

## 2014 PHARE Project Summaries

**Proposal Name:** Armstrong County PHARE Emergency Housing Program,  
Armstrong County

**Funding Reserved:** \$122,500

**Proposal Description:**

The Armstrong County PHARE Emergency Housing Program will assist with the leasing of approximately 8 scattered site rental units to be used as emergency housing for the homeless population. Once the family is stabilized, they will have the option of remaining in the unit, at which point another rental will be identified for inclusion in the program. Case management and supportive services will be provided through available leveraged funding.

It is anticipated that 31 households will be assisted at an average of \$3,941 per household.

**Proposal Name:** Rental and Utility Assistance, Beaver County

**Funding Reserved:** \$23,750

**Proposal Description:**

The Rental and Utility Assistance program will provide assistance with rental and utility payments to homeless households, or those at risk of becoming homeless, throughout Beaver County.

It is anticipated that 25 households will be assisted at an average of \$800 per household.

**Proposal Name:** Blair County Rental Assistance Program, Blair County

**Funding Reserved:** \$126,500

**Proposal Description:**

The Blair County Rental Assistance Program will use PHARE funds to enhance the existing program by providing case management, utility and rental arrearages, hotel/motel vouchers and financial assistance for metered and unmetered fuels. Funds will allow the existing program (funded through the Emergency Solutions Grant) to be expanded to persons with incomes above 30% of the median area income.

It is anticipated that 60 households will be assisted at an average of \$2,000 per household.

## 2014 PHARE Project Summaries

**Proposal Name:** Colonial Towers, Bradford County

**Funding Reserved:** \$210,000

**Proposal Description:**

The Colonial Towers project will assist with the preservation of 100 low-income units for seniors and those with disabilities by completing a roof replacement which was started last year. A portion of the roof has already been replaced utilizing funds made available through HUD.

100 units of affordable housing will be preserved through the completion of the roof replacement.

**Proposal Name:** 419 Main Street, Bradford County

**Funding Reserved:** \$450,000

**Proposal Description:**

The 419 Main Street project will rehabilitate the second and third floors of a Towanda Borough building into four, 2 bedroom apartments for the intellectually disabled or those with mental health issues. The first floor of the building has been renovated and is occupied by a tanning business. However, the upper floors have been vacant for nearly 50 years.

**Proposed Monthly Rent:**

Two Bedroom: \$637

**Proposal Name:** Wyalusing Meadows, Bradford County

**Funding Reserved:** \$600,000

**Proposal Description:**

Wyalusing Meadows proposes the development of fifty new affordable townhome units for general occupancy. The development will consist of ten 1 bedroom units, twenty-six 2 bedroom units and fourteen 3 bedroom units. All units will be VISIBLE and six units will be fully accessible for residents with mobility, hearing or visual impairments. The proposal has received approval for Low Income Housing Tax Credits.

**Proposed Monthly Rent:**

One Bedroom: \$495-\$641

Two Bedroom: \$250-\$769

Three Bedroom: \$719-\$888

## 2014 PHARE Project Summaries

**Proposal Name:** Owner Occupied Residential Rehabilitation Program in Central Eastern Butler County, Butler County

**Funding Reserved:** \$300,000

**Proposal Description:**

The Owner Occupied Residential Rehabilitation in Central Eastern Butler County will complement the existing countywide program, which currently has over 400 households on the waiting list, as well as the Butler County Blight Mitigation Initiative by providing grants to eligible households in Clearfield, Donegal and Summit Townships.

Rehabilitation repairs include, but are not limited to, roofs, windows, electric, heating, plumbing and obvious structural defects.

It is anticipated that 25 households will be assisted at a maximum of \$15,000 per household.

**Proposal Name:** Butler County First Time Homebuyer Down Payment/Closing Cost Assistance Program, Butler County

**Funding Reserved:** \$100,000

**Proposal Description:**

The Butler County First Time Homebuyer Down Payment/Closing Cost Assistance Program will use funds to assist low and moderate first time homebuyers by matching the family's contributions to their own down payment or closing costs, not to exceed 50% up to \$5,000 of the costs due at closing. One-on-one housing counseling will be mandatory to assure the first time homebuyer is properly educated on purchasing a home.

It is anticipated that 55 households will be assisted at a maximum of \$5,000 per household.

