



My Home, My Happy Place



The ache for home lives in all of us,
the safe place where we can go
as we are and not be questioned.

Maya Angelou

Annual Report 2018

www.CommunityLendersPA.org



Dear Friends:

Where do you go when you need to recharge?

Where is the best place in the world to kick off your shoes and relax?

Where do you go to enjoy time with friends and family?

Many of us retreat to a “happy place;” a place that is calming and uplifting. It’s where we find peace and joy. For many this place is the home. Affordable and safe housing, unfortunately, is beyond the reach of too many in our society, especially those who are elderly, disabled and struggling economically. Without stable and affordable living arrangements many never find that happy place.



Community Lenders is well aware of the impact that a home has on a person’s state of mind. In 2018, we enthusiastically worked to fulfill our mission of supporting projects that contribute to community revitalization, as well as to provide living arrangements that enhance the community and promote pride and connections among residents.

This year’s projects are exciting and unique. North Penn Commons, for example, is located in Lansdale, Montgomery County, and is one of the first facilities in the country to offer older adults affordable housing in a campus setting that houses a YMCA, food pantry, community center and medical clinic. Whether enjoying their beautiful apartments or engaging with others in the well-appointed common area, the consensus among residents is that the spirit and energy of the facility promotes joy and happiness.

Whitehall, an affordable housing option for veterans, is another example of an innovative approach to house populations with unique needs. A number of Whitehall residents have transitioned from homelessness and isolation to living in tasteful apartments in the center of a community of veterans. The camaraderie and joy that comes with finding permanent housing in a safe setting and living with others who have proudly and bravely served their country is evident.

While this year’s projects range from group homes, to low income housing to senior accommodations, they have one thing in common: residents have a place to call home.

Best regards,
Audrey McMichael
Executive Director

"Everything about this place makes me happy."

NewCourtland Resident

Senior Housing Designed to Promote Health and Happiness

NewCourtland-Allegheny 2, Philadelphia, PA

The NewCourtland Allegheny Campus in North Philadelphia was designed to serve a community of seniors with low incomes and diverse levels of physical ability and healthcare needs. The initial planning stages for the NewCourtland Senior Services facility began in 2009, with a goal to create a campus that combines housing and services to facilitate independent living for older adults residing in a significantly under-served area of Philadelphia. The campus embodies a new use for a former brownfield site where an abandoned factory once sat for many years.

In 2015, Phase 1 of the Apartments at Allegheny was completed — 60 one-bedroom affordable senior housing units in a six-story new construction building across from the LIFE Center, which places all

of NewCourtland's healthcare and supportive services to seniors under one roof.

The one-bedroom facility was designed with input from a gerontologist and offers affordable housing with many amenities, including: utilities at no additional cost, fully equipped kitchens, 24-hour security and emergency call stations on the property, central air conditioning and heating, wall-to-wall carpeting, garbage disposals, telephone, cable, and internet service, a spacious, secure garden courtyard, ample onsite parking and access to shopping and transportation.

Not only has the complex received favorable reviews from residents, it has helped to revitalize a former industrial area of North Philadelphia.



"I am happy because everything I need is here."

New Courtland Resident

"This is the best place for me. It keeps me sane."

New Courtland Resident



Alician Senior Apartments, Upper Darby, PA

When the Archdiocese of Philadelphia targeted St. Alice School in Upper Darby for closure, Nolan Properties of Frazier stepped in and purchased the school and community center, gutted it and converted the property into affordable senior housing.

Alician Senior Apartments, consisting of 53 residential apartments for individuals age 62 and older, now occupies the site of the former school. Each apartment is equipped with environmentally-friendly features including energy efficient heating, ventilation, and air conditioning systems;



energy star appliances, water saving plumbing fixtures, low volatile organic compound (voc) building systems and extra insulation.

In addition to apartments, a community room with kitchen, a computer lab, laundry facilities on every floor, onsite management office, an onsite supportive service office to assist with residents' needs and a medical screening room for visiting doctors and health care workers are available at the facility.

Residents give their new home and the many amenities high marks and have an interesting story to share about how an abandoned school was brought back to life and transformed into lovely accommodations in a beautiful and convenient location.

continued

"I love my 'penthouse'! This apartment makes me happy because it is so spacious, clean, peaceful, and homey."
Alician Resident

Alician Senior Apartments, Upper Darby, PA *continued*



"I'm working with a lady on the second floor to start a community breakfast. We want to get people together once a month to have coffee, donuts, and breakfast casseroles. We're going to meet in the Community Room. I'm really excited about this!"

Alician Resident



North Penn Commons, Lansdale, PA

Advanced Living Communities developed North Penn Commons, a 60-unit affordable rental development for seniors age 62 and older. The apartments are part of a larger vibrant public, mixed-use development that brings the community together.

