

2015 PHARE Project Summaries

Proposal Name: Modest Rehab for Resale Pilot Program, **Allegheny County**

Funding Reserved: \$100,000

Proposal Description:

The Modest Rehab for Resale Pilot Program will use PHARE funds as a subsidy for two qualifying low-income households to assist with the purchase of a home. Funds leveraged from other sources will assist additional low-to-moderate income households with obtaining homeownership.

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

Funding Reserved: \$57,000

Proposal Description:

The Emergency Housing Program will use PHARE funds to assist with rent and utility payments at scattered sites throughout the county that are utilized as emergency housing for the homeless population. Funds are also requested to assist with furnishings and cleaning expenses when units are being turned over to a new individual or household.

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

Funding Reserved: \$25,000

Proposal Description:

The Rental and Utility Assistance program will use PHARE funds to address chronic homelessness and homeless prevention by providing rental and utility assistance to eligible households.

It is anticipated that 25 households will be assisted at an average of \$950 per household.

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

Funding Reserved: \$50,000

Proposal Description:

The Rental Assistance Program will use PHARE funds to provide assistance to households who are not eligible for the County's Emergency Solutions Grant (ESG) funds. Funds are requested to assist with emergency shelter, rent, utility assistance and arrearages and emergency fuel delivery.

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Proposal Name: Leased Housing Rental Start-Up, **Bradford County**

Funding Reserved: \$50,000

Proposal Description:

The Leased Housing Rental Start-Up program will use PHARE funds to assist with first month's rent and security deposits for households that qualify under the income requirements for subsidized housing.

A maximum of \$700 will be awarded to eligible households.

Proposal Name: Page Manor Exterior Restoration, **Bradford County**

Funding Reserved: \$156,000

Proposal Description:

The Page Manor Exterior Restoration project will use PHARE funds to make necessary exterior repairs to an existing sixty-eight unit affordable housing complex. As a result of normal settlement, the building is in need of repairs such as filling cracks and resealing around windows to ensure improved weatherization as well as energy efficiency.

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

Funding Reserved: \$570,000

Proposal Description:

Wyalusing Meadows proposes the development of fifty new affordable townhome units for general occupancy. PHARE funds were also awarded in 2014 to assist with financing of the project; additional funds are necessary to complete the financing package. The proposal has received approval for Low Income Housing Tax Credits.

Proposed Monthly Rent:

One Bedroom: \$495-\$595

Two Bedroom: \$250-\$720

Three Bedroom: \$719-\$888

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Proposal Name: Gateway Commons, **Bradford County**

Funding Reserved: \$500,000

Proposal Description:

Gateway Commons proposes the development of forty units of affordable housing for general occupancy within ten smaller residential buildings as well as a separate community room. The complex will contain 2 one-bedroom, 26 two-bedroom and 12 three-bedroom units with 4 of the units being fully accessible and equipped for audio and visual impairments. The proposal has received approval for Low Income Housing Tax Credits.

Proposed Monthly Rent:

One Bedroom:	\$213-\$481	Three Bedroom:	\$888
Two Bedroom:	\$256-\$641		

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

Funding Reserved: \$190,000

Proposal Description:

The Owner Occupied Residential Rehab Program will complement the existing, PHARE funded, program that is currently available countywide. PHARE funds will be used to assist eligible households in Center and Oakland Townships with repairs and upgrades including windows, roofing, electric, plumbing, heating and obvious structural defects.

A maximum of \$15,000 will be awarded to eligible households.

Proposal Name: Supportive Housing Opportunity Program Rental Counseling, **Butler County**

Funding Reserved: \$25,000

Proposal Description:

The Supportive Housing Opportunity Program will use PHARE funds to educate struggling renters on the responsibilities of budgeting, finances and accountability. Completion of the program results in direct financial assistance, in the form of a saving match up to \$500, for savings acquired while in the program.

A maximum of \$500 will be awarded to eligible households.

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

Funding Reserved: \$15,000

Proposal Description:

The Heating Assistance and Support Program will use PHARE funds to provide heating assistance and energy conservation education to at risk households in host or contiguous Marcellus Shale municipalities.

Proposal Name: Clarion County's PHARE Rental Assistance Program, **Clarion County**

Funding Reserved: \$50,000

Proposal Description:

The Clarion County PHARE Rental Assistance Program will use PHARE funds to continue the program initiated through a 2013 PHARE grant. Funds are provided to the homeless and near homeless in the form of rental and mortgage payments, security deposits, utility arrearages, emergency shelter and case management.

