

Supporting Affordable Living



Affordable Housing for seniors is a serious issue. Harvard Joint Center for Housing Studies recently published that by 2035, one in three households will be headed by someone aged 65 or more years and the population aged 80 or more years will double to 24 million.

Landis Communities is committed to being part of filling this need.

In 2013, Landis Communities partnered with HDC Mid-Atlantic to open Mountain View Terrace, an affordable housing option in New Holland, PA. The building's 36 apartments serve individuals aged 62 years and over who make less than the median income. It's complete with Geothermal heating and cooling, 24-hour maintenance as well as an emergency on-call system. Mountain View Terrace brings together two key components – affordable housing and a

collaboration that features medical, financial, and human service

organizations to provide on-site services. The result? Residents report feeling safe. They enjoy close connections with their neighbors, and they are engaged in weekly activities. The way it should be.

This is the kind of caring and supportive environment we want to provide to others and we're asking for your help.

In 2017, Landis Communities and HDC Mid-Atlantic announced another possible partnership to provide more affordable housing options within Pennsylvania. Named Manor View Terrace, it would provide 60 apartment homes, 45 one-bedroom and 15 two-bedroom, for low to median income individuals aged 62 and older. The three-story property would be located in Millersville, next to Immerse International on Manor Avenue. It would give future residents excellent access to downtown Lancaster using public transit and allow intergenerational and intercultural connections with students at Millersville University. Manor View Terrace would also include on-call maintenance, resident supportive services, fitness equipment, a walking path connecting to the Millersville Borough walking path and on-site parking. Additionally, there would be two units reserved for At-Risk or Homeless individuals referred by Lancaster Housing Opportunity Partnership and four units set aside for individuals with mental or physical disabilities who would be referred by Albright Life. Similar to Mountain View Terrace, a person-centered approach to care would be taken at Manor View Terrace, and it would be affordable to all residents, with monthly rent not exceeding 30% of monthly household income.



**Artist Rendering of
Manor View Terrace.**

The time to support this initiative is now. Please partner with us in giving aging adults who need financial assistance a place to call home.

Projects like this high quality senior housing opportunity will be funded primarily through Low Income Housing Tax Credits (LIHTC) and Landis Communities. Your financial support plays a vital role in making the proposal for Manor View Terrace and other affordable housing projects stronger.

These seniors could be your family members or friends. They deserve dignity and a place to connect within a community, a place to feel safe where they have access to services.

Please consider a gift to Landis Communities so that together we can make this possible. Affordable Housing for aging adults relies on your partnership!

Larry Zook
President & CEO
Landis Communities & Landis Homes

You can make an online donation by [going to https://secure.qgiv.com/for/lancom](https://secure.qgiv.com/for/lancom) or by calling the Advancement Office at (717) 509-5490 with your credit card information. For more questions about Landis Communities, do not hesitate to call me at (717) 381-3561 or email lzook@landiscommunities.org.