In a few brief paragraphs, please explain:

1. **What geographic area is served? (If not all of Chester County, specify primary Chester County regions served)**

   HDC MidAtlantic provides safe, affordable, welcoming housing in Chester County and 15 other counties in our three-state footprint of Pennsylvania, Maryland, and Delaware. In Chester County, HDC owns or operates six affordable housing communities in three cities: Coatesville, Parkesburg, and West Chester. We provide housing for a total of 219 households within those communities; five of which are targeted to serve lower-income seniors (55+) and individuals living with disabilities, and one of which is general occupancy, targeted to households earning less than 60% AMI ($43,260 for a household of four in Chester County).

   A grant from the Chester County Covid-19 Rapid Response Fund would specially support the Denney Reyburn Apartments in West Chester, PA, a senior community with 63 apartment homes, and one of only two communities that has experienced a resident’s death known to be caused by Covid-19. To date, HDC is aware of only two fatalities among our approximately 5,000 residents.

2. **What population is served, what has been the impact of COVID-19, and how has your nonprofit responded?**

   Housing Development Corporation (HDC) MidAtlantic recognizes that having a safe, affordable, welcoming place to call home is a cornerstone for household stability and growth, where residents can experience joy and feel hopeful about their future. Since 1971, we have been working diligently to provide housing that is safe and affordable to those with lower incomes, focusing on seniors, families with children, and individuals living with disabilities. Most of our residents classify as low to very low-income households according to the Department of Housing and Urban Development. Over our long history, HDC MidAtlantic has established a reputation as a knowledgeable and trusted leader in the affordable housing industry. From our headquarters in Lancaster, PA, we serve over 5,000 residents in 58 communities in 16 counties. Our communities are in urban, suburban, and rural areas across Pennsylvania, Delaware, and Maryland.

   HDC is deeply concerned about the impact of the COVID-19 crisis on each one of our residents, which includes 219 households served within Chester County. Throughout the crisis, HDC has mobilized to work alongside residents to ensure their own safety and the safety of HDC staff. Through months of diligent effort from both staff and Leadership Team, HDC is aware of only 15 cases of Covid-19 and only two fatalities throughout our 58 properties. Though we wish these numbers could be zero, our team feels confident that through aggressive safety and cleaning protocols, we were able to minimize the spread of the virus to individuals and families within our communities. Specific to this request, Denney Reyburn Apartments is exclusively home to seniors and individuals living with disabilities, many with preexisting medical conditions,
who are the residents most vulnerable to the effects of COVID-19, presenting them with a host of challenges related to their overall health and wellness.

Concern for the most at-risk residents has driven HDC to take steps to mitigate the effects of the outbreak on our communities. In the wake of the COVID-19 pandemic, our Resident Services Team have doubled down on their efforts to remotely check in with residents in the communities they support, providing critical resources to those who are feeling isolated, worried, confused, or overwhelmed by current events. And we expect that the demand for support services will continue to increase through the crisis and remain critical as the recovery phase begins.

Through a robust response via our Eviction Prevention Program (EPP), HDC undertakes critical direct service work in a crisis moment when residents are facing unprecedented economic challenges. The program is led by Resident Services Coordinators, who have historically served as the hubs and connectors for HDC residents to social service providers and other resources. As our team learns more about resident needs and expanded benefit programs triggered by the crisis, we will continue critical work connecting residents to services with an added focus on COVID-19 response.

During COVID-19, HDC has made referral to the EPP program mandatory. This means that all residents who pay their rent late, or not at all, will be contacted by a Resident Services Coordinator, rather than residents themselves initiating the process. This is a crucial step to assess resident needs, communicate a collaborative approach, share information about resources, and offer support in navigating complicated service and benefit applications. Resident Services staff can also offer stress management strategies that may help residents think through next steps clearly. Once enrolled in the EPP, our staff works with each household to make an individualized plan to navigate financial challenges for the duration of the crisis. For some, this means reviewing and revising a monthly budget, for others setting up payment plans, and for others navigating the array of new or changing benefits and social services available during the crisis.

Additionally, to ensure the safety of our staff and residents throughout the crisis, we have employed mitigative strategies to combat the virus in our communities. In order to keep both our staff and residents as safe as possible, HDC has established enhanced cleaning protocols at each of our properties in accordance with guidance from public health officials. A need for more staff time dedicated to such services, as well as an increase in cleaning supplies and protective gear for the indefinite future, will add to budgeted maintenance and custodial expenses.

Though the increase in service provision, as well as increased cleaning and safety measures, will require an increase in expenses, HDC remains committed to undertaking all steps that will keep our residents safe and connected to critical support in a time of severely heightened need.

### 3. **How much funding is sought? How does this compare to your annual operating budget? What will the funding be used for? What is the expected timeframe for use of funds?**

HDC MidAtlantic is requesting a Front Line Grant of $5,000 to support upgraded cleaning protocols that were implemented during and after the COVID-19 related illness and death of an HDC resident living at the Denney Reyburn Apartments in West Chester, PA. Initially, when notified of the positive case, our property management staff contacted Mammoth Restoration to perform a fog treatment in all common areas where the resident had been in order to protect other residents in the community, a total of 62 other households. The treatment included an entranceway to the building, an elevator, a path to the resident’s apartment, a mailroom, and a laundry room. In total, about 4,500 square feet of common area was treated. In total, the treatment for the common areas cost nearly $4,200.

Additionally, upon the passing of the resident, HDC undertook extensive cleaning procedures within their apartment, which totaled $800. The request of $5,000 would offset services provided rapidly in a time of crisis, that required increased time, care, and effort from our dedicated maintenance and property management staff. This total does not include other enhances cleaning protocols implemented at the Denney Reyburn community, including extra hand sanitizer stations, additional hand sanitizer refills, and other cleaning products to help residents easily practice sanitizing as much as possible in shared spaces.
The original 2020 budget for operations at the Denney Reyburn Apartments projects the community to have a surplus of about $12,000 but this does not take into account any of the impacts of the unexpected crisis on everyday operations. These include the upgraded cleaning protocol and additional staff hours listed above, as well as loss of rental income at the property due to resident job loss, reduced hours, or illness. Though it is still unknown how long the crisis will impact rent payments or the amount of time HDC will implement expanded cleaning and staffing protocol, the financial impacts of the virus on Denney Reyburn, as well as on properties throughout Chester County, are expected to be significant. Instead of a modest surplus in the Denney Reyburn budget, we are now preparing for a revenue shortfall this year.

A $5,000 emergency grant from the Chester County Community Foundation would directly offset cleaning that has already been completed. Though the grant may seem minimal in comparison to the total annual budget of Denney Reyburn Apartments, it would help the community avoid a deficit in 2020 and ensure operations continue uninterrupted by offsetting the unanticipated cost incurred over the past three months. With uncertainty still looming around the continued impact of Covid-19 on resident health, rent collection, and other unknown factors for the foreseeable future, the funds would also give our property management staff the ability to continue escalated cleaning and maintenance and ensure that the safety or our residents can remain our number one priority until the crisis is fully alleviated.

Please email grants@chescocf.org

_X__ This Brief COVID-19 Rapid Response Mini-Grant Letter of Request
_X__ Copy of annual operating budget or most recent audit
_X__ 501c3 determination letter

Request letters will be posted on the Community Foundation’s website, in order to share with fund advisors, donors, grant panelists, and other funding sources. Grants will be processed a few times monthly. We estimate mini-grants will range from $500 to $5000.

Please direct general questions & inquiries about the Rapid Response Mini-Grants to grants@chescocf.org. Beth, Steph, Cierra or Kevin will answer you.