

A Year of Involvement.



“When I lived at my house I had a big garden, but now I have trouble getting down. I will be able to garden again and we can share what we grow.”

- Sharon, Green Meadow, Raised Garden/Flower Beds

Annual Report

Fiscal Year

2010 - 2011



**York Area
Housing
Group**

Quality housing for people with limited resources.



This institution is an equal opportunity provider and employer.

Mission

We improve communities, strengthen neighborhoods and stabilize lives by providing quality housing for people with limited resources.

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A Message from the Chair & Executive Director

This has been a year of “**Involvement**” for the York Area Housing Group (YAHG).....

Involvement with York College..... One of our board members, Steve Jacob, is an Associate Professor at York College. In January of 2011, a team of four York College of PA (YCP) faculty and the YAHG Executive Director and Property Managers collaborated with YCP students to develop a needs assessment survey to use with YAHG tenants. The survey assessed levels of satisfaction with living conditions, things that could be improved, and many other items that impact the quality of life and well-being of residents. Over 130 tenants were interviewed by YCP students and levels of satisfaction with living conditions were found to be very high.

A number of years ago, the Nursing Department developed a health center at our Delphia House location. The nursing students began meeting with our tenants – performing blood pressure screenings, talking to the tenants about their medications, nutrition, hygiene, etc. and leading them in light exercises. These services have expanded to the Kingston House, Dutch Kitchen, and, most recently, Cloverfield Apartments.

Involvement with Messiah College.... We have developed a partnership with the Nursing Department of Messiah College at our Green Meadow facility similar to the one we have with the York College Nursing Department.

Involvement with the green initiative.... This year we have made energy improvements to a few of our facilities – new windows, new boilers, insulation, and water-saving aerators. Highland Manor is in the midst of a major “face lift” – new siding, doors, windows, sheds, porches, air conditioners as well as a new office/maintenance building.

Involvement in the community... Our staff members participated in the Race Against Racism and a shoe-matching “competition” for Shadowfax – raising over \$1100 for this organization. We donated our company van to York Habitat for Humanity as we are now storing the materials we formerly kept in the van in the basements of our current sites and York Habitat was able to make better use of it.

Thank you,

John Flinchbaugh, Chair and
Penny Myers, Executive Director



John Flinchbaugh & Penny Myers

Stabilizing Lives



Carol Brooks

Carol Brooks moved into Kingston House in 2009. At her previous residence, she served as an Activity Coordinator and has brought those skills to the Kingston House. Carol has coordinated activities for tenants involving celebrations around holidays as well as the new annual “King and Queen Day”.

Because of Carol’s desire to have men involved in activities, a pool table was purchased for Kingston House. Current and upcoming activities/events to occur based on Carol’s efforts are Monday Night

Football, pool tournaments, horse shoes, Bible studies and Pokemo nights.

My life has changed since becoming involved with the residents. “I came out of my shell and love being able to help in any way I can”, says Carol. Being involved is very rewarding and I love working with children and elders.

History

The York Area Housing Group is an umbrella name that we adopted in 2010 to encompass all of our companies. The first company, York Housing Development Corporation (YHDC), was originally founded in 1971. YHDC and our other companies developed over 30 home ownership units and rehabbed/constructed over 500 units of safe, decent, affordable rental housing throughout York County – in York City, Dillsburg Borough, West York Borough, Stewartstown Borough, West Manchester Township, and Spring Garden Township. Through another one of our entities, Delphia Management Corporation, we continue to manage approximately 350 of the rental units we developed. The majority of these units are occupied by low-income households – some elderly, some family, and some disabled.

Our low income tenants earn less than 50% of the median income and the majority of them pay 30% of their adjusted gross income for rent – with the Department of Housing and Urban Development (HUD), the United States Department of Agriculture (USDA), Mental Health/Mental Retardation, etc., providing subsidies to cover the difference between the amount the tenant is charged and the contract / market rents.

Today the YAHG serves:

425 adults/children in our facilities

Race/Ethnicity:	83% Caucasian, 14% African American, 3% other 6% Hispanic
Gender:	41.5% Males, 58.5% Females
Average Annual Income:	\$10,000
Average Age of Tenants:	62

The properties owned by 501(c)(3) companies include: Cloverfield Apartments and Kingston House Apartments (owned by Cloverfield-Kingston House) and Green Meadow Apartments and Highland Manor Apartments (owned by York Area Development Corporation). Our other properties that serve the community are Delphia House Apartments, Dutch Kitchen, Liberty Apartments, King Street Apartments, and our headquarters at 116-118 North George Street in the City of York.

