

2012 PHARE Project Summaries

Proposal Name: New Brighton Gateway Revitalization, Beaver County

Funding Reserved: \$300,000

Proposal Description

The New Brighton Gateway Revitalization proposal calls for the demolition of four vacant single family homes located within one borough block, and the construction of three rental duplexes (six units) in their place. The six units will consist of single story, garden-style construction containing five two-bedroom, and one one-bedroom unit. One unit will be designated for an individual with disabilities, who will be referred by the County's Office of Behavioral Health. Renters will be income qualified, to ensure they fall below the maximum PHARE requirements.

Proposed Monthly Rent:

One Bedroom: \$113 Two Bedroom: \$550

Proposal Name: Bradford County Rental Rehabilitation Program

Funding Reserved: \$275,000

Proposal Description

The Bradford County Rental Rehabilitation Program would target the current rental stock by offering existing landlords a financial tool to assist with maintaining the safety, integrity and accessibility of their property. In return landlords participating in the program would be required to make their rental units available to low income residents for a period of seven years.

Maximum Rental Rehabilitation assistance per project is \$18,000. Eligible activities include energy efficiency upgrades, housing code required repairs, environmental hazard upgrades (such as lead paint remediation) and livability repairs/upgrades to assist tenants.

At minimum 14 rental properties will be rehabilitated.

Proposal Name: Wyalusing Meadows, Bradford County

Funding Reserved: \$500,000

Proposal Description

Wyalusing Meadows proposes the development of fifty new general occupancy affordable rental townhome units on an 82 acre parcel near the intersection of U.S. Route 6 and State Street. The development will consist of one, two and three bedroom units, including six that will be handicapped accessible

Proposed Monthly Rent:

One Bedroom: \$208-\$626

Two Bedroom: \$250-\$751

Three Bedroom: \$289-\$867

2012 PHARE Project Summaries

Proposal Name: 400 Main, Bradford County

Funding Reserved: \$500,000

Proposal Description

400 Main proposes the development of thirty-six new apartments for seniors 62 and older. The one and two bedroom units will be located on the second, third and fourth floors of a proposed mixed-use facility which will incorporate retail/commercial space on the first floor and be linked by crosswalks to a parking garage for residents and commercial tenants. All units will be Visitable and a total of four units will be handicapped accessible. Additional unit amenities include a private entrance from the parking garage and digital accessibility.

Proposed Monthly Rent:

One Bedroom: \$208-\$512

Two Bedroom: \$587

Proposal Name: Housing Improvement Impact Program, Butler County

Funding Reserved: \$200,000

Proposal Description

The “umbrella” Housing Improvement Impact Program consists of three programs which address owner occupied rehabilitation, rental housing rehabilitation and blight mitigation. The funds would be targeted to Lancaster, Connoquenessing, Jackson and Forward Townships where roughly seventy-five percent of the County’s gas wells are located.

Residential Owner Occupied Rehabilitation Program: House inspection and a work specification will be completed to assist with the preparation on bids as well as an in-house cost estimate of work to be performed. Eligible applicants may receive up to \$12,000 in a forgivable grant.

Rental Housing Improvement Program: Provides a grant of up to \$5,000 but not exceeding fifty percent of the rehabilitation costs for façade/exterior improvements. Additionally a loan of up to \$16,000, at a preferred interest rate for a maximum of ten years, will be available for accessibility modifications, roof, HVAC, windows, plumbing, and insulation, electrical and general exterior renovations. Participants in this program must agree to keep rents at an affordable level for low and moderate income families for a minimum of five years.

Butler County Blight Mitigation Initiative: Provides funding for the demolition of blighted properties that are unfit for habitation, a public nuisance, structurally unsound or in danger of collapse, lack utility service, have the presence of vermin or are housing vagrants.