The partnership was created by four nonprofit organizations — Advanced Living Communities, Manna on Main Street (a food pantry), the North Penn YMCA and The PEAK Center (People Experiencing Activities, Arts and Knowledge) — that were independently seeking capital improvements or new locations. The agencies modified their plans and agreed to collaborate to create an inclusive community hub in a shared space.

The innovative concept has been well-received by the residents and community and has been lauded for successfully bringing together generations, creating an active and inviting community focal point and allowing seniors to take care of their needs in one central location.



In addition to enjoying modern apartments with the latest amenities, residents can take care of their medical needs, volunteer with community organizations, remain active by participating in YMCA activities and, in general, stay involved and connected to the community. The campus is connected by an all access lobby that serves as the hub of activity for all residents, members, clients and community members.

The project was selected by a jury of affordable housing professionals for an award under the "Innovation in Design" category and is considered a national model in the affordable housing industry.

Since 1962, Advanced Living Communities, a faith-based, nonprofit organization, has been providing affordable housing and services to individuals in need.



"This is my happy place because it is safe, I meet lovely people and I love volunteering at PEAK and Manna. It's a good life and I don't have to get in my car."

North Penn Commons Resident

"This is a happy place because there are so many intergenerational opportunities."

North Penn Commons Staff



"You walk out your door and look around you and say, "This is mine!"

Whitehall Resident

Affordable Housing that Nurtures Well-being

The Whitehall Apartments, Spring City, Chester County, PA

There is a great need for veterans' housing nationally. Tens of thousands of veterans are homeless and live out on the street. In Chester County the problem is exacerbated by high housing costs. Even with assistance, many residents cannot afford a one bedroom apartment.



recreational activities. Amenities include a community room, computer room, library and fitness center. On staff is a full-time Residential Services Coordinator who provides individualized case coordination of services and an array of programs. Staff also helps to link residents to community support services.

The Housing Authority of Chester County worked with affordable housing developer Mission First to construct affordable housing for veterans in Spring City. Anchoring the project is a historic inn that was built in the 1700s. The structure had fallen into disrepair at the time it was acquired for the Whitehall project. It eventually was restored and expanded. The current development contains 48 affordable 1, 2 and 3 bedroom housing units for veterans.

Funding for The Whitehall Apartments was provided by Community Lenders, Pennsylvania Housing Finance Agency, Riverside Capital LLC, Housing Authority of Chester County, Citizens Bank, Federal Home Loan Bank of Pittsburgh, The Home Depot Foundation, Phoenixville Community Health Foundation, U.S. Department of Housing and Urban Development and U.S. Department of Veteran Affairs.

The historic inn has been integrated into the development and residents can enjoy socialization, support services and



"What we started in the military we continue in this community... it's paradise!"

Whitehall Resident



Parkside, Philadelphia PA

Located in the Parkside area of West Philadelphia are grand Victorian-era homes in close proximity to Fairmount Park, Philadelphia's largest municipal park. These stately homes, which were built in the early 1900's, fell into disrepair by the 1980's. Through an effort that was led by the Parkside Historic Preservation Corporation, Parkside was added to the National Register of Historic Places and Mission First Housing Group was invited to participate in efforts to revitalize the area. Mission First strives



to create communities where all can live independently, safely and affordably with access to resources and opportunities.

Using a variety of funding sources, Mission First gutted and modernized the interiors of these buildings and preserved and restored the historical integrity of the exteriors. Original features include marble columns, wrought-iron gates and copper detail work on the facades. The look of the curved glass with copper bays in the front windows was preserved, and the distinctive front porches were restored to their original grandeur.

"If I didn't have the support...that allowed me to grow, I'd be down in the dumps."

Parkside Resident

Parkside, Philadelphia PA *continued*

The project provides housing for individuals from all walks of life and has received several awards including the Pennsylvania Affordable Housing Management Association Platinum Award for Outstanding Community and the National Association of Housing and Redevelopment Officials Award of Excellence.



Housing Options that Foster Joy and Independence

BARC Development Services, Telford, PA

BARC Developmental Services purchased a single family home on South County Line Road, Telford, PA, and created a group home for individuals with intellectual disabilities. BARC's mission is to promote independence in decision making and activities, while ensuring that the dignity and feelings of self-worth of every resident are preserved.



"People care about each other here. It's a nice and peaceful place." *BARC Resident*

and apartments in Central and Upper Bucks County. Today BARC serves approximately 700 individuals from birth through retirement.

Residents of South County Line Road reside in a single family home and are responsible for household activities such as cooking and shopping. They also partake in meaningful work, recreational and social outings and engage in activities to refine their interpersonal and communication skills.



Founded in 1951 by parents of children with developmental delays searching for growth and achievement opportunities for their children, BARC provides individuals with disabilities a broad spectrum of residential living options in homes

1260 Housing Development Corporation

1260 Housing Development Corporation, was established in 1988 to address the long-standing needs of people with behavioral health issues for permanent, affordable, and independent housing in the community. Financial support for 1260 Housing Development Corporation has been provided by grants from city, state, and federal programs as well as from private organizations.

