

2022-2023 Community Revitalization Fund Program
Project Summaries
April 13, 2023

Allegheny County

Rhythm Square: Phase I
2239 Centre Ave., Pittsburgh, PA 15219
Studio Volcy
CRFP Award: \$700,000 / Total Development Cost: \$3,380,164

This project involves the renovation and expansion of the Centre Lumber Supply Warehouse in the City of Pittsburgh's Hill District. This building has been vacant and neglected for years but has the potential to be rehabilitated and repurposed as a creative hub.

When complete, this building will feature five affordable loft-style apartments and 7,866 SF of commercial space divided into 10 distinct spaces. The anchor tenant on the first floor will be Ujamaa Collective, an existing 501c3 in the Hill District with a social mission to advance Africana women by providing a fair-trade marketplace for cultural, artistic, and entrepreneurial exchange. Also on the first floor will be a space for the project's owner, Studio Volcy, and the remaining two spaces will be marketed to local artisans. The six spaces on the second floor will be reserved for artist studios.

This request for funding is to support Phase I of the overall development which has been branded as "Rhythm Live + Work." Once completely built out, this development will consist of 16,000+ SF of commercial space including retail shops, artist studios, micro restaurants, live-work space, and 31 affordable housing units.

Penn Lincoln Apartments
789 Penn Avenue, Pittsburgh, PA 15221
ACTION-Housing, Inc.
CRFP Award: \$600,000 / Total Development Cost: \$26,350,000

This project consists of the new construction of a five-story mixed-use building on a prominent corner in the heart of Wilksburg Borough's commercial corridor. This site was previously home to The Penn Lincoln Hotel, a landmark in the neighborhood's commercial corridor; after it closed, the building decayed and became blighted before it was eventually demolished in 2015.

When complete, this building will consist of 14,000+ SF of commercial space and 41 affordable housing units. The commercial space(s) will be marketed to retail or restaurant-based businesses to improve access to healthy, fresh food for neighborhood residents and further incentivize development. This project will return this highly visible site to its historic role as the gateway into the neighborhood's commercial district.

Dauphin County

Savoy 48
1524 N. 6th Street, Harrisburg, PA 17102
Vice Capital
CRFP Award: \$800,000 / Total Development Cost: \$9,200,000

This project consists of the new construction of a four-story, mixed-use building in the City of Harrisburg. Until the late 1980s, this portion of 6th Street was an economic hub for the African American community. Despite its significance, this area has experienced disinvestment and abandonment as evidenced by the deteriorated condition of many structures on the block. This development will complement many other activities taking place on the 1500 block of 6th Street, including the restoration of many unique and historic buildings. The project is being spearheaded by Vice Capital LLC, a Pennsylvania-based minority-owned developer with ties to local community. Through this project, the developer seeks to transform what was once a thriving, historic African American neighborhood into an area of economic prosperity.

Once complete, this building will consist of 48 residential units, 10 of which will be affordable. The site will also include 6,000 SF of ground floor commercial space and a rooftop deck for outdoor entertainment. This building will meet Enterprise Green Communities standards and will have bike racks and electric vehicle charging stations to promote sustainable traveling options.

Lackawanna County

Matzo Development
1001 Capouse Avenue, Scranton, PA 18509
United Neighborhood Community Development Corporation
CRFP Award: \$600,000 / Total Development Cost: \$1,504,274

This project will support the rehabilitation of a vacant and condemned property in the City of Scranton's Pine Brook neighborhood. Prior to being abandoned, the building was mixed-use with apartments and ground floor commercial space. Located just north of downtown Scranton, and home to approximately 3,000 residents, the Pine Brook neighborhood is an asset rich community with a vibrant mix of uses. Capouse Avenue, where the project is located, is identified as a target area in the community's revitalization plan and is considered the 'backbone of the neighborhood'.

Once complete, this building will consist of three new residential apartments and two new commercial spaces. Commercial space in this property will be in high demand due to its location and proximity to downtown, modern aesthetics of the newly renovated building, and the ongoing revitalization efforts of the neighborhood.

Lancaster County

**Rebman's Redevelopment
800 S. Queen Street, Lancaster, PA 17603
OZFund, Inc.**

CRFP Award: \$800,000 / Total Development Cost: \$12,675,822

This project will support the redevelopment of the former Rebman's property into a neighborhood asset consisting of a vibrant, mixed-use affordable housing and commercial grocery development. This project is in the City of Lancaster and located in the heart of one of the City's designated Qualified Federal Opportunity Zones. This redevelopment project will stabilize this neighborhood which is a commercial hub for the area south of the City's Central Business District.

Once complete, this development will feature 52 affordable housing units and 6,707 SF of commercial space. The commercial space will be occupied by Rebman's Fresh Market, a full-service grocery store. The building will be crowned by a green rooftop garden for use by the building's residents.

Mifflin County

**131 West Market Street Rehabilitation
131 West Market Street, Lewistown, PA 17044
Community Partnerships RC&D
CRFP Award: \$600,000 / Total Development Cost: \$757,700**

This project will support the rehabilitation of a now-defunct property located in the downtown historic district of Lewistown Borough. The building was built in 1875 and has been vacant since 2020. This project is being spearheaded by Community Partnerships RC&D and will transform an unused property into a place that provides opportunities for lifelong learning and entrepreneurship.

When complete, this building will consist of three affordable units and ground floor commercial space. The housing component will reimagine space on all three floors by adding a first-floor apartment, creating a second apartment spanning the second and third floors, and renovating a third apartment. The commercial space will be occupied by the MiffGrow Center, which is operated by Community Partnerships RC&D. The Center will feature a storefront for food entrepreneurs, as well as kitchen and classroom space. Additionally, the property features a spacious backyard which will be utilized for an outdoor kitchen and garden for program participants. This project will transform an unused property into a place where people learn, cook, grow food, sample neighbors' food traditions, become food entrepreneurs and live affordably in a highly visible gateway to downtown Lewistown.

Philadelphia County

4324-44 Lancaster Ave
4324-44 Lancaster Avenue, Philadelphia, PA 19104
Full Court Development
CRFP Award: \$700,000 / Total Development Cost: \$11,589,624

This project consists of the new construction of a mixed-use development in West Philadelphia. The underutilized structures on the site will be leveled to make way for a mixed-use, neighborhood-scale development with a series of three and four-story buildings. This project is located on Lancaster Avenue, a main commercial artery in the neighborhood, and is one of a number of mixed-use developments on a six-block stretch. The development is transit-oriented, mixed-income and mixed-use, and anchors an important stretch of the commercial corridor.

When complete, this development will consist of 49 affordable units and 5,000+ SF of commercial space. The commercial space will be leased in partnership with Mosaic Commercial Brokerage to prioritize local, minority and women-owned businesses for the site.
