



# Home Leasing Quarterly Meeting

April 7<sup>th</sup>, 2026

# Agenda

- What We've Accomplished
- Where We're Heading



# What We've Accomplished This Year

- 7 new communities
- 1,076 total move-ins
- 363 new units leased-up
- 51 new employees
- 13 new positions created



Tailor Square



Elmer Gardens



Huntington Apartments



Sunlight Lane



Harper's Corner



Beechwood Family Apartments



Clinton Avenue  
Apartments II



# What We've Built, Together

- **42** communities developed across three states 
- **3,457** homes created for individuals and families 
- **Preservation** of community landmarks and **transformation** of underutilized land 
- Employment for over **200** team members 
- Collaboration with **mission-aligned partners**, working to support the hardest to house 
- First real-estate and construction company in NYS to certify as a **B Corporation** and we've become a **women-owned business** 

# Where We're Heading

 **HOME LEASING**  
DEVELOPMENT | CONSTRUCTION | MANAGEMENT

**X**

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# Our Mission & Core Values

## Mission

Every aspect of our business is driven by our mission to improve the lives of our residents and the communities in which we work while aspiring to do no harm and benefit all.

## Core Values

### **Servant Leadership**

Leaders first seek to be stewards accountable for the well-being of the organization by operating in service, rather than in control. Team members who directly serve the customer or construct communities are at the top of the organizational chart.

### **Commitment to Community**

We believe every person has equal value and we respect every individual. We do not make decisions that benefit ourselves at the expense of those around us. We embrace diversity.

### **Transparency**

Openness and honesty demonstrate our integrity. We foster a fiduciary relationship with every resident, employee, partner, vendor and neighbor.

### **Generosity**

We engage in the communities where we work and are giving with our time and our knowledge. We support a culture of volunteerism and charitable giving.

### **Sustainability**

We do what is best for our employees, best for our communities and best for the environment while ensuring the sustainability of our company. We support and encourage the personal and professional growth of our employees. We will maintain our status as a Certified B Corp.



# Pennrose

Pennrose is a recognized leader in complex mixed-income multifamily and mixed-use development and professional property management services.

- Founded in 1971
- Headquartered in Philadelphia, PA
- Over 600 employees
- Completed over 350 developments
- More than 27,000 rental housing units
- \$5 billion in total development costs

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# Where We're Heading

## 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, Senior 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



## What now?

- Introductory meeting with Pennrose **tomorrow, April 8<sup>th</sup>, from 11AM - 12PM**
  - TEAMS meeting invite will be sent out
- Employees will receive an FAQ sheet from Home Leasing
- If you have questions you'd like Pennrose to answer at tomorrow's meeting, please email **Leah Hanley** at **[leahha@homeleasing.net](mailto:leahha@homeleasing.net)**
  
- Keep **SERVE**ing, recognition follows!



# Thank you!