## 2014 PHARE Project Summaries

**Proposal Name:** NW9 Master Leasing and Bridge Subsidy Program, Cameron and Elk Counties

**Funding Reserved:** \$58,000

**Proposal Description:**

The NW9 Master Leasing and Bridge Subsidy Program provides funds for rental assistance to households who would otherwise not be able to maintain tenancy. Bridge Subsidy provides assistance for up to 24 months until participating household obtain rental assistance through the Housing Choice Voucher program. The Master Leasing portion provides rental subsidies to lease units from private owners for individuals who no other source of housing funds are available.

It is anticipated that 15 households will be assisted at an average of \$3,600 per household.

**Proposal Name:** Heating Assistance and Support Program, Centre County

**Funding Reserved:** \$33,250

**Proposal Description:**

The Heating Assistance Support Program will provide home heating conservation education and direct fuel product delivery to eligible households in host and contiguous areas of Marcellus drilling.

It is anticipated that 100 households will be assisted at an average of \$600 per household.

**Proposal Name:** Clarion County's Safe & Healthy Homes Project, Clarion County

**Funding Reserved:** \$14,250

**Proposal Description:**

The Safe and Healthy Homes Project will provide low income homeowners with emergency repair assistance to eliminate health and safety deficiencies in the home in order to qualify for Weatherization Assistance Program services.

It is anticipated that 6 households will be assisted at an average of \$2,256 per household.

## 2014 PHARE Project Summaries

**Proposal Name:** Clearfield County Rental & Homeless Assistance Program and Substandard Housing Repair Program, Clearfield County

**Funding Reserved:** \$104,500

**Proposal Description:**

The Clearfield County Rental & Homeless Assistance Program and Substandard Housing Repair Program will utilize funds for both rental assistance/security deposits and utility payment as well as housing rehabilitations efforts to correct housing deficiencies for low income households. Housing counseling will also be provided to help maximize home sustainability.

It is anticipated that 60 households will be assisted at an average of \$2,500 per household.

**Proposal Name:** Clinton County Rental Assistance and Education Project, Clinton County

**Funding Reserved:** \$57,000

**Proposal Description:**

The Clinton County Rental Assistance and Education Project will provide rental assistance in the form of security deposit plus one month's rent, PREP prepared renter education, case management and multiple complementary support to facilitate decent, affordable housing for the most vulnerable populations including those in need of emergency shelter, mental health consumers, victims of domestic violence/sexual abuse and those previously incarcerated who have obtained steady employment.

It is anticipated that 37 households will be assisted at an average of \$1382.43 per household.

**Proposal Name:** Columbia County Homeless Assistance Program, Columbia County

**Funding Reserved:** \$25,000

**Proposal Description:**

The Columbia County Homeless Assistance Program will assist households who are homeless, or in danger of becoming homeless, with rental payments and/or security deposits. Funds will be used to supplement the Columbia County Human Services Homeless Assistance Program. Participants in the program will also be expected to create a goal plan and works with agency partners to meet those goals.

It is anticipated that 75 households will be assisted at an average of \$500 per household.

## 2014 PHARE Project Summaries

**Proposal Name:** Elk County Fair Housing Program, Elk County

**Funding Reserved:** \$38,000

**Proposal Description:**

The Elk County Fair Housing Program will assist county residents with making accessibility modifications to their homes so that they may age in place rather than moving to personal care facilities. Modification activities include, but are not limited to, installation of handicapped accessible ramps, bathroom modifications, widening of doorways, stairways and general habitable egress areas.

It is anticipated that 10 households will be assisted at an average of \$12,000 per household.

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

**Funding Reserved:** \$200,000

**Proposal Description:**

The Fayette County Neighborhood Stabilization Initiative would use funds to complete the necessary infrastructure to facilitate the development of Phase II at the Glen at Three Oaks development. Completion of the infrastructure will allow for the development of an additional 8 homes.

## 2014 PHARE Project Summaries

**Proposal Name:** Green County Housing Rehabilitation and Development Program/Accessible Dreams/Mortgage Assistance Program, Greene County

**Funding Reserved:** \$346,000

**Proposal Description:**

The comprehensive Greene County application will assist with three areas of need within the county:

- 1.) Provide mortgage or closing cost assistance to households below 50% of the Median Area Income who are purchasing a Redevelopment Authority of the County of Greene home;
- 2.) The replenish funds provided to Accessible Dreams for the demolition expense and gap funding of the Quadruplex project; and
- 3.) To assist with obtaining settlements with plaintiffs who have claims against the Floral Building in order to achieve a clear title so that the Redevelopment Authority may obtain ownership as agreed to with current owner.

