

2020-2021 Community Revitalization Fund Program
Project Summaries
April 8, 2021

Allegheny County

TomTom24 Development
2178 Centre Ave., Pittsburgh, PA 15219
TomTom24 Development and Neighborhood Allies
CRFP Award: \$500,000 / Total Development Cost: \$1,340,490

This project involves the rehabilitation and commercial build out of a 4,100 SF, three-story building in a prime location on Centre Avenue in the Hill District of the City of Pittsburgh. The building has sat vacant since the former owner's passing nearly a decade ago, and the condition of the site continues to deteriorate. This building is historically significant to the Hill District and is located at the core of the commercial corridor.

When complete, the building will consist of four (4) affordable apartment units on the upper two floors and two commercial units on the first floor. One of these units will be occupied by Big Tom's Barbershop, a District establishment for the past 14 years. The owner of the barbershop was born and raised in the District and currently rents a location on the same corridor. The owner is looking to purchase this building to relocate and grow his business. The Applicant is committed to community driven revitalization and is confident this project will serve as an early catalyst for the equitable redevelopment of the entire Centre Avenue corridor.

Braddock Community Development
641-643 Braddock Ave., Braddock, PA 15104
Gregg Kander and Greater Valley Community Services
CRFP Award: \$400,000 / Total Development Cost: \$2,705,508

This project consists of the rehabilitation of two, three-story conjoined mixed-use buildings on Braddock Avenue, the main commercial corridor in Braddock Borough. Both buildings are vacant, boarded up, and in very poor condition. As a result of their deteriorating condition, the buildings must be immediately rehabilitated or demolished.

Like many former steel towns, Braddock experienced a significant population decline that has resulted in commercial and residential vacancies, low property values, and disinvestment. Both of these properties are certified blighted and located in an Act 47 designated community and Opportunity Zone.

When the project is complete, the building will consist of eight (8) affordable apartments with a minimum of four (4) reserved for at-risk women at or below 50% AMI. The developer is seeking a tenant for the 2,000 SF street-level commercial space. Historically, this space has been occupied by a variety of businesses including a drug store, millinery, florist and wallpaper store.

With this project, the buildings will return to their original mixed-use configuration with first floor retail and upper floor housing.

Cambria County

River District: Project I

124 Main St., Johnstown, PA 15901

Joel E. Bezek/Argus Two, Inc.

CRFP Award: \$500,000 / Total Development Cost: \$1,334,812

This project will renovate an abandoned and underutilized mixed-use building in the City of Johnstown. The building was originally constructed in the 1920s strictly as an apartment building before expanding to also include a nightclub and restaurant. After multiple changes in ownership, the building became vacant and what remains is an abandoned property at the heart of Main Street. This project is ideally located a few blocks from Point Stadium and will serve as a catalyst to inspiring development along the north end of Main Street.

When complete, the building will consist of three (3) affordable rental units and first floor commercial space. The commercial space is designed to accommodate a restaurant with flexible space also available for use as a laundromat, podcast studio, and/or bike rental/kayak rental site. The developer is committed to making the commercial space flexible to accommodate the changes occurring in Johnstown.

Mercer County

The Flats Center

297 Shenango Ave., Sharon, PA 16146

JCL Development LLC

CRFP Award: \$400,000 / Total Development Cost: \$5,152,260

This project would repurpose a vacant warehouse adjacent to Penn State University's Shenango campus for affordable student housing and a multipurpose wellness and athletic event center for the University. The City of Sharon has experienced a resurgence over the past five years after many years of population loss and disinvestment resulting from deindustrialization.

When complete, the project will create six (6) two-bedroom apartments and multipurpose space that includes a gymnasium, locker rooms, foyer, concession area, and offices. The Applicant will lease out the multipurpose space to the commercial tenant, Penn State Shenango, and will lease the affordable apartments directly to the students.

Philadelphia County

Dox Thrash House

2340 Cecil B. Moore Ave., Philadelphia, PA 19121

Beech Community Services

CRFP Award: \$400,000 / Total Development Cost: \$892,500

This project consists of the preservation and restoration of the historic Dox Thrash House on Cecil B. Moore Avenue in the Sharswood neighborhood of Lower North Philadelphia. This three-story brick structure was originally built in 1895 and was the former home of Dox Thrash, a renowned African American printmaker and artist. This property has been listed on the Philadelphia Register of Historic Places and is a true historic anchor for the community. When Beech Community Services purchased this building from an out-of-state developer, the building had been partially demolished with the back wall torn out and the interior gutted.

When complete, this building will be reflective of a community-centered hub of the arts with four (4) residential/loft studios on the second and third floors and community artist space on the first floor.
