



BRICKS & MORTAR



PENNROSE



HEART & SOUL



HOME LEASING
DEVELOPMENT | CONSTRUCTION | MANAGEMENT



PENNROSE
Bricks & Mortar | Heart & Soul

Joining You Today



Tim Henkel

Believes Pennrose exists to provide the power of housing – stability first, opportunity next



Marsha Blunt

Believes working at Pennrose means showing up for our residents every day with care, consistency, and pride



Dylan Salmons

Believes Pennrose is different because we grow with intention – and where we can add value



Kim Moffa

Believes Pennrose thrives because we invest in our people as thoughtfully as we invest in our properties

Please visit the [Pennrose *About Us*](#) page to learn more about these and other Pennrose senior leaders.



Also Joining You Today



**Christina
Cherepko**

Vice President of
Operations

Territory: MidAtlantic

10 years with Pennrose

Leads 8 property
management regions



Maggie Yeager

Vice President of
Operations

Territory: Southeast

15 years with Pennrose

Leads 5 property
management regions



**Rhonda
Caldwell**

Vice President of
Operations

**Territory: New England
and New York**

3 days with Pennrose

Leads 2 property
management regions



Kevin Hankins

Vice President of
Maintenance

5 years at Pennrose

Leads 5 Regional
Maintenance Managers



Shannon Mowery

Vice President of Community
Impact

Executive Director of the
Pennrose Foundation

24 years with Pennrose

Leads 43 team members,
largely on-site Community
Impact Coordinators

Committed to the Team

Development

Megan Houppert, Director of Development

Angela Eicholtz, Developer

Lindsey Allen, Associate Developer

Portfolio Acquisition & Integration

Sarah Struzzi, Director, Operations Integration

Mike Bonacchi, Director, Finance & Investments

Accounting

Laurie Williams, Property Controller

Courtney Van Volkenburgh, Sr. Property Accountant

Alex Bernard, Staff Accountant

Property Management

Josh Haley, VP of Operations

Katie Hart, Regional Transition Manager

Nick Vazquez, Regional Manager

Lynette Maute, Regional Manager

Human Resources

Jill Burnham, HR Manager

Stephanie Walker, HR Specialist

Marketing

Leah Hanley, Marketing Coordinator

CORE VALUES



Integrity

We act with honor, honesty, and fairness and we hold ourselves to the highest ethical standards.



Collaboration

We support each other internally and externally to achieve our collective goals.



Accountability

We are responsible and take responsible action. We say what we mean, we do what we say.



Innovation

We embrace creative thinking and continuous improvement, challenging ourselves to find better ways forward.

What Does This Mean for You

We are focused on continuity:

Your pay will not decrease through this transition

Your leadership and reporting is intended to remain the same

Why We Exist

BRICKS & MORTAR

PENNROSE

HEART & SOUL

- We believe that stable housing changes lives
- We build properties that are curated by and reflect the visions of their local communities
- We operate communities where people can stay, grow, and belong
- We provide the power of housing for the people