It is anticipated that 25 households will be assisted through 3 areas of focus included in the comprehensive application including,

1. 12 households with mortgage or closing cost assistance.
2. 4 households with facilitation of the progress of the Quadruplex.
3. 9 households with completion of the transaction of the Floral Building and subsequent future rehabilitation.

**Proposal Name:** Gateway Senior Housing, Greene County

**Funding Reserved:** \$600,000

**Proposal Description:**

Gateway Senior Housing proposes the development of fifty-two new affordable units for seniors 62 and over. The development will consist of thirty-one 1 bedroom units and twenty-one 2 bedroom units. All units will be Visitable and six units will be fully handicapped accessible. The proposal has received approval for Low Income Housing Tax Credits.

**Proposed Monthly Rent:**

One Bedroom: \$124-\$526  
Two Bedroom: \$147-\$566

## 2014 PHARE Project Summaries

**Proposal Name:** Affordable Rental Housing Rehabilitation, Indiana County

**Funding Reserved:** \$210,000

**Proposal Description:**

The Affordable Rental Housing Rehabilitation program will utilize funds to assist with rehabilitation activities at rental properties owned and operated by the Indiana County Community Action Program. Several units have deficiencies that currently render them uninhabitable.

It is anticipated that 13 households will be assisted at an average of \$16,154 per household.

**Proposal Name:** Jefferson County Housing Emergency Repair Assistance Program, Jefferson County

**Funding Reserved:** \$150,000

**Proposal Description:**

The Jefferson County Housing Emergency Repair Assistance Program will utilize funds to continue the countywide program for which 2012 PHARE funds were awarded and used. Eligible activities under the program include, but are not limited to, repair or replacement of roofs, furnace repair or replacement, water heater replacement, plumbing repairs, electrical repairs and foundation repairs.

It is anticipated that 20 households will be assisted at an average of \$7,000 per household.

**Proposal Name:** Lower East End Stabilization Project-Phase 2, Lawrence County

**Funding Reserved:** \$23.750

**Proposal Description:**

The Lower East End Stabilization Project-Phase 2 calls for the demolition and/or site preparation at approximately twelve parcels in the City of New Castle's lower East Side. Once the area is cleaned up, they will look to build additional affordable housing and neighborhood amenities.

It is anticipated that 12 parcels will be impacted at an average of \$4,000 per parcel.

## 2014 PHARE Project Summaries

**Proposal Name:** Grove Street Commons, Lycoming County

**Funding Reserved:** \$250,000

**Proposal Description:**

Grove Street Commons proposes the development of thirty-two new affordable units for seniors 62 and over. The development will consist of twenty-eight 1 bedroom units and four 2 bedroom units. All units will be Visitable and four units will be fully handicapped accessible. The proposal has received approval for Low Income Housing Tax Credits.

**Proposed Monthly Rent:**

One Bedroom: \$200-\$515

Two Bedroom: \$240-\$590

**Proposal Name:** Brodart Neighborhood Improvement Program, Lycoming County

**Funding Reserved:** \$300,000

**Proposal Description:**

The Brodart Neighborhood Improvement Program will use funds to build on the existing homeowner rehabilitation done with the help of PHARE funds awarded in the 2012 and 2013 rounds. Funds will be used to assist with interior and exterior health and safety home improvements. Additionally, this year funds will also be made available for the rehabilitation of rental housing.

It is anticipated that 54 households will be assisted through the various activities outlined above.

**Proposal Name:** Lycoming County Supportive Housing Program, Lycoming County

**Funding Reserved:** \$500,000

**Proposal Description:**

The Lycoming County Supportive Housing Program will use funds as part of a master leasing program. Under the program, housing stabilization and homeless prevention will occur by providing rental assistance including arrears, security deposits, limited utility assistance, case management and other levels of assistance depending on the household's circumstances.

It is anticipated that 62 households will be assisted at an average of \$7,000 per household.

## 2014 PHARE Project Summaries

**Proposal Name:** Lycoming County Flood Mitigation Program, Lycoming County

**Funding Reserved:** \$850,000

**Proposal Description:**

Lycoming County Flood Mitigation Program will use funds to assist residents affected by the recent changes to the Federal Biggert-Waters Act. Mitigation measures may include obtaining elevation certificates, retrofitting utilities out of the base flood elevation, elevating structures, filling basements and property buy-outs.

It is anticipated that 42 households will be assisted at an average of \$20,000 per household.

**Proposal Name:** Homes-in-Need Regional Program, Lycoming County

**Funding Reserved:** \$200,000

**Proposal Description:**

The Homes-in-Need Regional Program will use funds to provide necessary interior and exterior weatherization, renovation and repair services to areas determined as a result of the feasibility study being completed for Lycoming County.

