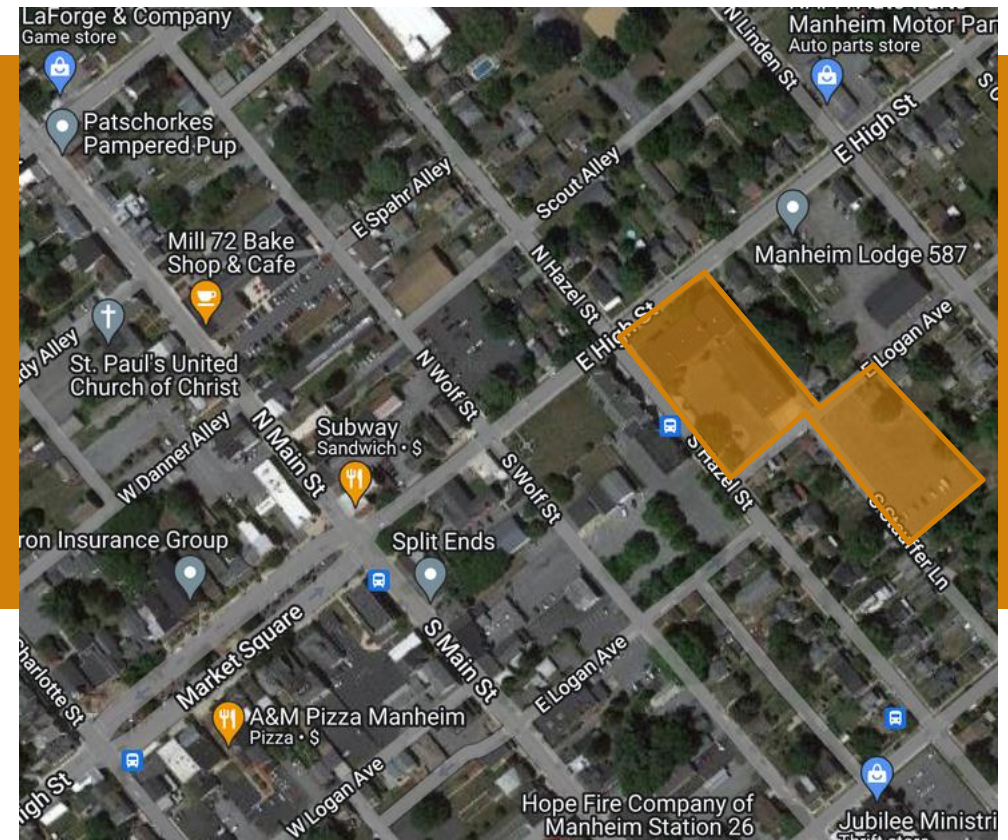
**HIGH-AFFORDABLE
HOUSING TO BETTER
PLACES AND BETTER
PEOPLE**



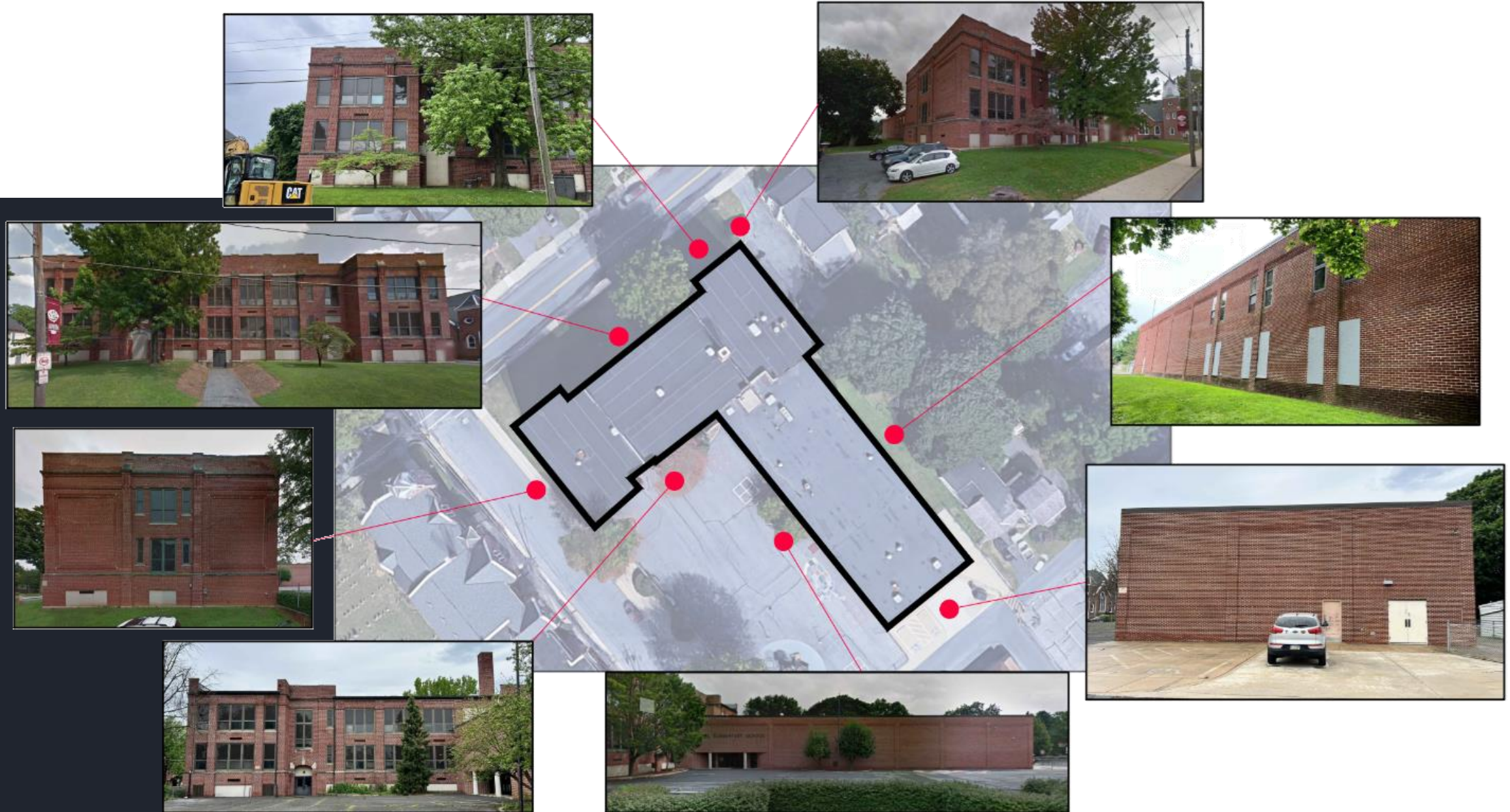
MANHEIM BOROUGH



PROJECT SITE



EXISTING CONDITIONS

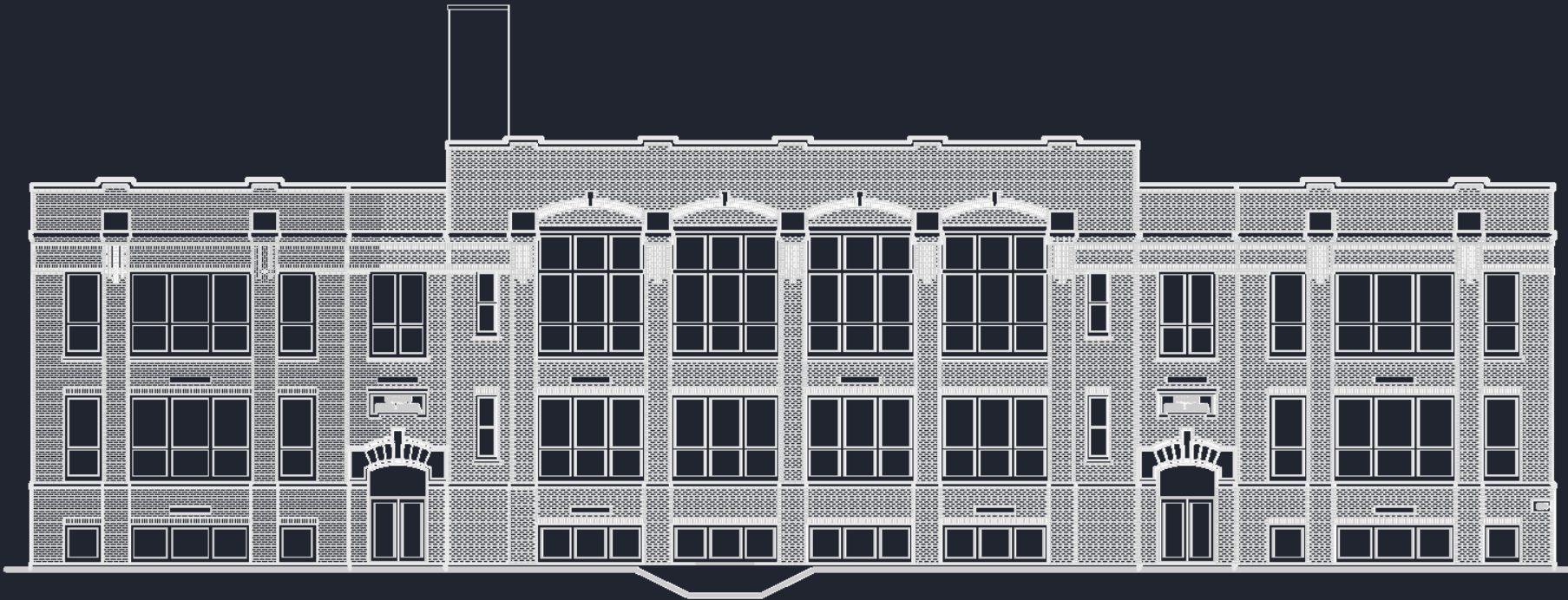




SITE OVERVIEW

- Rare opportunity to preserve a historic building by giving it a new life and helping to address the ongoing affordable housing challenge in Lancaster County.
- Uniquely well-suited location for senior housing – located in Manheim Borough’s walkable Central Business District and situated immediately adjacent to a Red Rose Transit Authority bus stop for Route 19.
- Conversion to apartments without the need to change the footprint of the building.
- Parking to meet needs of residents without disrupting the community.

- The development will offer **44 new high-quality senior** (62+) occupancy apartment homes reserved for households at or below 20%, 50%, 60%, and 80% of Area Median Income.
- 32 one-bedroom units and 12 two-bedroom units
- Finished building will achieve **a high energy efficiency** rating, reducing living costs for residents, operating expenses, and impact on infrastructure and the environment.
- Amenities will include:
 - On-site professional management
 - On-call maintenance
 - Supportive services program
 - Integrated community room with kitchenette
 - Physical fitness center
 - On-site parking
 - Washer and dryer in unit



