

# 2022 PHARE Awards Project Summaries

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**County:**

Adams

**Proposal Name:**

Housing Coordinator and Voucher Program Support

**Organization:**

Pennsylvania Interfaith Community Programs

**Funding Reserved:**

\$98,300 (Realty Transfer Tax)

**Proposal Description:**

Adams County Housing Authority (ACHA) is requesting PHARE funds to extend and expand existing landlord outreach efforts and assist housing voucher holders with locating affordable units. The housing specialist will recruit landlords to participate in the existing voucher program and will assist voucher holders in locating suitable housing, including transportation to view apartments, and will assist clients with completing rental applications and HUD-required paperwork. To encourage landlord participation, landlords signing a new housing voucher contract will receive a one-time \$500 signing bonus.

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**County:**

Adams

**Proposal Name:**

SCCAP Apartment Project

**Organization:**

South Central Community Action Programs, Inc.

**Funding Reserved:**

\$125,000 (Realty Transfer Tax)

**Proposal Description:**

South Central Community Action Programs acquired an old warehouse in Gettysburg, which was refurbished and transformed into an emergency family shelter. As part of that work, a second floor was added so that four units of affordable housing could be incorporated into the plan to meet the need for affordable housing in the borough. This upstairs shell is ready for renovation and PHARE funds would help finance this renovation.

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**County:**

Allegheny

**Proposal Name:**

2022 Hazelwood Preservation of Naturally-occurring Affordable Housing (NOAH)

**Organization:**

Hazelwood Initiative, Inc.

**Funding Reserved:**

\$400,000 (Realty Transfer Tax)

**Proposal Description:**

The 2022 Hazelwood Preservation of naturally occurring affordable housing (NOAH) will provide needed renovations for 32 scattered-site units of housing in the Hazelwood neighborhood of Pittsburgh. In order to

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manage them as permanently affordable rental housing for low-income households. This will help preserve much-needed affordable units as development and market pressures come to Hazelwood, to help the neighborhood achieve its goal of "Development without Displacement."

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**County:**

Allegheny

**Proposal Name:**

Allegheny County Accessibility Program

**Organization:**

Allegheny County Economic Development

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

Allegheny County and its partner agency ACTION-Housing, Inc. will provide accessible modifications to households in Allegheny County, excluding the City of Pittsburgh, for individuals with low to moderate incomes and at least one permanent physical disability. Allegheny County will provide \$100,000 from its Allegheny Housing Trust Fund (AHTF) as 50% matching funds (generated by the Act 137 enabling legislation).

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**County:**

Allegheny

**Proposal Name:**

Allegheny County COVID-19 Homeowners Assistance Program

**Organization:**

Flats on Forward LP

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

This program will provide six socially disadvantaged target areas with utility assistance for owner-occupied households whose situation was caused or exacerbated by the COVID-19 pandemic, including those who were delinquent prior to January 20, 2020. The goal is to stabilize housing while preserving equity in the property and to promoting generational wealth in these underserved areas.

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**County:**

Allegheny

**Proposal Name:**

Allegheny YMCA Renovation

**Organization:**

Young Men's Christian Association of Greater Pittsburgh

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

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**Proposal Description:**

The Allegheny YMCA project is a catalytic renovation and adaptive reuse of an historic property on the northside of the City of Pittsburgh. 96 single room occupancy (SRO) units will be renovated on the 3rd, 4th and 5th floors with a new configuration that will replace shared bathrooms and create a community living area on the first floor. Additional work will include replacement of mechanical, plumbing, and electrical systems and installation of a sprinkler system, elevator and air conditioning.

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**County:**

Allegheny

**Proposal Name:**

712 Hawkins Ave.

**Organization:**

Za'kiyah House Housing Inc

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

Za'kiyah House Housing Inc. will use PHARE funds to create three affordable housing units in a historic church which will additionally be the future site of programs and services to address homelessness and promote healthy lifestyles. The apartments will be priority housing for individuals facing housing discrimination because of their criminal record or substance use disorder.

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**County:**

Allegheny

**Proposal Name:**

Building the Oakland Community Land Trust: Scattered-site New Construction for Affordable Homeownership in Oakland

**Organization:**

Oakland Planning and Development Corp.

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

OPDC will reclaim abandoned vacant land and increase affordable homeownership opportunities in Oakland neighborhoods. We will build four new construction homes on scattered sites. PHARE/RTT funds will support the additional site development costs of reclaiming vacant land. Each home will be permanently affordable through the Oakland Community Land Trust

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**County:**

Allegheny

**Proposal Name:**

Community-Based Homebuyer Services

**Organization:**

Neighborhood Housing Service, Inc. Oakland Planning & Development Corporation

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**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

NeighborWorks Western Pennsylvania (NWWPA) will promote sustainable homeownership in targeted, LMI communities throughout Allegheny County through education, counseling, and down payment and closing cost assistance. The requested support would increase access to affordable and available homeownership through collaborative partnerships with community-based organizations, nonprofit and for-profit developers, and other key stakeholders.