It is anticipated that 14 households will be assisted at an average of \$14,000 per household.

**Proposal Name:** McKean County Redevelopment Authority, McKean County

**Funding Reserved:** \$21,375

**Proposal Description:**

The McKean County Redevelopment Authority program will use the funds for architectural and engineering services during the planning phase of renovations to a building that will, upon completion, provide four one bedroom units for transition age youth (ages 18-24).

It is anticipated that 4 units of affordable housing will be created with the assistance of PHARE funds.

## 2014 PHARE Project Summaries

**Proposal Name:** City of Bradford SWN Homeownership Assistance/Renovate & Repair Housing Rehabilitation, McKean County

**Funding Reserved:** \$21,375

**Proposal Description:**

The City of Bradford SWN Homeownership Assistance/Renovate & Repair Housing Rehabilitation program will use funds for two purposes:

- 1.) To assist one household with the purchase of a home to be constructed in the City's Second Ward Neighborhood, and
- 2.) To assist 4 low-income households by supplementing the funds available to them through PHFA's Renovate & Repair Program.

It is anticipated that 5 households will be assisted at an average of \$4,075 per household.

**Proposal Name:** Shelter Plus Care, Mercer County

**Funding Reserved:** \$19,000

**Proposal Description:**

The Shelter Plus Care program will use funds to provide rental assistance in conjunction with Mercer County Community Counseling Agency who will provide case management services in order to help permanently house previously homeless families.

It is anticipated that 4 households will be assisted at an average of \$4,800 per household.

**Proposal Name:** Potter County Homeless Prevention Program, Potter County

**Funding Reserved:** \$127,000

**Proposal Description:**

The Potter County Homeless Prevention Program will use funds to assist with short and medium term rental assistance, security deposits, utility deposits and payments as well as case management services to prevent homelessness and stabilize families.

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

## 2014 PHARE Project Summaries

**Proposal Name:** Sullivan County Rental Assistance Program, Sullivan County

**Funding Reserved:** \$100,000

**Proposal Description:**

The Sullivan County Rental Assistance Program will use funds to provide rental assistance in the form of either 3 consecutive months' rent or two months' consecutive rent plus a security deposit. Assistance is limited to county households who do not receive subsidized rental assistance.

It is anticipated that 50 households will be assisted at an average of \$1,950 per household.

**Proposal Name:** Susquehanna County Rental and Utility Assistance, Susquehanna County

**Funding Reserved:** \$100,000

**Proposal Description:**

The Susquehanna County Rental and Utility Assistance Program will use funds to provide one time rental or utility assistance to households facing eviction, homelessness or utility service termination.

It is anticipated that 75 households will be assisted at an average of \$1,000 per household.

**Proposal Name:** Forest City Senior Housing, Susquehanna County

**Funding Reserved:** \$630,000

**Proposal Description:**

Forest City Senior Housing would provide for the construction of 8 new units of affordable garden style housing for seniors. The 2013 PHARE award would be combined with the 2014 award to expand the prior scope by two additional units at a different location. The location previously identified was found to have environment issues which will require additional cleanup.

It is anticipated that 8 units of affordable housing will be created with the assistance of PHARE funds.

## 2014 PHARE Project Summaries

**Proposal Name:** Susquehanna County Neighborhood Stabilization, Susquehanna County

**Funding Reserved:** \$315,000

**Proposal Description:**

The Susquehanna County Neighborhood Stabilization program will use funds to acquire and either rehabilitate or demolish and construct 3 units of affordable housing to either be rented or sold to low-income households.

It is anticipated that 3 units of affordable housing will be created with the assistance of PHARE funds.

**Proposal Name:** Tioga County Homeless Initiative, Tioga County

**Funding Reserved:** \$209,000

**Proposal Description:**

The Tioga County Homeless Initiative will use funds to assist with rental and utility payments and case management as part of a rapid re-housing program. Additionally, a portion of the grant would be used to acquire land for the future development of a shelter.

It is anticipated that 33 households will be assisted at an average of \$1,500 per household for the rental and utility assistance portion of the application.

**Proposal Name:** Pinnacle Towers, Tioga County

**Funding Reserved:** \$200,000

**Proposal Description:**

The Pinnacle Towers project will assist with the preservation of 60 low-income units for seniors by replacing completing an entire roof replacement as part of ongoing upgrades to the basic systems of the building. During the summer of 2014, the Tioga County Housing Authority replaced the air make-up system to ensure better air quality for resident.