Proposal Name: Landmarks Building Improvement Program, Butler County

Funding Reserved: \$150,000

Proposal Description

The Landmarks Building Improvement Program would be a collaboration effort between the Redevelopment Authority of the City of Butler (RACB) and Landmarks Community Capital (LCC) the lending arm of the Pittsburgh History & Landmarks Foundation. The program would create a loan fund to assist with the rehabilitation of historic properties, whether the building itself is designated as historic or within a historic district. The goal of the program is to increase the supply of safe and affordable housing within the City of Butler.

2012 PHARE Project Summaries

Proposal Name: Cambria County PHARE Rental Rehabilitation Program

Funding Reserved: \$150,000

Proposal Description

Cambria County PHARE Rental Rehabilitation Program proposes the rehabilitation of eight affordable rental housing units. Two units each will be located in the Boroughs of Dale and Lorain and four units will be located in the Kernville Neighborhood of the City of Johnstown. All of the properties identified for rehabilitation are owned or controlled by the Redevelopment Authority of Cambria County.

Proposal Name: Centre County PHARE Rental Assistance Program

Funding Reserved: \$150,000

Proposal Description

The program proposes to address affordability concerns by assisting with the prevention of homelessness and/or facilitating the rapid re-housing of those who are currently homeless. The program would provide rental assistance, including security deposits when necessary, of up to \$2,500 per family or \$2,000 per individual. Priority will be given to households residing in municipalities where wells exist or those contiguous to municipalities with wells. Eligible applicants are residents with income below fifty percent of the median area income or at or below two-hundred percent of the Federal Poverty Guidelines.

Rental assistance will be short-term, allowing for three months and up to twelve months, if needed. Recipients will be asked to contribute up to thirty percent of their rental payment over the period of assistance.

Approximately 76 households are expected to benefit from this program.

Proposal Name: Clinton County Homeowner Occupied Housing Rehabilitation Initiative

Funding Reserved: \$300,000

Proposal Description

The proposed initiative would assist persons such as lower-income working families and seniors with maintaining older and deteriorating properties. By addressing necessary safety and code compliance issues, the program ensures that persons are able to remain in their homes and thus further stabilize the existing aging housing stock. The average rehabilitation cost per house is anticipated to be \$25,000 allowing for approximately 34 homes to be assisted through the full program budget.

2012 PHARE Project Summaries

Proposal Name: Columbia County Rental Assistance Program

Funding Reserved: \$50,000

Proposal Description

PHARE funding would act as the necessary one hundred percent match for the County's 2013 Emergency Solutions Grant Program (ESG) application. The program would assist residents with finding long-term living solutions through the use of case management as well as direct rental assistance, and the payment of security deposits and past due utility payments. The average award per household is anticipated to be approximately \$2,000.

Approximately 50 households are expected to benefit from this program.

Proposal Name: Glen at Three Oaks, Fayette County

Funding Reserved: \$300,000

Proposal Description

Glen at Three Oaks proposes the development of thirty-six new single-family homes for purchase to low and moderate income families. Twelve homes will be built through the Self-Help Program where prospective homeowners contribute up to sixty-five percent of the construction labor. Eligible Self-Help Program participants are those with very-low income (below 50% of the Median Area Income). Eighteen additional homes will be built and sold to low-income families (below 80 % of the Median Area Income) and the remaining homes will be built and sold to moderate-income families (not to exceed 200% of the Median Area Income).

Proposal Name: Gateway Senior Housing, Greene County

Funding Reserved: \$600,000

Proposal Description

Gateway Senior Housing proposes the development of fifty-one new units for seniors age sixty-two and older. The one and two bedroom units will be located in a four-story building. All of the units will be Visitable and six will be fully handicapped accessible.

Proposed Monthly Rent:

One Bedroom: \$110-\$490

Two Bedroom: \$130-\$530

2012 PHARE Project Summaries

Proposal Name: Clinton Street Gardens Homeless Veterans Housing Project,
Indiana County

Funding Reserved: \$155,000

Proposal Description

Clinton Street Gardens proposes the development of six new affordable units for homeless veterans. The development consists of five one-bedroom and one two-bedroom units. All six units will be Visitable and fully handicapped accessible.

