

## **Message from the Executive Director**

Without question, as a direct result of the organizational development efforts undertaken over the past several years, HANDS now possess higher-level skill sets and is better prepared to identify community needs, assess project feasibility and link community partners to resources in terms of land, building and financing.

During the past year, HANDS continued to engage in capacity building activities, financed in part by Erie Community Foundation. Today, we continue to reengineer outdated processes, modernize current accounting systems and institutionalize organizational knowledge.

Combined these efforts continue to strengthen HANDS' operations and financial management, thereby enhancing HANDS ability to effectively govern, achieve its mission and meet the needs of the communities we serve. It is this diligence that allowed HANDS to prepare itself to emerge as a stronger, leaner and more efficient organization.

## **Fiscal Year ending 9/30/06**

### **Planning/Programming Activities**

November 2005

- As part of the HANDS marketing and communication strategy, installation of new signs began at the HANDS managed properties.

December 2005

- HANDS submitted an application to Millcreek Township for a planning grant under the Community Development Block Grant program.

January 2006

- HANDS was notified that Fund Reservations under the US Department of Housing and Urban Development for the Disabled Program were awarded for Cascade Run and Highland Pointe.
- Poplar Place, an 11 unit development for persons with disabilities in the City of Erie, was complete and began operations.

February 2006

- Presque View Apartments, a 60 unit general occupancy development located in the City of Erie, began phasing in, and HANDS began management of the development.
- Construction of three single-family detached homes in Mid-Town Homes Phase III began.
- Renovations to the Niagara Apartments courtyard began.

May 2006

- Jane Sturtevant was promoted from Homeownership Coordinator to Director of Property Management.
- HANDS submitted applications to the US Department of Housing and Urban Development requesting Fund Reservations under the Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for the Disabled programs for three new developments. Requests were: St. Francis Xavier Apartments, a 22 unit senior development to be located in the Borough of McKean; Liberty Place Apartments, an 8 unit development for persons with

disabilities in the City of Erie; and Rosewood Apartments, a 6 unit development for persons with disabilities in the City of Erie.

June 2006

- Construction of Presidential Place, an 8 unit development for persons with disabilities in Warren, PA, was complete and began operations
- HANDS began working with the City of Erie to transition administration of the City of Erie HOME Program to another agency.
- Construction of the Oak Haven Apartments, a 22 unit development for senior in the Borough of Waterford, was complete and began operations.

September 2006

- HANDS successfully refinanced the Center City and Terrace Overview properties.

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