

2013 PHARE Project Summaries

Proposal Name: New Brighton Gateway Revitalization-Phase II, Beaver County

Funding Reserved: \$100,000

Proposal Description:

Phase II of the New Brighton Gateway Revitalization initiative focuses on the owner-occupied homes within the targeted neighborhood. PHARE funds will complement the county's existing Home Improvement Program (HIP). Phase II is designed to provide financial assistance to eligible owner-occupants for home improvements, focusing on code deficiencies and other rehabilitative activities that help avoid or remediate blighting conditions.

It is anticipated that 8 households will be assisted at an average of \$12,000 per household.

Proposal Name: Community Cup Apartments, Bradford County

Funding Reserved: \$262,033.78

Proposal Description:

Community Cup Apartments proposes the rehabilitation of the second and third floors at 421 Main Street, Towanda, into five, one-bedroom units. The units would provide additional low-income housing options for persons with intellectual disabilities, mental health issues and elderly individuals. The downtown location provides easy access to services, shopping, and public transportation.

Proposed Monthly Rent:

One Bedroom: \$576

Proposal Name: 400 Main, Bradford County

Funding Reserved: \$500,000

Proposal Description:

400 Main proposes the development of thirty-six new affordable senior apartments. The one bedroom apartments will be located in a four-story building. All units will be Visitable and four will be fully accessible. The proposal has since received approval for Low Income Housing Tax Credits. The 2013 PHARE funds request is intended to fill a gap created by the floating credit rate.

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Proposal Name: Bradford County Human Services, Bradford County

Funding Reserved: \$279,000

Proposal Description:

The Bradford County Human Services' program would assist households at risk of homelessness with rental payments, security deposits, utility payments to avoid shut-off, bridge funding for HUD programs, and three days of hotel placements for individuals in transition.

It is anticipated that 150-175 households will be assisted.

Proposal Name: Terrace Apartments Rental Assistance Demonstration Program, Butler County

Funding Reserved: \$300,000

Proposal Description:

Terrace Apartments Rental Assistance Demonstration Program proposes the reconfiguration and rehabilitation of 152 rental units in the oldest and largest facility maintained by the Housing Authority of the County of Butler. Additionally, the units will be converted from public housing units to the Project Based Section 8 Program to ensure long term affordability. Occupancy will continue to be age restricted to those 62+.

Proposed Monthly Rent:

Affordable to persons not exceeding 50% of the Median Area Income (MAI)

Proposal Name: Centre County MH/ID/EI-D&A PHARE Rental Assistance Program, Centre County

Funding Reserved: \$56,250

Proposal Description:

The Centre County MH/ID/EI-D&A Rental Assistance Program will be modeled after the no longer available county Homeless Prevention and Rapid Re-Housing Program. The program will serve the needs of individuals diagnosed with a mental health illness or intellectual disability by providing financial assistance to prevent homelessness and/or rapidly re-house those currently homeless. Eligible individuals could receive financial assistance for first month's rent, security deposit, utility deposit, connection fee, or back utilities owed.

It is anticipated that 18-26 households will be assisted at an average of \$3,000-\$4,000 per household.

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Proposal Name: Clarion County's PHARE Rental Assistance Project, Clarion County

Funding Reserved: \$190,000

Proposal Description:

Clarion County's PHARE Rental Assistance Project would provide assistance to the most vulnerable populations (low-income, mental health consumers, domestic violence victims, seniors, veterans and the homeless) through the county's Emergency Shelter and Rental Assistance Project. Case management will also be provided to identify solutions to housing needs. Assistance will be in the form of rental or mortgage payments, security deposits, emergency shelter payments (through the renting of apartments or hotel rooms), and utility payments when shut-off is imminent or to restore services necessary for the housing to remain habitable when no other sources are available.

It is anticipated that 60 households will be assisted at an average of \$2,233 for rental assistance per household.

Proposal Name: Clearfield County Blight Prevention & Housing Rehab., Clearfield County

Funding Reserved: \$125,000

Proposal Description:

The Clearfield County Blight Prevention & Housing Rehab program contains three components, a Residential Owner Occupied Rehabilitation Program, a Rental Housing Rehabilitation Program, and a Blight Mitigation Program. The Residential Owner Occupied Rehabilitation Program would provide grants of up to \$3,000 to residents below 50% of the median area income who have documented code violations related to safety, integrity and accessibility. The Rental Housing Rehabilitation Program would provide \$1 in PHARE funds as a grant for every \$1 invested by the landlord to bring rental units into compliance with safety and accessibility standards. The landlord would then be required to make the units available at fair market rents for households below 50% of the median area income for a period of 7 years. The Blight Mitigation Program would provide a funding match of up to \$10,000 to municipalities for the demolition of blighted structures.

