

2024-2025 Community Revitalization Fund Program
Project Summaries
April 10, 2025

Allegheny County

Wilkesburg Bank Building
901 Wood Street, Wilkesburg, PA 15221
901 Wood LLC

CRFP Award: \$700,000 / Total Development Cost: \$7,097,043

This project will support the rehabilitation of the three-story, historic Wilkesburg Bank Building in Wilkesburg Borough. This building has been a cornerstone of the Central Business District since its opening in 1908. The upper levels were once occupied by neighborhood businesses but have been vacant for decades. Originally a local institution, operations officially ceased in 2019, and in 2022, Citizens Bank donated the vacant building to the Wilkesburg Community Development Corporation (WCDC). The WCDC has been actively working to transform this landmark into a vibrant asset for the Wilkesburg community.

When complete, this building will feature 12 affordable apartments and 4,020 SF of commercial space. The developer is envisioning the original banking hall will emerge as a flexible commercial and event space.

The real estate market, particularly in Wilkesburg's Central Business District where the building is located, has faced high vacancy rates and needs revival. Fortunately, there are strong opportunities for growth and this project supports the revitalization efforts already underway.

Centre County

Stott Building
233 N. Front Street, Philipsburg, PA 16866
233 Front St LLC

CRFP Award: \$800,000 / Total Development Cost: \$2,240,437

Funds are requested to support the rehabilitation of **Phase II** of the former 'James Stott Building' in the Borough of Philipsburg's Historic District. Constructed in 1919, this building was originally a Packard dealership before becoming the headquarters for the Stott Coal Company. The front portion of this three-story building was most recently utilized for office and commercial space, while the back half of the building consists of three floors of garage space. The building was acquired in January 2023 and will be rehabilitated using a three-phased approach. The first phase is underway and will result in the creation of six (6) apartments.

The CRFP funds will be used to convert the third-floor garage space in the rear of the building into four (4) affordable housing units and rehabilitate a first-floor commercial space. After the

completion of all three phases, this site will consist of 14 new residential units, eight (8) of which will be affordable, and ground floor commercial space.

Over the last few decades, a significant percentage of buildings in downtown Philipsburg have become blighted and abandoned. A strong effort has been made in recent years by local developers, the Philipsburg Revitalization Corporation, and the Borough to revitalize many of these vacant and underutilized properties through strategic investments. This project will continue the ongoing revitalization efforts in downtown Philipsburg.

Cumberland County

21-23 N. Hanover/25 Alexander Ave. Mixed-Use Development
21-23 N. Hanover Street & 25 Alexander Ave, Carlisle, PA 17013
Shumberger Real Estate Group
CRFP Award: \$500,000 / Total Development Cost: \$2,373,757

This project will support the rehabilitation of two properties located in the Borough of Carlisle's Central Business District. The main structure (21-23 N. Hanover Street) is a three-story, mixed-use building that has been vacant for at least ten (10) years. This property was formerly home to the Thomas Sewing Center, a sewing machine sales and repair store, in addition to five rental units on the upper floors. The ancillary, semi-detached structure on Alexander Avenue is located at the rear of the parcel and has two existing rental units which will be renovated as part of this project.

Once complete, this development will consist of eight (8) units, four of which will be affordable and 3,500 SF of ground floor commercial space. A tenant has not yet been identified but the space will be marketed to attract a restaurant or retail use.

This project is ideally located on a block with many successful restaurants and retail stores and within walking distance to government offices, a public library, and a private university. This redevelopment project aligns with the Borough's overall downtown revitalization objectives.

Dauphin County

The Gateway
1260-1270 Market Street, Harrisburg, PA 17104
Wildheart Ministries
CRFP Award: \$500,000 / Total Development Cost: \$3,382,441

This project, known as “The Gateway,” is located at the corner of South 13th and Market Streets in the Allison Hill neighborhood of the City of Harrisburg. Spanning across five (5) parcels, this project involves the new construction of housing units (condominiums) and commercial space on previously blighted and vacant land. The applicant, Wildheart Ministries, is leading this project through their economic and community development arm known as the Harrisburg Community Development Corporation (HCDC).

