

2025-2026 Community Revitalization Fund Program
Project Summaries
April 16, 2026

Adams County

Gettysburg Station Carlisle Building
103 Carlisle Street, Gettysburg, PA 17325
108 N. Stratton Redevelopment Partners, LLC
CRFP Award: \$800,000 / Total Development Cost: \$7,199,050

This project is part of a broader redevelopment that will transform a blighted two-acre parcel that has sat vacant for more than 20 years in the heart of downtown Gettysburg. Located along Carlisle Street, one of the borough's primary commercial corridors, the site is well positioned to drive reinvestment in a highly walkable, mixed-use district.

The larger development, known as Gettysburg Station, will include 185 apartments and 15,000 square feet of restaurant and retail space across three buildings. Funding is requested to support construction of the Carlisle Building, which is one component of this broader initiative. This three-story structure will deliver 17 affordable apartments and 5,523 square feet of commercial space, designed to attract neighborhood-serving businesses upon completion.

Located within the Gettysburg Historic District, just one block from Lincoln Square, the project will reestablish this underutilized site as a vibrant, mixed-use destination by strengthening the downtown core, enhancing neighborhood character, and expanding access to affordable housing.

Allegheny County

862 Spring Garden Ave
862 Spring Garden Avenue, Pittsburgh, PA 15212
Community Alliance of Spring Garden – East Deutschtown; Rising Tide Partners; Main + Elm Development Company
CRFP Award: \$700,000 / Total Development Cost: \$2,610,346

This project will redevelop two currently vacant and blighted structures - a four-story building and an adjoining single-family home – into a mixed-use property in Pittsburgh's Spring Garden neighborhood. The completed development will deliver four (4) affordable residential rental units and ground-floor commercial space intended to attract a neighborhood-serving business, such as a cafe or professional office.

Positioned at the intersection of Spring Garden Avenue and Chestnut Street, the project is expected to serve as a catalyst for reinvestment along the Spring Garden Avenue corridor and enhance overall neighborhood vitality. The project is being led by the Community Alliance of Spring Garden and East Deutschtown (CASGED), in collaboration with Rising Tide Partners and Main + Elm Development Company.

Berks County

418-422 Penn Street Redevelopment
418-422 Penn Street, Reading, PA 19602
Aston Investment Group

CRFP Award: \$700,000 / Total Development Cost: \$6,500,000

This project will redevelop two (2) historic, currently vacant and underutilized buildings in downtown Reading into a vibrant mixed-use development along Penn Street, a main corridor within the city. The rehabilitation will transform these long-dormant assets into productive, tax-generating properties and establish a high-visibility anchor at a prominent downtown intersection, supporting ongoing efforts to strengthen the urban core and increase economic activity.

Upon completion, the development will include 12 workforce housing units, including five (5) affordable units restricted to households earning up to 80% AMI, located on the upper floors of the rehabilitated structures. The project will also deliver approximately 25,000 square feet of modern commercial space configured as 11 flexible suites for future tenant build-out. The commercial component is intended to accommodate a range of neighborhood-serving uses, including professional services, small retail, cafes, personal care providers, and creative studios.

Strategically located directly across from Alvernia University, the project is well-positioned to generate additional activity and partnerships between the downtown business community and the university. As one of the first major developments under Reading's CRIZ (Community Revitalization and Improvement Zone) designation, this project represents a significant milestone in the city's broader downtown revitalization strategy, advancing the conversion of long-vacant properties into productive, tax-generating assets.

Columbia County

Bolstrum Bluff
124 East Front Street, Berwick, PA 18603
Community Strategies Group

CRFP Award: \$600,000 / Total Development Cost: \$1,625,216

This project represents the first phase of "The Shops at Bolstrum Bluff," a multi-phase downtown redevelopment in Berwick Borough advancing the Berwick Blueprint Community Plan. Funds will be allocated toward Phase I, which will rehabilitate a 100-year-old colonial-style building into a mixed-use anchor, including exterior restoration, removal of a non-original addition, construction of a two-story rear ADA-accessible addition, two (2) ground-floor commercial spaces, and one (1) affordable three-bedroom apartment.

The commercial spaces are designed to foster local entrepreneurship and will be supported by on-site business assistance through the Columbia Montour Chamber of Commerce, which will maintain a satellite office within the development, as well as ongoing support from the on-site Berwick Blueprint downtown manager. Early commercial tenant interest includes a retail

boutique, with the same owner also planning a future on-site coffee shop as part of a subsequent phase of development.

Berwick’s housing and commercial markets reflect broader post-industrial river town conditions in northeastern Pennsylvania, including aging housing stock, rising rehabilitation costs, and limited affordable commercial space for emerging businesses. However, the community is positioned for significant change, supported by growing revitalization momentum and increased regional investment. Upon full completion, the five-phase project will redevelop two riverfront parcels into a mixed-use destination featuring seven storefronts, one office space, and one affordable family apartment, strengthening connections between downtown Berwick, the historic Canal Street station, and the riverfront.

The project is being developed by Community Strategies Group, a Pennsylvania-based 501(c)(3) community development organization.

Lehigh County

The Studios at 930
930 W. Hamilton Street & 962 W. Hamilton Street, Allentown, PA 18101
Relix Property Group
CRFP Award: \$700,000 / Total Development Cost: \$5,705,418

This project consists of the adaptive reuse of a vacant, historic 37,000-square-foot, five-story former manufacturing building located on Hamilton Street in downtown Allentown. The redevelopment will convert the upper three (3) floors into 16 residential units, including six (6) affordable units restricted to households earning up to 80% AMI for a period of 20 years.

The ground floor and lower level will be reactivated with 21 artist studios and a public gallery, establishing a cultural and creative hub within the building. Situated within the emerging arts and entertainment corridor along the 900 block of Hamilton Street, the project is positioned to contribute to ongoing neighborhood revitalization. The site is adjacent to “The Path,” a growing public gathering space that hosts regular live music and community activity. The gallery entrance will open directly onto this space, further activating it through exhibitions, events, and increased foot traffic.

Developed by Relix Property Group in partnership with ArtsQuest, the project advances a broader strategy to transform a former industrial asset into a mixed-use, mixed-income development that integrates housing, arts, and culture while ensuring that the benefits of downtown investment are accessible to residents across income levels.

York County

Tassia Affordable Housing Project
142-156 North George Street, York, PA 17401
Royal Square Development & Construction, Inc.
CRFP Award: \$800,000 / Total Development Cost: \$6,599,600

This project involves the adaptive reuse of an existing building along the George Street commercial corridor in downtown York. The redevelopment will deliver 20 new affordable housing units, introduce a ground-floor retail space, and preserve the historic Valencia Ballroom event venue as a key community asset.

The project will stabilize a vacant historic property and maintain active street-level use along a critical economic corridor that supports small business growth and increased neighborhood density. The affordable housing component represents a critical investment in attracting and retaining the workforce essential to York County's long-term economic growth.

The project is being developed by Royal Square Development & Construction, Inc. in partnership with Kinsley Properties.