It is anticipated that 10 households will be assisted at an average of \$3,000 per owner occupied structure and \$7,750 per rental structure.

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Proposal Name: Clinton County Homeowner Occupied Housing Rehabilitation Initiative II, Clinton County

Funding Reserved: \$250,000

Proposal Description:

The Clinton County Homeowner Occupied Housing Rehabilitation Initiative II is a continuation of the program that received 2012 PHARE funds. The program assists those on fixed incomes, such as seniors and lower-income working families, with maintaining older and deteriorating homes with code deficiencies as well as health and safety issues. 2013 PHARE funds will allow for the continuation of the existing program.

It is anticipated that 41 households will be assisted at an average of \$25,000 per owner occupied home utilizing both the 2012 and 2013 PHARE funds as well as additional leveraged funds.

Proposal Name: Columbia County Rental Assistance Program, Columbia County

Funding Reserved: \$25,000

Proposal Description:

The Columbia County Rental Assistance Program is a continuation of the initiative that received 2012 PHARE funds. The program utilizes PHARE funds as the necessary match for the Emergency Solutions Grant (ESG) which assists residents with finding long-term living solutions through the use of direct rental assistance, security deposit payments and past due utility payments, as well as case management services.

It is anticipated that 25 households will be assisted at an average of \$2,000 per household.

Proposal Name: Ridgmont Senior Cottages, Elk County

Funding Reserved: \$50,000

Proposal Description:

Ridgmont Senior Cottages proposed the development of twenty new single floor, senior occupancy, affordable cottage units adjacent to the Ridgmont Personal Care Facility. The development will consist of ten 1 bedroom and ten 2 bedroom units, all of which will be Visitable. The proposal has received approval for Low Income Housing Tax Credits.

Proposed Monthly Rent:

One Bedroom: \$511

Two Bedroom: \$587

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Proposal Name: Fayette County PHARE Neighborhood Stabilization Initiative,
Fayette County

Funding Reserved: \$432,810

Proposal Description:

The Fayette County PHARE Neighborhood Stabilization Initiative will assist neighborhoods by strategically targeting blighted properties for redevelopment including acquisition, demolition, rehabilitation and new construction of homes. Specifically, 2013 PHARE funds will be utilized to support the new construction of nine homes. Funds will also be used to for down payment, closing cost and gap financing for six homes. In addition to new construction, assistance would be offered to the existing homeowners in the area through the redevelopment authority's Homeowner Rehabilitation and Energy Efficiency/Weatherization Programs.

Proposal Name: Greene County Housing Rehabilitation and Development Program,
Greene County

Funding Reserved: \$600,000

Proposal Description:

The Greene County Housing Rehabilitation and Development Program consists of identifying, purchasing, rehabbing/rebuilding and either selling or renting thirteen currently vacant properties. The program also provides for the demolition of blighted properties, not able to be rehabilitated, to make the sites available for future development. In all, eight new construction homes will be built and five homes will be rehabilitated.

Proposed Sale Prices:

Two Bedroom: \$25,000-\$130,000

Three Bedroom: \$80,000-\$120,000

Proposal Name: Greene County Quadraplex, Greene County

Funding Reserved: \$514,164

Proposal Description:

The Greene County Quadraplex proposes the development of four, two bedroom units in Jefferson Borough. Two first floor units will be fully accessible for persons with mobility impairments and two second floor units will be available to persons needing affordable housing. Referrals will come through Greene County Human Services, Southwestern AAA, Tri-County Patriots for Independent Living and Accessible Dreams data base of consumers who have contacted the organization seeking accessible housing.

Proposed Monthly Rent:

Two Bedroom: \$490

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Proposal Name: The Fifth Street Project, Huntingdon County

Funding Reserved: \$125,000

Proposal Description:

The Fifth Street Project proposes the rehabilitation of an existing structure into two efficiency single room occupancy (SRO) units and one, one bedroom unit or the option of four SRO's. One unit would be designated for Master Leasing through Juniata Valley Behavioral and Developmental Services and one unit designated for emergency and transitional housing. One unit will be for an extremely low income individual (30% AMI).

