

2023-2024 Community Revitalization Fund Program
Project Summaries
April 11, 2024

Allegheny County

Homestead Municipal Building
205-209 E. 9th Ave., Homestead, PA 15120
Fifth Source, LLC

CRFP Award: \$500,000 / Total Development Cost: \$2,625,767

This project will support the rehabilitation of the former Homestead Municipal Building in the Borough of Homestead. Constructed in 1890, this building was occupied by the Borough's police and fire department, as well as other municipal offices. The second and third floors have not been used in decades and are vacant and in shambles. Once a thriving town supporting the steel mills, Homestead Borough has been a community in transition for the past 30-40 years.

When complete, this building will feature 12 apartments, four of which will be affordable, and 5,450 SF of commercial space. The commercial space was most recently occupied by a brewery which is no longer operational. The developer is actively marketing the space for future use as a restaurant.

Beaver County

West Aliquippa St. Joseph Development
404 Allegheny Ave., Aliquippa, PA 15001
GetBlok.io Inc.

CRFP Award: \$700,000 / Total Development Cost: \$4,139,688

This project will support the conversion of the former St. Joseph's School in the city of Aliquippa. The site was used as an educational school building as recently as the 1990s. Aside from a small portion of the roof, the space is structurally stable enabling the structure and character of the worship and classroom areas to be repurposed and reutilized.

Once complete, this site will include 11 new and affordable residential units and retail space that will be occupied by a standalone tenant. The adjacent lots will be used for additional parking, a hydroponics lab, a community event space, and a playground to add more activity and excitement to the site.

Beaver County, like other counties in Southwest Pennsylvania, has been significantly affected by the decline and eventual departure of the steel manufacturing industry. Aliquippa, once a leader in steel manufacturing, was particularly hard hit with a population decline and economic disparity. As an Act 47 third class city, Aliquippa has struggled to attract high-quality

businesses and residential projects. In December 2023 after nearly 36 years, Aliquippa recovered from distressed status under Act 47. The project will add much-needed investment into this community.

Delaware County

Downtown Heights
116-122 W. 5th Street & 124-134 W. 5th Street, Chester, PA 19013
Smooove Investments LLC
CRFP Award: \$600,000 / Total Development Cost: \$1,500,000

This project includes the rehabilitation and expansion of two dilapidated and underutilized mixed-use buildings in the city of Chester's downtown business district. The development, known as Downtown Heights, is in a central, visible, and well-traveled area of downtown. The site has sat distressed for 40+ years and is an eye sore.

Once complete, this development will consist of 20 residential units, 15 of which will be affordable, and commercial space which will be marketed to minority-owned enterprises. The developer is a local, minority-owned business dedicated to the overall revitalization of Chester.

Erie County

461-463 West 8th Street
461-463 West 8th St., Erie, PA 16502
Pineapple Real Estate LLC / Our West Bayfront
CRFP Award: \$800,000 / Total Development Cost: \$1,553,079

This project will support the renovation of a mixed-use anchor building located in the City of Erie's West Bayfront neighborhood. This building was constructed in 1882 and operated as a mixed-use property until a period of vacancy beginning in 2018.

Once complete, the development will feature six (6) residential units and ground floor space which will be occupied by Pineapple Eddie Southern Bistro. This is an existing business that has been successfully operating in the West Bayfront community for 12 years. This larger space will allow them to not only expand their business but will also include extra space to house a small and affordable fresh food market in an existing food desert.

This project is located along the West 8th Street corridor, a commercial corridor connecting downtown Erie to the city's western neighborhoods. The West 8th Street corridor is seen as a neighborhood-scale commercial district that serves residents and attracts visitors with its accessible scale and character.

Lycoming County

**The Pajama Factory
1307 Park Ave., Williamsport, PA 17701
Pajama Games LLC
CRFP Award: \$700,000 / Total Development Cost: \$4,735,290**

This project will support the renovation of one of the vacant buildings in the Pajama Factory complex located in the City of Williamsport. The complex, a former pajama factory, consists of eight buildings spanning 300,000 square feet. Despite being in a continuous state of repair since being acquired in 2007, the site has become a loved creative incubator for small businesses, artists, and craftspeople. Funding is being requested specifically for the renovation of Building #3 which will be converted into a three-story, mixed-income, mixed-use site.

Once complete, this building will consist of 24 loft-style artist residential units, eight of which will be affordable. The ground floor commercial space will be occupied by Factory Works, a nonprofit, umbrella organization of The Pajama Factory. Factory Works oversees a wood shop, clay studio, and photography darkroom, all of which are open to the public through class offerings and memberships. The Bicycle Recycle Shop will also have space at the site to expand their operations of providing inexpensive, refurbished bicycles for neighborhood kids and adults.

The site is in the West Side neighborhood of Williamsport and takes up almost an entire city block. In 2007, the complex was added to the National Registry of Historic Places and is recognized as a key cornerstone of the city.

Northampton County

**Centre and Berwick Street Revitalization Project
648 W. Berwick St., & 504 Centre Ave., Easton, PA 18042
Redevelopment Authority of Easton
CRFP Award: \$600,000 / Total Development Cost: \$1,466,974**

This project will support the creation of four units of affordable housing in Easton's South Side neighborhood as well as restore a prominent corner commercial space. The site is located on the Berwick Street corridor which is historically known as the main business district on the South Side. Funding will be used to convert the corner property into a mixed-use building and construct three (3) new units on the adjacent lot which is currently cleared.

When complete, this development will consist of four (4) affordable units, three of which will be newly constructed three-bedroom units. The commercial space will be the future home of a fledgling CDFI organized in partnership with the RDA. This financial institution will be in a historic area that is walkable and accessible.

Philadelphia County

5700 Germantown Ave
5700 Germantown Ave., Philadelphia PA 19144
5700 Germantown LLC
CRFP Award: \$600,000 / Total Development Cost: \$6,360,069

This project will support the redevelopment of the historic three-story Vernon Hall in the Germantown neighborhood of Northwest Philadelphia. Historically, this building functioned as a social hall, and then an opera house, before being converted into ground floor retail and upper floor office space around 1900. The upper floors have been vacant for nearly 50 years and the last commercial tenant on the ground floor vacated in 2020.

When complete, this development will turn the top two floors, which are in gut vacant condition, into 16 affordable residential units. The two commercial spaces on the ground floor will be fully restored with the hopes of attracting a combination of national tenants and neighborhood-retail tenants.

Redevelopment will make this corner a desirable place to open a business while welcoming residents, shoppers, and visitors to this stretch of Germantown Avenue.