Proposal Name: Clearfield County Rental Rehabilitation Program, **Clearfield County**

Funding Reserved: \$67,000

Proposal Description:

The Rental Rehabilitation Program will use PHARE funds to acquire and rehabilitate vacant properties in to affordable rental housing. Priority will be given to households with incomes below 50% of the median area income. Once rehab is complete, the properties may be transferred to an experienced provider under an agreement that contains long term affordability provisions.

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

Funding Reserved: \$47,000

Proposal Description:

The Rental Assistance and Education Project will use PHARE funds to provide emergency shelter and rental assistance to mental health consumers, victims of domestic violence and individuals transitioning out of incarceration. An educational component also accompanies participating in the assistance program.

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Proposal Name: Elk County Emergency Repair Rehabilitation, **Elk County**

Funding Reserved: \$38,000

Proposal Description:

The Emergency Repair Rehabilitation program will use PHARE funds to assist owners, of owner-occupied units, with emergency repairs or necessary rehab work to ensure the continued livability of the home.

A maximum of \$6,000 will be awarded to eligible households.

Proposal Name: Housing Stability PHARE, **Cameron County**

Funding Reserved: 25,000

Proposal Description:

The Housing Stability program will use PHARE funds to provide assistance in the form of emergency shelter, security deposits, and mortgage or rental arrearages to households that are, or will be, participating in the scattered site permanent housing projects or who normally would not be eligible for existing programs.

Proposal Name: Brownsville Senior Housing, **Fayette County**

Funding Reserved: \$200,000

Proposal Description:

Brownsville Senior Housing proposes the development of twenty-four units of affordable senior housing through the rehabilitation of an existing structure and new development. The complex will contain 21 one-bedroom and 3 two-bedroom units. The proposal has received approval for Low Income Housing Tax Credits.

Proposed Monthly Rent:

One Bedroom: \$605

Two Bedroom: \$775

Proposal Name: Independence Place 2, **Greene County**

Funding Reserved: \$450,000

Proposal Description:

Independence Place 2 proposes the site acquisition and development of four units of affordable rental housing on a lot adjacent to a similar project that received PHARE funds in 2013. The development would consist of 4 two-bedroom units, 2 of which would be fully accessible for persons with mobility impairments.

Proposed Monthly Rent:

Two Bedroom: \$400-\$600

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Proposal Name: Nazer Street Project, **Greene County**

Funding Reserved: \$150,000

Proposal Description:

The Nazer Street Project will use PHARE funds for site acquisition and demolition on one lot, and development of 2 three-bedroom single family homes on in-fill lots within the same Waynesburg neighborhood. Habitat for Humanity would coordinate the projects and provide a majority of the labor

It is anticipated that the sale prices of the two homes will be approximately \$75,000.

Proposal Name: Rogersville Project, **Greene County**

Funding Reserved: \$165,000

Proposal Description:

The Rogersville Project will use PHARE funds to acquire the site of the former Center Township High School/Rogersville Elementary School and remove the rubble that remains from its demolition in August of 2014. The Redevelopment Authority of the County of Greene, in partnership with the Center Township Supervisors anticipate the future development of single story townhomes, potentially for seniors wishing to downsize yet remain within Rogersville.

Proposal Name: Greene County Veterans Housing Assistance Program, **Greene County**

Funding Reserved: \$125,000

Proposal Description:

The Veterans Housing Assistance Program would use PHARE funds to provide rental and utility assistance to veterans who do not qualify for other existing homeless prevention, emergency shelter, rapid rehousing programs. Financial assistance would be wrapped with County funded supportive services, based on the individual/household's needs, to ensure future self-sufficiency.

Proposal Name: Church Street Transitional Housing Rehab, **Indiana County**

Funding Reserved: \$55,000

Proposal Description:

The Church Street Transitional Housing Rehab project will use PHARE funds to rehabilitate a dwelling that was donated for this use by the Trinity United Methodist Church in Indiana, PA. Once rehab is complete, the updated three-bedroom home and be used for transitional housing for homeless families.

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

Funding Reserved: \$30,000

Proposal Description:

The Housing Emergency Repair Assistance Program will use PHARE funds to assist homeowners with making necessary emergency repairs and, when necessary, to bring properties into code compliance. By bringing the homes into compliance, additional assistance might be available through the Energy Conservation and Weatherization Project.

Proposal Name: Countywide Housing Rehabilitation and Blight Removal Program,
Lawrence County

Funding Reserved: \$40,000

Proposal Description:

The Housing Rehabilitation and Blight Removal Program will use PHARE funds to assist owner-occupants with rehabilitation efforts on their homes as well as for the acquisition and demolition of vacant and blighted structures. The rehab funds will be used in conjunction with other county housing programs (CDBG, LEAD and Weatherization).