Propose Monthly Rent:

SRO: \$290-\$488

One Bedroom: \$290-\$509

Proposal Name: Lawrence County Homebuyer & Affordable Rental Program,
Lawrence County

Funding Reserved: \$150,000

Proposal Description:

The Lawrence County Homebuyer & Affordable Rental Program consists of two components. The first is a homebuyer initiative that will assist households with construction loans, down payment assistance and/or soft second mortgages that will help make the new home more affordable. The second component provides for the rehabilitation of rental units. Once rehabbed, a restrictive silent mortgage will be placed on the property to ensure that the units are made available to households with incomes at or below 50% of the median area income for a period of five years.

Proposal Name: Memorial Homes, Lycoming County

Funding Reserved: \$400,000

Proposal Description:

Memorial Homes previously received a 2012 PHARE allocation for 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 accessible. The proposal has since received approval for Low Income Housing Tax Credits.

Proposed Monthly Rent:

One Bedroom: \$121-538

Two Bedroom: \$147-647

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Proposal Name: Grove Street Commons, Lycoming County

Funding Reserved: \$550,000

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 building. All units will be Visitable and four will be fully handicapped accessible.

Proposed Monthly Rent:

One Bedroom: \$200-\$519

Two Bedroom: \$240-\$590

Proposal Name: Brodart Neighborhood Improvement Program, Lycoming County

Funding Reserved: \$350,000

Proposal Description:

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

Interior and Exterior Health and Safety Home Improvements:

Provides funding for heating system repairs and replacements, shell repairs such as sheeting and coverings, windows, doors, floors, walls, ceilings, drywall and insulation, code deficiency upgrades and repairs such as electrical, plumbing, water heater replacement, smoke and carbon monoxide detectors.

Housing Counseling and Financial Management:

Homeowners and renters participating in the neighborhood improvement program will be eligible for housing counseling and financial management classes. Counseling will empower customers to develop skills to properly manage their personal finances, particularly individuals seeking to purchase homes.

A Brush With Kindness Program:

The program is housing preservation initiative offered by the Greater Lycoming Habitat for Humanity and focuses on exterior home repairs, landscaping and clean-up. The program uses volunteers, donated materials and no interest loans to make repairs affordable to low-income homeowners.

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Proposal Name: City of Bradford Second Ward Neighborhood Revitalization Project, McKean County

Funding Reserved: \$20,000

Proposal Description:

The City of Bradford Second Ward Neighborhood Revitalization Project proposes the acquisition of homes and vacant lots to make way for the construction of new in-fill housing or the rehabilitation of those able to be saved. The project anticipates the construction of four new home and the rehabilitation of one existing home.

Proposed Sale Price:

Three Bedroom: \$90,000-\$100,000

Proposal Name: 57 Hawthorne Rd., McKean County

Funding Reserved: \$20,000

Proposal Description:

The 57 Hawthorne Rd. proposal involves the demolition of an existing structure to make way for the eventual development of a new duplex which will be made available to low-income households.

Proposal Name: Potter County Homeless Prevention Program, Potter County

Funding Reserved: \$129,895

Proposal Description:

The Potter County Homeless Prevention Program will provide short and medium term assistance in the form of rental payments, security and utility deposits and utility payments in order to rapidly re-house those currently homeless or those at risk of becoming homeless. Priority will be given to households at or below 50% of the area median income.

It is anticipated that 40 households will be assisted at an average of \$1,200 per household.

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Proposal Name: Susquehanna County Rental Assistance Program, Susquehanna County

Funding Reserved: \$100,000

Proposal Description:

The Susquehanna County Rental Assistance Program will provide two months of rental assistance or one month of assistance and a security deposit to households facing eviction or homelessness due a temporary inability to pay rental or utility fees. Families otherwise able to meet their fiscal obligations may require assistance during a time of crisis due to unemployment, eviction or rental increase, illness or utility rate fluctuation.

It is anticipated that at least 52 households will be assisted at an average of \$1,600 per household.

Proposal Name: New Milford Creekside Apartments, Susquehanna County

Funding Reserved: \$700,000

Proposal Description:

New Milford Creekside Apartments proposes the development of 6 units of affordable garden style housing adjacent to a twenty-four unit low-income, elderly complex that is currently under construction. The new units would be intended for residents whose income makes them ineligible for housing in the new subsidized complex and for those wishing to downsize without the maintenance and financial responsibilities of purchasing another home.

Proposed Monthly Rent:

Two Bedroom: \$700-\$750

Proposal Name: Susquehanna County Neighborhood Stabilization Program, Susquehanna County

Funding Reserved: \$300,000

Proposal Description:

The Susquehanna County Neighborhood Stabilization Program would continue the acquisition and rehabilitation efforts started with Federal NSP funds. The program proposes to acquire and rehabilitate two additional homes through the use of PHARE funds. Once rehabilitated, the homes will be targeted to residents at or below 50% of the median area income.