01 NORTH ELEVATION
SCALE: 1" = 20'-0"

PROJECT OVERVIEW

E HIGH STREET + S HAZEL STREET



S HAZEL STREET



FIRST FLOOR PLAN

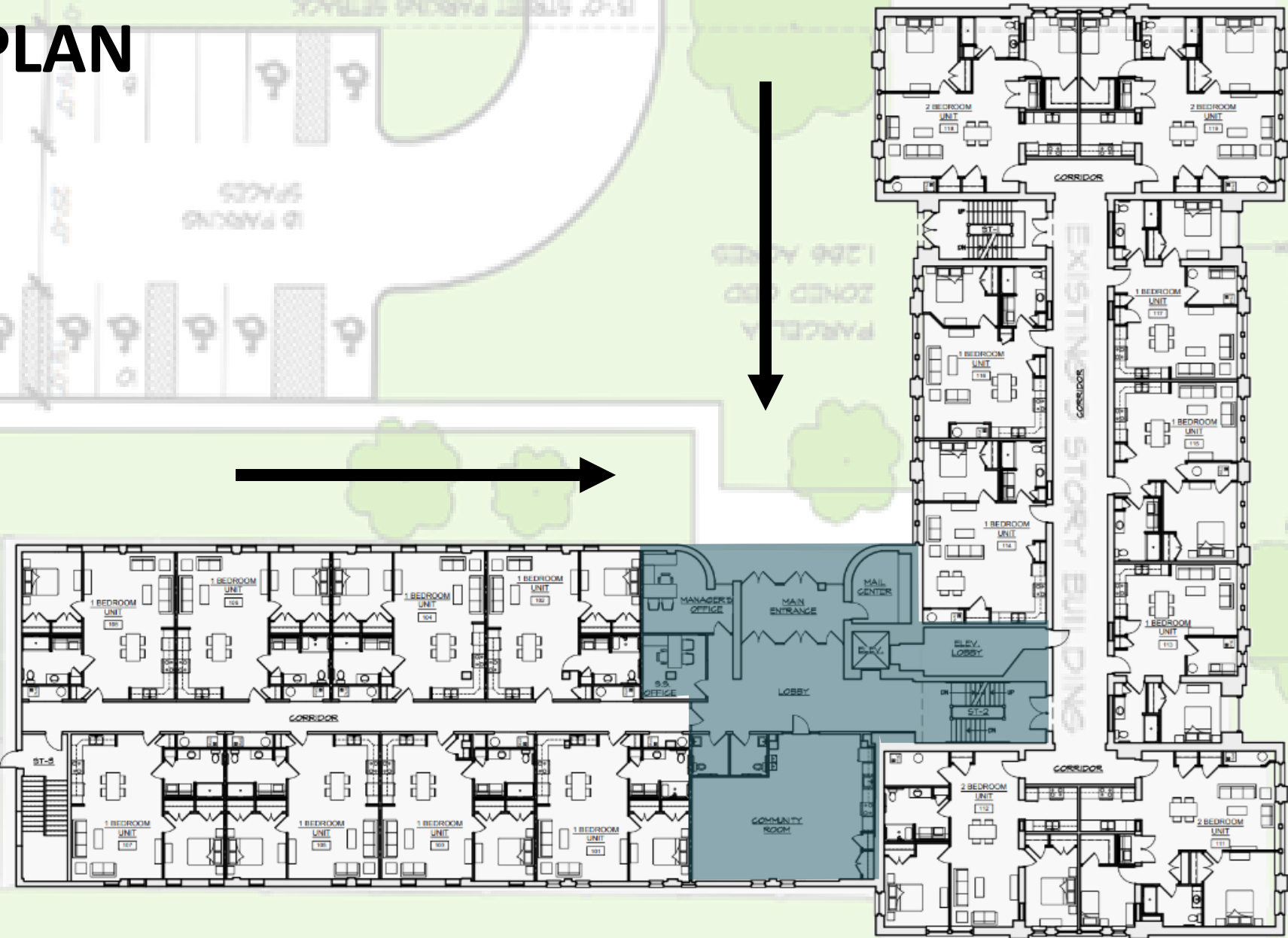
HAZEL STREET

COMMUNAL SPACE

E LOGAN AVENUE

HIGH STREET

TO ADD'L PARKING



ALIGNMENT WITH LANCASTER COMPREHENSIVE + MANHEIM PLANS

HOUSING CHOICE

Ensure safe, quality housing options for everyone – Increase Senior housing

TRANSPORTATION + CONNECTION

Build a network with more alternatives and connections – Connect housing with jobs and other destinations

MANAGE GROWTH

Create compact, walkable communities – Prioritize redevelopment – Develop within Growth Boundaries

URBAN PLACES

Promote Reinvestment through Rehab and Infill – Create a mix of uses in our communities – Use existing buildings

COMMUNITY CHARACTER

Conserve the region's Cultural and Historic resources

places2040



MICHAELA ALLWINE

Associate Director of
Development

Phone : 301.980.0128

Website : <https://Volker.co>

Email : m.allwine@volker.co

Address : 313 W Liberty St., Lancaster PA 17603



An architectural rendering of a multi-story brick building with many windows. A dark horizontal band is superimposed over the middle of the image, containing the text 'THANK YOU'. Below this band, the website URL 'HTTPS://VOLKER.CO' is visible. In the bottom left corner, the word 'VÖLKER' is written in a stylized font. The right side of the image features a solid orange vertical bar with diagonal lines. The background shows a street scene with a car and a person walking a dog.

THANK YOU

[HTTPS://VOLKER.CO](https://volker.co)

VÖLKER