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

Funding Reserved: \$515,000

Proposal Description:

The Lycoming County Brodart Neighborhood Improvement Program (BNIP) will use 2015 PHARE funds to assist with homeowner and rental rehabilitations, exterior home improvements and funding for the duplex to be constructed by Habitat for Humanity beside Memorial Homes.

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

Funding Reserved: \$785,000

Proposal Description:

Lycoming County's Flood Mitigation Program is designed to provide funds for mitigation measures and education outreach as an effective and affordable pathway to address the impacts of the Biggert-Waters Flood Mitigation Insurance Reform legislation. Most of the 2015 PHARE funds will be focused in the Moutoursville Borough where nearly 30 homes are currently vulnerable to flooding events and subject to significant flood insurance rate increases.

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

Funding Reserved: \$300,000

Proposal Description:

The Lycoming County Supportive Housing Program will use PHARE funds for eviction prevention, general rental assistance, and master-leasing along with casement management in response to county-wide housing needs. The program will provide financial assistance and housing-related services to help individuals and families succeed in finding and/or keeping their current affordable housing situation.

Proposal Name: McKean County Bridge Subsidy Program, **McKean County**

Funding Reserved: \$40,000

Proposal Description:

The McKean County Bridge Subsidy Program will provide a rental subsidy for households below 50% median area income until they are able to access housing vouchers, public housing, or become self-sufficient through an increase in income. Households will be able to use the rental assistance in all areas of the county and the maximum amount of assistance is set at 24 months.

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

Funding Reserved: \$30,000

Proposal Description:

Potter County's Homeless Prevention Program will use PHARE funds to provide homeless prevention services in the form of short and medium term rental assistance, and security and utility deposits to low-income households who are at risk of becoming homeless. The programs will also use funds to re-house individuals and families that are newly homeless as defined by the McKinney-Vento Homeless Assistance Act.

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

Funding Reserved: \$70,000

Proposal Description:

The Sullivan County Rental Assistance Program will use funds from the PHARE program to provide rental assistance for up to three consecutive months, or two months plus a security deposit. This program will allow county's Emergency Food and Shelter Program (EFSP) funding to be used exclusively for utility payment assistance to low income household along with food pantry support.

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

Funding Reserved: \$125,000

Proposal Description:

Susquehanna County's Rental and Utility Assistance Program will use PHARE funds to assist individuals and families facing eviction or homelessness by providing funds to be used for rental, utility, and security deposit assistance. The program will help stabilize Susquehanna's affordable housing market by providing short term assistance while matching families with vacant, affordable rental units and decreasing homelessness in this rural county with no homeless shelters.

It is anticipated that 75 households will be assisted at an average of \$1,333 per household.

Proposal Name: New Milford Affordable Housing, **Susquehanna County**

Funding Reserved: \$1,300,000

Proposal Description:

PHARE funds will be used by Susquehanna County's New Milford Affordable Housing Program to assist with the need for affordable housing by constructing six units (3 duplexes) of garden style housing. This new development offers a long term solution by creating additional affordable housing option for households that cannot afford rising rents being charged in the borough of New Milford.

The proposed monthly rent for the two-bedroom apartments will be \$700.

Proposal Name: Susquehanna County Home Buyer Assistance Grant Program,
Susquehanna County

Funding Reserved: \$180,000

Proposal Description:

Susquehanna County's Home Buyer Assistance Grant program will provide up to \$12,000 of downpayment and closing cost assistance to county residents struggling to save the money necessary to buy a home. Funds will be based on need and homebuying clients will be required to attend homebuyer education in order to be eligible for the grant assistance.

It is anticipated that 15 households will be assisted at an average of \$10,000 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 Leased Housing Rental Start-up Program will use PHARE funds to provide eligible low-income households with financial assistance in the form of security deposit and first month's rent.

A maximum of \$700 will be awarded to eligible households.

Proposal Name: Sherwood Manor Roof Replacement, **Tioga County**

Funding Reserved: \$155,000

Proposal Description:

The Sherwood Manor Roof Replacement project would use PHARE funds to replace the roof at an existing forty-eight unit senior occupancy affordable housing development. The ten year warranty on the existing roof expired approximately five years ago and the complex is beginning to experience leakage issues.