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Proposal Name: Susquehanna County Rental Assistance, Susquehanna County

Funding Reserved: \$50,000

Proposal Description:

Susquehanna County Rental Assistance would supplement the county Housing Authority's existing Section 8 Housing Choice Voucher Program. The funds would be used to fill budget gaps resulting from sequestration. PHARE funds would be used to ensure that tenants can remain in their units and their vouchers can be renewed.

Proposal Name: Tioga County Department of Human Services, Tioga County

Funding Reserved: \$341,288

Proposal Description:

The Tioga County Department of Human Services' proposal consists of two components. The first component is a rental assistance initiative that would be operated under the same guidelines as the HPRP grant. PHARE funds would be used to assist residents with security deposits, first month's rent, utility deposits, outstanding utility bills if shut off notice has been issued and past due rent which is placing them at risk of eviction. The second component involves the interior rehabilitation of and electric upgrades to building A of the St James Campus in Mansfield. The building houses fourteen individuals/families who participated in the Bridge Housing Program.

It is anticipated that 27 households will be assisted through the rental assistance program at an average of \$1,000 per household.

Proposal Name: Tioga County Homeless Initiative, Rental Assistance Program, Tioga County

Funding Reserved: \$107,500

Proposal Description:

The Tioga County Homeless Initiative and Rental Assistance Programs will provide supplemental rental, utility assistance and case management as well as a rapid re-housing program as part of the assistance to shelter guests. Rental assistance and security deposit will be available once per calendar year per household.

It is anticipated that 45 household will be assisted through the program at an average of \$1,500 per household.

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Proposal Name: Tioga County Leased Housing Rental Start-up Program, Tioga County

Funding Reserved: \$50,000

Proposal Description:

The Tioga County Leased Housing Rental Start-up Program proposes to assist qualified households with financial assistance in the form of first months' rent and security deposit up to \$700 when signing a rental lease within the county.

It is anticipated that 68 households will be assisted through the program at a maximum of \$700 per household.

Proposal Name: Warren County Housing Project, Warren County

Funding Reserved: \$210,000

Proposal Description:

The Warren County Housing Project proposes to acquire, renovate and furnish at least five units of housing. The units will be reserved for low-income, chronic mental health consumers in need of affordable, permanent and supportive housing opportunities.

Proposed Monthly Rent:

One Bedroom: \$507

Proposal Name: Century Plaza Apartments, Washington County

Funding Reserved: \$606,500

Proposal Description:

Century Plaza Apartments proposes the expansion of an existing 65 unit affordable senior housing development. The project would consist of fourteen new, one bedroom, affordable rental units and an additional elevator for seniors.

Proposed Monthly Rent:

One Bedroom: \$550 (including utilities with the exception of cable and telephone)

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Proposal Name: Washington County Habitat for Humanity, 51st and 52nd Homes, Washington County

Funding Reserved: \$57,500

Proposal Description:

The Washington County Habitat for Humanity proposes the construction of two new three bedroom, one bath homes for low-income families. The properties have been acquired and the homes will be ranch style with unfinished basements. Prospective homebuyers have already been identified and will participate in the construction of the homes.

Proposed Sale Price:

Approximately \$80,000- Homes are sold at cost with a zero percent interest mortgage, repaid to Habitat over 20 years.

Proposal Name: Monessen Transitional Stabilization Program, Westmoreland County

Funding Reserved: \$400,000

Proposal Description:

The Monessen Transitional Stabilization Program proposes the acquisition of approximately 271 vacant and blighted properties from the county repository. Of those properties 27 are targeted for demolition and construction is planned for two new rental units for low-income households. Additionally, the initiative intends to offer closing cost and downpayment assistance to as many as 23 homebuyers within the targeted neighborhood.

Proposed Monthly Rent:

Three Bedroom: \$650

Proposal Name: Bridge View Commons, Wyoming County

Funding Reserved: \$95,000

Proposal Description:

Bridge View Commons previously received a 2012 PHARE allocation for property acquisition. The 2013 application proposes the development of fourteen townhouses which will be made available for purchase to low and moderate income households. The townhouses will consist of three, two bedroom accessible units and eleven, three bedroom two-story units. Homes will be made available at the appraised amount with the potential for direct subsidies to qualified potential homebuyers with recapture options in place.