What That Looks Like at Scale

BRICKS & MORTAR

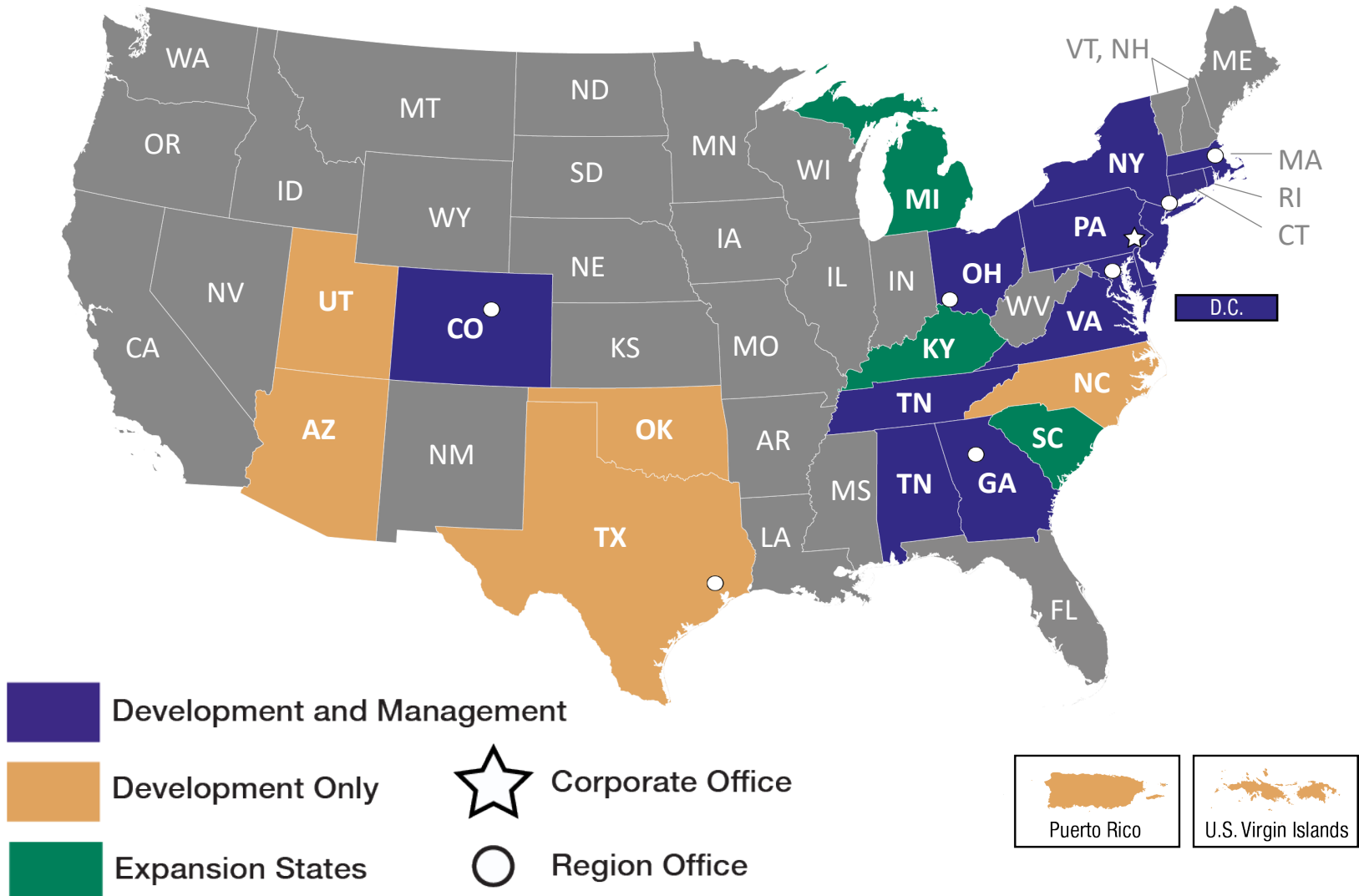
PENNROSE

HEART & SOUL

- We've been doing this work for over 50 years
- We have over 600 team members
- We are active in 19 states – but we still think locally
- We manage 187 communities, housing residents in 14,767 units
- We are consistently ranked in the Affordable Housing Finance (AHF) top 10 affordable housing developers in the country



Pennrose's Footprint




- Supportive housing for transition age youth aging out of foster care at risk of homelessness



Nest56 at Denargo Market

Denver, CO | 2024 | 56 units

- 
- New England's first LGBTQ-friendly senior affordable housing development

The Pryde

Boston, MA | 2024 | 74 units

- Houses formerly homeless frail elderly residents
- Provides access to fresh food in a food swamp



50 Penn

Brooklyn, NY | 2022 | 218 units

- Breaks down barriers in access to healthcare
- Includes 10 supportive housing respite units for Mercy Care patients

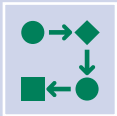
McAuley Station

Atlanta, GA | 2025 | 170 units

How We Work Together



Collaboration and communication



Processes designed to work across departments rather than within silos



Shared data and tools



Goal alignment and strategy co-creation

How We Show Up for Each Other



Intern "Speed Networking"

Phillies Game

Team Building & Problem Solving Sessions



How We Show Up for Our Community





PENNROSE

Foundation

The Pennrose Foundation was established to enhance Pennrose's mission of building thriving communities.



The Pennrose Foundation supports:



Children and Youth

We proudly provide scholarships and learning opportunities that help young people chase their dreams.



Health and Nutrition

We sponsor initiatives that bring fresh food, wellness resources, and compassionate care to the heart of our communities.



Local Arts + Culture

We champion arts organizations, creative spaces, and cultural experiences that make our neighborhoods feel like home.



Building Community

We invest in organizations and events that bring neighborhoods together and create spaces where everyone belongs.



Pennrose Purpose

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Property Management Leadership



Christina Cherepko

Vice President of Operations
Territory: MidAtlantic

10 years with Pennrose
Leads 8 regions



Maggie Yeager

Vice President of Operations
Territory: Southeast

15 years with Pennrose
Leads 5 regions



Rhonda Caldwell

Vice President of Operations
Territory: New England and NY

3 days with Pennrose
Leads 2 regions



Josh Haley

Vice President of
Operations
Territory: HL Portfolio



Kevin Hankins

Vice President of Maintenance

5 years at Pennrose
Leads 5 maintenance regions



Kurt Fredenburgh

Vice President of Compliance

15 years with Pennrose
Leads 8 team members



Shannon Mowery

Vice President of Community Impact
Executive Director of the Foundation

24 years with Pennrose
Leads 43 team members

Community Impact

Mission: create successful living experiences by connecting residents with supportive services to enhance quality of life right at their Pennrose communities.



Quarterly workshop topics:

- Financial Wellbeing
- Health and Wellness
- Fire and Fall Prevention
- Resident Safety



John Arthur Flats Food Bank



CORES

Certified Organization for Resident Engagement & Services

Certified Organization for Resident Engagement & Services (CORES) certified since 2023

What Does This Mean for You

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Your leadership and reporting will remain the same

Follow Up Town Hall & Website

- Follow up Town Hall April 23rd at 11am
- Benefits information sessions forthcoming

Additional information can be found at:

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☰ Menu



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THANK YOU!