60 units of affordable housing will be preserved through the completion of the roof replacement.

## 2014 PHARE Project Summaries

**Proposal Name:** Kenner Court/Garnet House, Tioga County

**Funding Reserved:** \$91,000

**Proposal Description:**

The Kenner Court and Garnet House programs will use funds for rental assistance and supportive services to ensure the ongoing operations of critical, existing, supportive housing resources for homeless individuals with disabling conditions.

It is anticipated that 22 individuals will be assisted at an average of \$3,907 per individual.

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

**Funding Reserved:** \$223,000

**Proposal Description:**

The Tioga County Department of Human Services will use funds for two purposes:

- 1.) To provide Case management and financial assistance including first months' rent and security deposit, rental arrears, utility payments when a shut-off notice has been received, for transportation costs associated with moving, application fees, storage fees and motel vouchers to prevent homelessness.
- 2.) For ongoing renovations, repairs and safety upgrades at the St. James Complex.

It is anticipated that 100 households will be assisted at an average of \$1,000 per household under the rental assistance portion of the application. Additionally, 6 units of existing affordable housing will be assisted through preservation initiatives at the St. James Complex.

**Proposal Name:** 808 Elk Street, Venango County

**Funding Reserved:** \$3,800

**Proposal Description:**

The 808 Elk Street project will use funds to assist with the rehabilitation and conversion of a single family home, acquired from Wells Fargo following a foreclosure, into two units of short-term transitional housing for homeless households.

It is anticipated that 2 units of affordable housing will be created with the assistance of PHARE funds.

## 2014 PHARE Project Summaries

**Proposal Name:** Warren County Housing Project, Warren County

**Funding Reserved:** \$5,000

**Proposal Description:**

The Warren County Housing Project will use funds to acquire, renovate and furnish four units of permanent affordable housing for chronic mental health consumers.

It is anticipated that 4 units of affordable housing will be created with the assistance of PHARE funds.

**Proposal Name:** City Mission PHARE Homeless Voucher Program, Washington County

**Funding Reserved:** \$50,000

**Proposal Description:**

The City Mission PHARE Homeless Voucher program will use funds to provide a security deposit and first months' rent to homeless individuals who graduated from the City Mission's Long Term Residential Rehabilitation Program and who have attained the skills, resources and income/savings to begin living independently.

It is anticipated that 37 households will be assisted at an average of \$1,266 per household.

**Proposal Name:** Claysville Patio Home Project, Washington County

**Funding Reserved:** \$750,000

**Proposal Description:**

The Claysville Patio Home Project is the second phase of development on a parcel of property owned by the Redevelopment Authority of the County of Washington. This phase includes the construction of thirteen one bedroom units of affordable rental housing for elderly individuals, age 55+.

It is anticipated that 13 units of affordable housing will be created with the assistance of PHARE funds.

## 2014 PHARE Project Summaries

**Proposal Name:** Westmoreland County Homeownership Program and St. Clair Avenue Rental Project, Westmoreland County

**Funding Reserved:** \$250,000

**Proposal Description:**

The Westmoreland County Homeownership Program and St. Clair Avenue Rental Project will use funds for two purposes:

- 1.) The Westmoreland County Department of Planning and Development in partnership with the Westmoreland County Land Bank and Westmoreland County Housing Authority, will utilize funds for acquisition and rehabilitation of 5 single-family homes. Homes will be made available for sale with downpayment and closing cost assistance as well as mortgage assistance if necessary.
- 2.) The County Department of Planning and Development will also partner with Homes Build Hope, Inc. to demolish a vacant structure and construct a duplex consisting of two 3 bedroom units of affordable rental housing.

It is anticipated that 7 units of affordable housing will be created (5 for sale and 2 for rent) with the assistance of PHARE funds.

**Proposal Name:** Wyoming County Transitional Housing Building Purchase, Wyoming County

**Funding Reserved:** \$170,000

**Proposal Description:**

The Wyoming County Transitional Housing Building Purchase will use funds towards acquiring an existing building that will be used as a transitional housing facility for high risk female ex-offenders leaving the Wyoming County Correctional Facility who face barriers to successful re-entry.

It is anticipated that 25 individuals will be assisted annually at the property being purchased.

**Proposal Name:** Bridge View Commons, Wyoming County

**Funding Reserved:** \$128,000

**Proposal Description:**

The Bridge View Commons project will use funds to progress the site and architectural planning for the future development of fourteen units of affordable housing for purchase by low income households.