Once complete, the development will feature nine (9) housing units (condominiums) and three (3) commercial spaces. Two (2) of the condominiums will be reserved for targeted vulnerable populations. The developer has letters of intent for all three of the commercial spaces, which include two community service providers and one coffee roasting business.

The City of Harrisburg has been in Act 47 status since 2010. The Allison Hill community has experienced a steadily deteriorating housing market caused by the large number of blighted and abandoned homes and limited active housing development. Wildheart Ministries, through the HCDC, has a five-year plan to stabilize the community through significant investment in new construction and single-home rehab projects. These strategic investments will catalyze sustainable change while providing desperately needed affordable housing solutions and commercial space to residents of the Allison Hill community.

Lancaster County

Dinah’s Hill Apartments
128 W. Strawberry St., 122 W. Strawberry St., & 401 W. Vine St., Lancaster, PA 17603
Chestnut Housing Corporation
CRFP Award: \$600,000 / Total Development Cost: \$3,811,114

This is an adaptive reuse project in the City of Lancaster’s SoWe (southwest) neighborhood. Built in the late 19th century, all three parcels have sat vacant for over a decade; the buildings are currently uninhabitable but remain structurally sound. In February 2024, the Chestnut Housing Corporation was competitively selected by the Lancaster City Land Bank Authority to develop this site.

Once complete, this property will consist of 11 affordable units and much-needed neighborhood office space. The scope of this project includes a full restoration of the historic exterior, complete interior renovation, and a reimagination of all three properties to create a facility that will be used as a “community hub” with office and meeting space.

Northampton County

Blight Remediation – Fourth Street
401-03 East Fourth St., & 405 East Fourth St., Bethlehem, PA 18015
Redevelopment Authority of the City of Bethlehem
CRFP Award: \$800,000 / Total Development Cost: \$2,630,798

This project will support the renovation of a blighted site located within the Historic Conservation District of the City of Bethlehem. The subject property includes three attached units with a two-story frame addition at the rear of the property and a row of four detached garages. The detached garages have deteriorated significantly since the property was certified as blighted and will be removed and replaced. This property is located on a major thoroughfare in South Bethlehem, making it a desirable location due to its proximity to business districts.

When complete, this site will consist of four (4) units, three (3) of which will be affordable, and ground floor commercial space. The developer will partner with the city and a local nonprofit to assist with identifying small business tenants for the commercial spaces.

Venango County

Oil City Downtown Development of Downs Building
201 Center St., Oil City, PA 16301
Oil Region Alliance
CRFP Award: \$800,000 / Total Development Cost: \$1,039,860

Funds are requested to support the **final phase** of a rehabilitation project, known as the 'Downs Building,' in Oil City's Central Business District. Abandoned and rapidly deteriorating, the Oil Region Alliance (ORA) completed significant updates on the building since it acquired the property in 2013. Construction is currently underway to create an ADA-accessible and beautified entrance, an updated electrical system and fire suppression system, and a fully remodeled first-floor retail space.

The final phase, which comprises the CRFP portion of the project, would convert the vacant second and third floors into residential units. Additionally, this final phase will include the completion of the first-floor stockroom and its facade, which will support the commercial storefront that will be marketed after the completion of the upper floors.

Once complete, this development will consist of four (4) units, two (2) of which will be affordable, and ground floor commercial space. ORA's goal for this building is to form an urban nexus for outdoor recreation activities. With proximity to the Allegheny Riverfront and its location along the Oil City Trail, the property sits in an ideal location to access these activities. The developer anticipates the first-floor retail space will be occupied by a trail-supporting business, such as an outdoor recreation outfitter.

With downtown Oil City undergoing a very promising community revitalization effort, the Downs Building will continue these efforts by highlighting the area's outdoor recreation assets.