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**County:**

Allegheny

**Proposal Name:**

Critical Homelessness Prevention at St. Joseph House of Hospitality

**Organization:**

Catholic Charities of the Diocese of Pittsburgh, Inc.

**Funding Reserved:**

\$75,000 (Realty Transfer Tax)

**Proposal Description:**

St. Joseph House of Hospitality, a program of Catholic Charities of the Diocese of Pittsburgh, is a residential facility for men who are 50 years of age or older who have struggled with or are at risk of homelessness. Case managers work with each unique resident helping them to identify their strengths, their goals, and their dreams, moving residents from homelessness to stability and increasing their self-sufficiency. This request is for general operating funds to enhance the level of case management services provided at SJHH.

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**County:**

Allegheny

**Proposal Name:**

Flats on Forward

**Organization:**

ACTION-Housing, Inc.

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

Flats on Forward will transform the former Squirrel Hill Theater into a mixed-use development that blends affordable housing with retail and office uses, celebrating this gateway to the Squirrel Hill community while housing vulnerable people and catalyzing development in a well-located commercial area with great access to transportation and employment opportunities. PHARE funds will fill a critical funding gap and be used to fund the 22 units that are for households below 50% and 20% of AML.

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**County:**

Allegheny

**Proposal Name:**

Habitat Pittsburgh New Affordable Homes

## 2022 PHARE Awards Project Summaries

**Organization:**

Habitat for Humanity of Greater Pittsburgh

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

Habitat for Humanity of Greater Pittsburgh (Habitat Pittsburgh) will develop two new homes on Lincoln Ave, following the successful construction of two previous homes in the Larimer neighborhood of Pittsburgh which will be affordably sold to limited-income families. Habitat Pittsburgh has a sales agreement for a vacant property on which we will develop two contiguous townhomes.

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**County:**

Allegheny

**Proposal Name:**

Housing Connector

**Organization:**

The United Way of Southwestern Pennsylvania

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will support the salary of a Housing Connector, who assists people with disabilities to locate and obtain housing that is affordable and accessible. Additionally, two expert housing navigators will offer one-on-one assistance using a custom database created in collaboration with community resources, providing tangible support to make a move possible and help people maintain stable housing.

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**County:**

Allegheny

**Proposal Name:**

Liberty Arts Equity Cooperative

**Organization:**

Renew 412, LLC

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

Liberty Arts Equity Cooperative is the pilot project of a greater initiative that aims to build financial equity and community stability for artists and creatives through ownership of their housing. This pilot project of 5 units of cooperatively owned and resident-managed housing will invest in the demographic plays a crucial role in the renewed interest and investment in communities like Lawrenceville in Pittsburgh and across the nation. PHARE funds will be used for site acquisition costs.

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**County:**

Allegheny

**Proposal Name:**

Madiera Apartment Rental Housing Preservation

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**Organization:**

Pennsylvania Affordable Housing Corporation

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

Madiera Apartments is a 16-unit affordable rental housing structure in the Homewood neighborhood of Pittsburgh. PHARE grants will support the comprehensive rehabilitation of 9 three-bedroom apartments for very low-income tenants (below 50 percent of median area income). The building is owned by non-profit Pennsylvania Affordable Housing Corporation who is committed to developing and preserving safe, high-quality affordable housing.

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**County:**

Allegheny

**Proposal Name:**

Manchester Redevelopment

**Organization:**

Allies & Ross Management and Development Corporation

**Funding Reserved:**

\$1,000,000 (Realty Transfer Tax)

**Proposal Description:**

The Housing Authority of the City of Pittsburgh (HACP) acquired ownership of 86 scattered site affordable housing units, known as Manchester Redevelopment in 2016 through its instrumentality, Allies & Ross Management & Development Corporation (ARMDC), to rehabilitate and redevelop the existing units. The Manchester Redevelopment will utilize a project-based voucher (PBV) subsidy platform through the HUD Rental Assistance Demonstration (RAD) program to convert 86 public housing units to PBV units.

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**County:**

Allegheny

**Proposal Name:**

North Hills Affordable Housing, Inc: A Home For Every Family

**Organization:**

North Hills Affordable Housing, Inc.

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

HEARTH will utilize PHARE funds to maintain safe, decent, and affordable housing and resources to vulnerable populations, including transitional and affordable housing. Funds will be used primarily for individuals with children who are working towards economic mobility after surviving domestic violence or other trauma within HEARTHs transitional housing program. The focus of the funding priority is homelessness prevention to assist households below fifty percent (50%) of the median area income.