The company purchased three properties — all single family homes — that will be used as group homes and leased to Horizon House. The properties are located at Valleybrook

Road, Glen Mills, PA; North Line Street, Lansdale, PA; and East Linfield Trappe Road, Royersford, PA.

Horizon House was established in 1952. Its mission is to help its clients live fulfilling lives in the community. It has broadened its scope of programs and services and now serves adults with behavioral health needs, individuals with intellectual and developmental disabilities and those who are homeless. More than 5,000 adults in Pennsylvania and Delaware receive services annually.

Community Lenders Community Development Corporation

Statement of Financial Position June 30, 2018

ASSETS

| Current assets | 2018 | 2017 |
|--|----------------------|----------------------|
| Cash | \$ 889,624 | \$ 791,424 |
| Membership fee receivable | 5,000 | 5,000 |
| Prepaid expenses | 430 | 430 |
| Loans receivable (net of allowances of \$35,000) | 963,117 | 692,918 |
| Total current assets | 1,858,171 | 1,489,772 |
| Other assets | | |
| Loans receivable – net of current portion | 38,029,064 | 32,418,909 |
| Membership fee receivable – net of current portion | - | 5,000 |
| Escrow agency | 216,213 | 223,037 |
| Capital assets | | |
| Furniture, equipment, and software, net | 3,138 | 5,056 |
| Total assets | \$ 40,106,586 | \$ 34,141,774 |

LIABILITIES

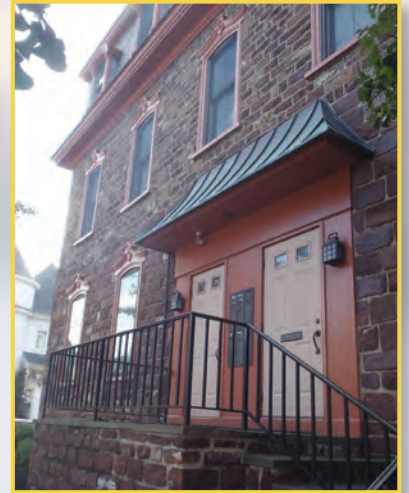
| | | |
|--|-------------------|-------------------|
| Current liabilities | | |
| Current portion of notes payable | \$ 999,867 | \$ 743,137 |
| Interest Payable | 8,865 | 8,015 |
| Reimbursable loan fees | - | 3,250 |
| Deferred membership contributions | 5,000 | 5,000 |
| Total current liabilities | 1,013,732 | 759,402 |
| Escrow agency | 216,213 | 223,037 |
| Long-term liabilities | | |
| Notes payable – net of current portion | 38,649,464 | 32,961,450 |
| Deferred membership – net of current portion | - | 5,000 |
| Total long term liabilities | 38,649,464 | 32,966,450 |
| Total liabilities | 39,879,409 | 33,948,889 |

NET ASSETS

| | | |
|---|----------------------|----------------------|
| Net Assets | | |
| Unrestricted | 227,177 | 192,885 |
| Total liabilities and net assets | \$ 40,106,586 | \$ 34,141,774 |

Community Lenders... Our Mission... Our Commitment

Community Lenders, formed in 1999, provides financing for community redevelopment and revitalization projects in Berks, Bucks, Chester, Delaware, Lehigh, Montgomery, Northampton and Philadelphia counties. As a nonprofit 501 c (3) corporation committed to providing financing to profit and nonprofit groups, Community Lenders promotes and facilitates community revitalization through the financing of, and investment in housing and community development activities, which address the needs of low and moderate-income persons with specific emphasis on those communities where our member banks are located.



Due to the strength of our 26 member banks, Community Lenders has loaned close to \$55 million to more than 65 profit and nonprofit groups. This past fiscal year, we funded loans which provided 300 additional units of affordable housing and one new commercial property utilized for supportive services, bringing the total number of units since 1999 to 1,973 affordable residential units and 29 commercial properties utilized for supportive services due to our long term financing.

Member Banks 2018

Ambler Savings Bank

American Bank

BB&T

The Bryn Mawr Trust Company

Covenant Bank

Customers Bank

Embassy Bank

First National Bank & Trust Co.
of Newtown

First Priority Bank, a Division of
Mid Penn Bank

Fulton Bank

Harleysville Bank

KeyBank

M&T Bank

Malvern Bank

Meridian Bank

Penn Community Bank

Phoenixville Federal Bank & Trust

Provident Bank

Prudential Bank

QNB Bank

Republic Bank

The Bancorp Bank

Tompkins VIST Bank

Univest Bank & Trust

William Penn Bank

WSFS Bank

Community Representatives

Bucks County Housing Group

Genesis Housing Corporation

Habitat for Humanity of Montgomery
and Delaware Counties, PA

Montgomery County Housing Authority



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