We are trusted resident advocates, developers, property managers, community partners, and collaborators.

Our **mission** is to build hope and opportunity for all residents to reach their full potential by creating, preserving, and strengthening affordable housing communities.

Our **vision** is for a world where a safe, welcoming affordable place to call home is open to everyone.

We believe that **housing is a human right** and the cornerstone of growth and stability for individuals and families.
Real Estate Development
We build equitable communities by developing, preserving, and acquiring existing affordable housing in Pennsylvania, Delaware, and Maryland.

Property Management
With over 50 years of experience, HDC exceeds standards of excellence in property management, maintaining communities that are safe and welcoming for all residents.

Resident Services
Using a people-centered approach, we connect residents to services and programs so that they can reach their full potential, not just to survive, but to thrive while living in an HDC community.

Advocacy
Our goal is to increase resources and access to affordable housing, educate policy makers, elevate resident voices, and to support and promote programs that advance the well-being and economic stability of lower-income families.
This is a journey that we are on together and one that we recognize will never end.

Commitment to Racial Equity

HDC envisions a world where a safe, affordable, and welcoming place to call home is open to everyone. This vision cannot become a reality until America fully comes to terms with its legacy of systemic racism. HDC will advance social justice advocacy and racial equity, diversity and inclusion in our organization and in communities that we serve.

We will do everything we can to break down barriers and increase access to affordable housing. We believe housing is a human right; that all people should be able to achieve their full potential in life, regardless of race, ethnicity, or the community in which they live.

Furthering systemic change takes every one of us stepping up to do better. We are humbled by the long-term commitment and open dialogue that racial equity work requires. We will evolve and grow to create a culture of collaboration and continuous learning as we honor diverse perspectives and experiences to create meaningful change in our communities.
WHO’S IN THE ROOM?

Name & Pronoun(s)

What you do

Where you work

How familiar are you with voter registration
Goal for today

Amplify the importance of creating opportunities to promote and support residents’ full and equal access to opportunities to participate in the voting process. In this session participants will take away tools they can use to educate, engage, and mobilize voters living in affordable housing communities.

Learning Objectives

1. Learn the importance of creating opportunities for residents to engage in the voting process.
2. Learn strategies to implement voter registration procedures within property management and resident services departments.
3. Learn engagement strategies to encourage residents’ participation in the voting process.
Who is Voting?

Figure 2. 
Voter Turnout by Race and Hispanic Origin, Presidential Elections 2008-2020
(Percentage of citizens 18 and over)

U.S. Citizens Who Reported Voting in National Elections by Housing Tenure (2010-2020)


Do Evictions Affect Voter Turnout?

Eviction and Voter Turnout: The Political Consequences of Housing Instability - Gillian Slee, Matthew Desmond, 2023 (sagepub.com)
“Evictions plays a powerful role in depressing community voter turnout.”

1% increase in evictions predicts a 47% drop in voter turnout!
Recommendations

Invest in interventions aimed at reducing eviction

Remove barriers to the ballot box

Focus voter mobilization and grassroots efforts in neighborhoods affected by eviction
Why Does it Matter?

• Voting benefits our clients’ social connections and personal agency
• Their voices are often left out of policy decisions that impact their lives and ability to thrive
• Demonstrating that our community is active in voting bolsters our influence and advocacy efforts
• We have a responsibility to promote diversity, equity, and an inclusive democracy
Service Providers Impact

- Existing relationships with residents
- Trusted partners in the community
- Serving vulnerable populations
- Builders of equitable solutions

**Finding:**
Low-income voters engaged by nonprofits saw a 7 percentage point boost in turnout over comparable low-income voters (under $30K / year).
### What Can Housing Providers Do?

- Provide Address Verification
- Request to be a voting poll site
- Making community rooms/spaces available
- Voter Registration Forms Available
- Invite elected officials for townhalls
HUD and Affordable Housing

Permissible activities at Multifamily-assisted properties include:

- Permitting the use of community space on an incidental basis to hold meetings, candidate forums, or voter registration, provided that all parties and organizations have access to the facility on an equal basis and are assessed equal rent or use charges.
- Collaborating with local election administrators to permit the use of space for voter drop boxes and voting sites, including for early voting.

HUD is asking owners to share voter and election resources with residents, including encouraging residents to visit vote.gov. This website provides helpful information, including how to register to vote, voter registration deadlines, and specific information about state and local elections.
Federal Funds Do Place Restrictions on Certain Organizations:

- Staff who are paid through AmeriCorps or HeadStart funding cannot participate in voter registration activities.
- Legal Services groups cannot participate in any election activity, even if nonpartisan.
- Recipients of Community Services Block Grant funding can participate in voter registration and engagement, but CSBG funds cannot be used.
- More information on federal funds and voter registration restrictions can be found at: https://bit.ly/3MAVV16
LEGALLY SPEAKING

501(c)(3) organizations can, and should, engage in nonpartisan election-related activity, including voter registration, education, and mobilization. 501(c)(3)s cannot in any way support or oppose particular candidates. For detailed information on these issues:

☐ Contact the Office of the Secretary of State or Board of Elections in your state to learn your state’s rules for voter registration drives.


☐ Visit the League of Women Voters at www.vote411.org for the latest information on voting in your state.
How to Remain Nonpartisan

**Do!**
- Train staff on nonpartisanship (staff time vs. personal time)
- Treat and speak about candidates in a neutral/unbiased manner
- Offer registration and info regardless of party affiliation or candidate preference
- Learn your state rules for registration

**Don’t!**
- Express support or opposition for *any* candidate or party
- Allow candidates to campaign at your location or events
- Combine issue advocacy directly with voting info or encouragement
- Offer incentives or giveaways only to people who register and/or vote
HDC and Voter Engagement

Knowledge and Skill Building
- Voter Equity Training
- Logistics and Nonpartisan
- Emails and LinkedIn post

Voter Registration Drives
- Partnerships with League of Women Voters and local YWCA
- 200 residents registered to vote in Berks and Lancaster County

Service Delivery Approach
- Move in and Recertifications
- Direct service w/Resident Services
- Information Dissemination
- Highlighted National Voter Registration Day
History of Voting Rights

Voting Rights Milestones in America: A Timeline | HISTORY
Resources & Tools

- Our Home Our Votes
- VOTE411
- Home - Nonprofit Vote
- Homepage - Housing Alliance of Pennsylvania (housingalliancepa.org)
- Rock the Vote - Register to Vote, Find Election Info, and More!
- Voter Education Toolkit (pa.gov)
- Home | League of Women Voters (lwv.org)
- QR.io: QR Code Generator | Create QR Codes
Now it’s time to hear from each other!

How DO YOU promote Voter Registration?

What’s the next step YOU will take when you get back?
Connect with Us

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About Us - HDC Mid Atlantic (hdcweb.org)