The York Area Housing Group tenants are as diverse as the population of York County – in gender as well as race and they range in age from 18-99. For more information on our properties, visit www.yorkareahg.org.

Improving Communities

We are active in supporting and improving our communities in York County and the properties we manage. Members of the YAHG staff participated in the 5k Race Against Racism sponsored by the YWCA. We also competed in a shoe-matching competition benefiting Shadowfax. Tenants of Green Meadow Apartments made one hundred Valentine cards and sent the cards to members of the armed forces serving overseas.

We were extremely fortunate to have volunteers from Wagman Construction and Harrisburg Area Community College (HACC) as well as Shawn and Bomi Myers assist us at Cloverfield Apartments and Green Meadow Apartments during the 2011 United Way Day of Action.

Volunteers painted the entryway and community room and stained the picnic tables and benches on the patio as well as the enclosure around the dumpster, and “created colorful curbs” at Cloverfield Apartments. They cleaned the trash rooms, the elevator and the stairwells in addition to wiping down handrails in the hallways and the tables and chairs in the community room at Green Meadow Apartments.

The nursing students visit the sites once or twice a week and perform blood pressure screenings and talk to the tenants about any medications they may be taking, nutrition and hygiene. The York College nursing students arranged for Professor Chris Hertig to talk to the tenants about “Basic Self Defense”.

The York County Parks donated over 100 OsteoSmart Bone Strengthening Fitness kits to our organization and they were distributed to our tenants who expressed an interest in using them. Additionally, the nursing students from York College also use the weights from these kits to lead exercise classes.



United Way Day of Action



Race Against Racism



Shadowfax Shoe-matching



YCP Nurses



Messiah Nursing Students



Valentines for our Troops



Basic Self-Defense Training



York County Parks

Strengthening Neighborhoods



Dutch Kitchen Window Replacement

We secured funding through PHFA's Smart Rehab Program to make energy-saving improvements to the Dutch Kitchen, Green Meadow Apartments, and the Delphia House. Improvements made with the Smart Rehab funds included the installation of new aerators, new refrigerators, and new boilers.

On April 25, 2011, a ground-breaking ceremony was held at Highland Manor Apartments in Stewartstown Borough. York Area Development Corporation is investing approximately \$900,000 in the property. The funds were secured through the United States Department of Agriculture's (USDA) Multi-Family Preservation/Revitalization Program and are secured by a second mortgage on the property.

A new office/maintenance building was erected, the current office is being converted into an additional laundry facility, and each of the six buildings is receiving a "face lift" – new siding, windows, doors, porches, and sheds are being installed.

The York Area Housing Group/York Area Development Corporation received a grant from M&T Bank to purchase Welcome Buckets and "necessities" for our new tenants. Realizing that moving is a stressful time – and that unpacking can take several days, the bucket includes general purpose cleaner, flashlight and batteries, soap, lotion, shampoo, dish detergent, dish towel, as well as a \$10 gift card to a local restaurant.



Highland Manor



Ground Breaking at Highland Manor



Welcome Bucket



Raised Garden Beds



Dutch Kitchen



Delphia House Boilers Replaced

Supporting Partners

Funding Sources

Tenant Rent Payments	28%
Other Tenant Income	2%
Commercial Rent	1%
Housing Authority	6%
USDA Rental Assistance	4%
Total from HUD	48%
Other Grants	7%
Other	4%
	100%

The above data was extracted from the organization's annual financial statements. Complete audited financial statements are available at the York Area Housing Group.

Staff

Penny Myers, Executive Director
 Linda Alexander
 Al Damon
 Lori Davis
 Gary Gilbert
 Donna Haywood
 Debra Krebs
 Joyce Santiago
 Marge Shiflet
 Janice Smith
 Arby Snyder
 Gail Stambaugh
 Scott Stare
 Hector Vasquez
 Sue Walters
 Bob Werner
 Dana Werner
 Hyacinth Westney
 Barry Winter
 Tom Zipay

Annual Meeting Sponsors



Subsidy Providers



Grantors



Special thanks to the **York Art Association**, for donating a dozen Nancy Woodward paintings which are on display at Cloverfield Apartments.



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