Proposed Monthly Rent:

One Bedroom: \$487*

Two Bedroom: \$563*

*Rent will be set at 30% of income or no more than the Fair Market Rent as listed above. Minimum monthly rent will be \$50.

Proposal Name: Jefferson County Housing Emergency Repair Assistance Program

Funding Reserved: \$225,000

Proposal Description

The Housing Emergency Repair Assistance Program (HERAP) would provide funds to homeowners whose homes are in need of immediate repairs. HERAP will also coordinate with the Jefferson County Housing Rehabilitation Program (JCHRP) and Community Action, Inc.'s Energy Conservation and Weatherization Project (ECW) by providing supplemental funding to homeowners for repairs necessary to bring homes into code compliance or for repairs not eligible under the other programs' guidelines. Eligible activities include, but are not limited to, repair or replacement of roofs, furnaces repair and or replacement, water heater replacement, plumbing repairs, electrical repairs and upgrades and foundation repairs.

Approximately 34 households are expected to benefit from this program.

Proposal Name: Memorial Homes, Lycoming County

Funding Reserved: \$500,000

Proposal Description

Memorial Homes proposes the development of forty new general occupancy units. The one and two bedroom apartments will be located in a three-story building. All units will be Visitable and four will be fully handicapped accessible.

Proposed Monthly Rent:

One Bedroom: \$121-\$538

Two Bedroom: \$147-\$647

Memorial Homes is the first phase of the three phase Brodart Commons project that, when complete, will consist of forty apartments, thirty-two townhouses and two single family homes.

2012 PHARE Project Summaries

Proposal Name: Grove Street Commons, Lycoming County

Funding Reserved: \$400,000

Proposal Description

Grove Street Commons proposes the development of thirty-two new units for independently living seniors. The one and two bedroom units will be located in a two-and-a-half story, elevator-equipped building. All units will be Visitable and four will be fully handicapped accessible. Additional unit amenities include two units containing devices for hearing and vision impaired individuals and closed circuit cameras in each unit for identifying guests prior to entry.

Proposed Monthly Rent:

One Bedroom: \$200-\$515

Two Bedroom: \$240-\$590

Proposal Name: Brodart Neighborhood Improvement Program, Lycoming County

Funding Reserved: \$200,000

Proposal Description

The Brodart Neighborhood Improvement Program will consist of multiple components. The two components for which PHARE funding will primarily be used for are:

Interior and Exterior Health and Safety Home Improvements: Funding for heating system repair/replacement; shell repairs such as sheetrock and coverings, windows, doors, floors, walls, ceilings, drywall and insulation; code deficiency upgrades/repairs such as electrical, plumbing, water heater, smoke and carbon monoxide detectors. Up to \$25,000 per home, depending on need will be available from PHARE funds.

Housing Counseling and Financial Management: Homeowners and renters participating in the neighborhood improvement program will be eligible for special housing counseling and financial management classes. Housing counseling and financial management education will help homeowners stand a better chance of maintaining a home and provide renters, seeking to become homeowners, with skills necessary to manage their finances.

2012 PHARE Project Summaries

Proposal Name: NewBury Commons, McKean County

Funding Reserved: \$50,000

Proposal Description

NewBury Commons proposes the development of 48 general occupancy affordable rental units in a designated Elm Street Neighborhood within the City of Bradford. The development will consist of eight new two-family residences providing sixteen units, one new three-story building containing twenty-five units and, one rehabilitation project providing seven units. The total unit configuration will be twenty-eight one bedroom units, fifteen two bedroom units and eight three bedroom units. Forty-two of the units will be Visitable while six more will be fully handicapped accessible.

