



# UNITED NEIGHBORHOOD COMMUNITY DEVELOPMENT CORPORATION 2018 ANNUAL REPORT



## LEADERSHIP MESSAGE

The year 2018 was one of expansion for United Neighborhood Community Development Corporation (UNCDC). With the development of the Madison Avenue Townhomes and the creation of HBS Management Company, this year brought exciting new endeavors for the corporation and the Board of Directors.

This year also brought increased capacity and new learning experiences for the staff of UNCDC as we prepare for continued growth and opportunities in 2019. Thanks to the Board, the development team, and all of our supporters for helping UNCDC continue to expand its horizons and succeed as a key provider of affordable housing in North-eastern PA.

Stephen Casey, Ph.D.  
Chair

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## MADISON AVENUE TOWNHOMES

The newly constructed Madison Avenue Townhomes transformed two blighted, vacant lots in the City of Scranton into safe affordable housing. Completed in 2018, these two-bedroom townhomes provide critically needed housing for participants in Geisinger's LIFE program. The LIFE program is a nursing home prevention program which enables seniors to live independently by providing much-needed services and programming. This development created a partnership between UNCDC, LIFE Geisinger, the City of Scranton, the Lackawanna County Land Bank, and the Pennsylvania Housing Finance Agency.



## LEHIGH COAL & NAVIGATION BUILDING



The renovations of the Lehigh Coal and Navigation Building were presented at a Grand Opening ceremony that was held in May of 2018.

The residents of the building gladly welcomed community leaders and all of the guests who helped make this rehabilitation possible.

## HBS MANAGEMENT COMPANY

In 2018, UNCDC formed HBS Management Company to oversee the property management of three high rise senior buildings, which are located in Eastern Pennsylvania. Amos Towers is a 95-unit senior building, located at 525 Jefferson Avenue in Scranton, that underwent multiple upgrades in 2018; including the addition of a new gazebo and the rehabilitation of its administrative offices.

Webster Towers is an 87-unit senior building, at 500 North Webster Avenue in Scranton, which will undergo a major facelift in 2019. It is planned that all of the original windows will be replaced with new, easier to open, energy saving windows and many kitchens will be replaced. The final property that is managed by HBS Management is the B'nai B'rith Apartments in Reading, Pennsylvania. This 170 unit senior building will also see continued improvements in the coming year including elevator and HVAC upgrades.

## DEVELOPMENT PLANS FOR 2019

UNCDC will finally break ground in early 2019 at the Fallbrook site located in Carbondale, Lackawanna County. Fallbrook is an innovative and complex development that will be constructed on 10.2 acres of land, which is located at the site of the former Carbondale General Hospital. The development will incorporate 36 units of inter-generational housing, an outdoor walking trail, a community garden, and five multipurpose community rooms. United Neighborhood Centers plans to relocate the Carbondale Active Older Adult Center to the site, which will allow us to provide many social services to the residents of the greater Carbondale community.



Watercolor projection of front perspective of Fallbrook