Proposal Name: Kenner Court/Garnet House & David's By the Lake, **Tioga County**

Funding Reserved: \$100,000

Proposal Description:

Kenner Court, Garnet House and David's By the Lake will use PHARE funds for rental subsidies, building operations and the on-site supportive services offered at the three facilities. Combined, Kenner Court and Garnet House provide 22 single room occupancy (SRO) units for homeless individuals. David's By the Lake provides 3 two-bedroom apartments for homeless families with children or older couples without children.

Proposal Name: Tioga View Apartments, **Tioga County**

Funding Reserved: \$110,000

Proposal Description:

Tioga View Apartments proposes the preservation and rehabilitation of fifty-one units of affordable general occupancy housing in the Borough of Mansfield. Once complete, the complex will contain 11 one-bedroom, 29 two-bedroom and, 11 three-bedroom units including 4 fully accessible and 2 hearing/visually impaired units. Additionally, the community building will be redesigned to create an office for supportive services coordinator and to make it handicap accessible. The proposal has received approval for Low Income Housing Tax Credits.

Proposed Monthly Rent:

One Bedroom:	\$746	Three Bedroom:	\$1,157
Two Bedroom:	\$977		

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Proposal Name: 704 Main St. Polk, **Venango County**

Funding Reserved: \$5,000

Proposal Description:

Venango County's 704 Main Street in Polk development will use PHARE funds to purchase materials necessary to renovate and modify the existing vacant structure for use in HUD's Housing Voucher Program for low-income households.

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

Funding Reserved: \$25,000

Proposal Description:

The Warren County Housing Project will use PHARE funds to purchase and renovate four affordable re-entry housing units to place individuals being released from prison. The program will increase transitional housing opportunities in the area as there are currently no halfway/transitional housing options within the county.

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

Funding Reserved: \$250,000

Proposal Description:

The Claysville Patio Home Project in Washington County will complete the existing housing development while increasing the availability of new, affordable housing with 13 one-bedroom senior (55+) housing units. PHARE funds will be used to complete additional site work including a retaining wall.

The monthly rent for the 800 square foot, one-bedroom apartments are expected to range from \$600-650. Rent will include all utilities, excluding telephone and cable service.

Proposal Name: Charleroi Downpayment and Closing Cost Assistance, **Washington County**

Funding Reserved: \$110,000

Proposal Description:

The Washington County Charleroi Downpayment and Closing Cost Assistance program will use PHARE funds to provide assistance of up to \$10,000 and homebuyer education to residents seeking to purchase a home in the borough of Charleroi. The Mon Valley Initiative will also provide a home inspection to homebuyers receiving assistance to ensure the home's overall health and compliance with local code requirements.

It is anticipated that 10 households will be assisted at an average of \$10,400 per household.

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Proposal Name: Char House Elevator Project, **Washington County**

Funding Reserved: \$445,000

Proposal Description:

The Char House Elevator Project in Washington County will use PHARE funds to upgrade the control systems and software for two elevators located in Char House, an eight story high-rise in Charleroi consisting of 104 one-bedroom apartments for seniors. The original elevators, built in 1979, are vital resources for Char House's elderly and disabled residents.

Proposal Name: Westmoreland County Homeownership Program and Cornerstone Building Rental Project in West Newton, PA, **Westmoreland County**

Funding Reserved: \$140,000

Proposal Description:

The Westmoreland County Homeownership Program seeks to use PHARE funds to increase homeownership opportunities by providing financial assistance to the Westmoreland County Land Bank for the acquisition and rehabilitation of vacant affordable single-family homes. The program will be implemented in the 14 targeted municipalities that have agreed to participate in the Land Bank. It is anticipated that these homes will be sold to five households between 60% and 115% of area median income.

The Cornerstone Building Rental Project in West Newton, PA will use PHARE funds to rehabilitate an existing rental unit in need of renovations and convert two vacant commercial spaces into a studio apartment rental. Built in 1890, the Cornerstone Building is located in one of the 12 targeted Land Bank communities and has been identified as one of four anchor buildings in West Newton.

The project also provides an opportunity for local residents who have found it difficult to locate for sale housing as a result of the influx of workers occupying the existing housing stock in the County.

Proposed Monthly Rent:

One Bedroom: \$350-385

Two Bedroom: \$315-385

Three bedroom units for sale will range from \$65,000 to \$90,000.

Proposal Name: Wyoming County Home Buyer Assistance Grant Program, **Wyoming County**

Funding Reserved: \$150,000

Proposal Description:

Wyoming County's Home Buyer Assistance Grant Program will provide up to \$12,000 of downpayment and closing cost assistance to county residents struggling to save the money necessary to buy a home. Funds will be based on need. Potential homebuyers will be required to attend homebuyer education in order to be eligible for assistance.