Proposed Monthly Rent:

One Bedroom: \$120-\$418

Two Bedroom: \$137-\$444

Three Bedroom: \$142-\$628

Proposal Name: Sullivan County Rental Assistance Program

Funding Reserved: \$80,000

Proposal Description

The program proposes to assist residents of Sullivan County by providing up to three consecutive months' rent, or two months' rent plus a security deposit. Funds would be available to households with income up to seventy-five percent of the county's median area income and would only be available once per household per calendar year. The Sullivan County Rental Assistance Program may, in some cases, work in conjunction with the National United Way's Emergency Food and Shelter Program (EFSP). Allocation of PHARE funds would allow a portion of EFSP fund that were historically used for rent/security deposits to be used exclusively for utility payment assistance and purchases for the county's two food banks.

Approximately 40 households are expected to benefit from this program.

Proposal Name: Susquehanna County Rental Rehabilitation Program

Funding Reserved: \$411,000

Proposal Description

The Susquehanna County Rental Rehabilitation Program would assist landlords with bringing units into code compliance and Section 8 Housing Quality Standards through the availability of deferred loans of up to \$20,000 per unit. The landlord must agree to rent the unit to low income tenants for a ten year period. The Housing Authority would re-examine the tenant income annually as part of the Housing Choice Voucher Program which will also act to ensure compliance under this program. Deed restrictions would also be in place should the property be sold during the required compliance period.

Approximately 19 households are expected to benefit from this program.

2012 PHARE Project Summaries

Proposal Name: Tioga County Rental Rehabilitation Program

Funding Reserved: \$275,000

Proposal Description

The Tioga County Rental Rehabilitation Program would target the current rental stock by offering existing landlords a financial tool to assist with maintaining the safety, integrity and accessibility of their property. In return landlords participating in the program would be required to make their rental units available to low income residents for a period of seven years.

Maximum Rental Rehabilitation assistance per project is \$18,000. Eligible activities include energy efficiency upgrades, housing code required repairs, environmental hazard upgrades (such as lead paint remediation) and livability repairs/upgrades to assist tenants.

At minimum 14 rental properties will be rehabilitated.

Proposal Name: Washington Trust Building, Washington County

Funding Reserved: \$625,000

Proposal Description

The Washington Trust Building proposes the adaptive reuse of the historic Washington Trust Bank building located in downtown Washington, PA . The building is currently utilized by commercial occupants but due to low occupancy levels, maintenance and infrastructure improvements have been delayed resulting in a decline of the building's condition. The proposal would convert the building into a mix of commercial and rental housing. Thirty-six units would be designated affordable and twelve would be available at market rate. All units would be Visitable and six would be fully handicapped accessible. Additional amenities include digitally accessible units.

Proposal Name: Owner-Occupied Housing Rehabilitation Pilot Program,
Westmoreland County

Funding Reserved: \$125,000

Proposal Description

The Owner-Occupied Housing Rehabilitation Pilot Program is a resurrection of a program that existed in the county almost a decade ago but which was eliminated due to lack of funding sources. The program will initially be targeted to those areas most impacted by drilling activities and include Derry, Hempfield, Sewickley, South Huntingdon and Washington Townships. Funding will be made available to existing homeowners for code related issues including replacement of HVAC systems, roofing, rewiring, insulation, plumbing and drainage work. Qualifying applicants would be eligible to receive up to \$20,000 for rehabilitation efforts.

Approximately 8 to 12 households will benefit from the rehab program.

2012 PHARE Project Summaries

Proposal Name: Landlord Rental Rehabilitation Program , Wyoming County

Funding Reserved: \$750,000

Proposal Description

The Landlord Rental Rehabilitation Program would offer grants of up to \$18,000 to current, past and prospective landlords to assist with stabilizing the availability of safe, energy efficient, accessible and affordable housing for low and moderate income families. Participating landlords must agree to make the rehabilitated units available for tenants at Fair Market Rent for a period of seven years.

Approximately 35 to 40 households are expected to benefit from this program.

Proposal Name: Bridge View Commons, Wyoming County

Funding Reserved: \$300,000

Proposal Description

The Bridge View Commons proposal consists of a request for funds to acquire a two acre parcel of land and complete the development plan for nine townhouse-style homes.