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**County:**

Allegheny

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**Proposal Name:**

Park Hill Drive Transformation

**Organization:**

RT East Hills LLC

**Funding Reserved:**

\$400,000 (Realty Transfer Tax)

**Proposal Description:**

The purchase of Park Hill Drive with help from the PHARE fund will enable the stabilization and revitalization of 20 single-family homes in the East Hills neighborhood of Pittsburgh. Three vacant homes will be sold to low-income buyers in partnership with City of Bridges Community Land Trust. Seventeen renter-occupied units will be revitalized and remain affordable rental until current tenants can purchase their homes or they move out at which time they'll be sold through the land trust model as well.

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**County:**

Allegheny

**Proposal Name:**

Perrysville Avenue Rehabilitation Project

**Organization:**

Perry Hilltop Citizens Council, Inc.

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

Renovation of 2131 Perrysville Avenue will provide two, 2-bedroom affordable apartment units, assisting the Perry Hilltop neighborhood in reaching their goals of providing affordable housing opportunities. These properties were prioritized because of their strategic location, access to public transportation, walkability, and access to neighborhood amenities such as a local park with ballfields, a swimming pool, and walking trails.

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**County:**

Allegheny

**Proposal Name:**

Safe and Healthy Homes in the Hill District

**Organization:**

Rebuilding Together Pittsburgh

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

Rebuilding Together Pittsburgh (RTP) will complete 10 owner-occupied repairs in the Hill District that are focused on creating safe and healthy homes. Additionally, RTP will serve 15-17 homes through its Building Connections program; designed to utilize RTPs established relationships with homeowners to identify and unlock additional qualifying public services and resources. These services can address utility assistance, food security, and property tax relief programs.

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**County:**

Allegheny

**Proposal Name:**

Supportive Services for Homelessness Prevention

**Organization:**

Za'kiyah House Housing Inc

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

This funding will enable us to increase our ability to coordinate and provide the hours of care needed to support individuals in escaping cycles of homelessness and drug use. PHARE funding will go toward salaries for our program manager, facilities manager, outreach coordinator, intake coordinator and an additional support staff who will deliver direct service and workshop facilitation. Funds will also go toward participant support and regular repairs and materials for our two houses to ensure their safety and functionality for the purpose of modeling a healthy living environment. I

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**County:**

Allegheny

**Proposal Name:**

Sustaining Naturally Affordable Housing: An Anti-Displacement Strategy

**Organization:**

City of Bridges CLT

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

This project is a pilot of City of Bridges CLT's (CBCLT) anti-displacement strategy. In early 2021 CBCLT acquired 5 naturally affordable rental units, 3 of which are occupied by long-term, low-income tenants, living on month-to-month leases. PHARE investment will bring the 5th, currently vacant, unit online for a housing choice voucher holder and allow CBCLT to restructure the existing debt on the property for a conversion to permanent financing with the existing, naturally affordable rents.

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**County:**

Allegheny

**Proposal Name:**

WAVE Innovative Homelessness Prevention Services

**Organization:**

Willissae's Agency for Vision and Empowerment

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

This PHARE grant will allow WAVE to provide tangible assistance, individual counseling, information and referral, service coordination, eviction prevention services, financial education, credit repair and budgeting and employment support for individuals and families facing a housing crisis or a personal crisis



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that has the direct potential to trigger a housing crisis. PHARE funds will assist with this new and expanded programming, including staff salaries, programming costs and direct tangible assistance

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**County:**

Allegheny

**Proposal Name:**

Western Manor Rehabilitation

**Organization:**

Hill Community Development Corporation

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

Western Manor is a 32-unit PRAC with apartments for 31 residents and one manager that serves Hill District seniors aged 62 and over. As part of the historic Tuberculous Hospital of Pittsburgh, it opened in 1915. It was redeveloped as housing and placed in service in 1992. The improvements made at that time have reached and passed the end of their useful life. The Hill CDC proposes a phased rehabilitation to make critical repairs, improve residents' wellbeing, and stabilize the building.

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**County:**

Armstrong

**Proposal Name:**

Armstrong County PHARE Emergency Shelter Program

**Organization:**

County of Armstrong

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

In the absence of emergency shelter in Armstrong County, the Armstrong County PHARE Emergency Shelter Program will offer shelter apartment units to residents of the county who are homeless and referred by partnering organizations. These organizations include Armstrong County Community Action Agency, Armstrong-Indiana-Clarion Drug and Alcohol Commission, Armstrong-Indiana Behavioral and Developmental Health Program, Children Youth and Family Services, and the County Jail and Probation.

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**County:**

Armstrong

**Proposal Name:**

Brush With Kindness Critical Home Repair Program

**Organization:**

Armstrong Habitat for Humanity

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

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**Proposal Description:**

Funds from the PHARE grant program will be used to make critical home repairs for low-income residents of Armstrong County. These repairs, if left unaddressed, can directly affect the residents' health and well-being. These repairs also help to reduce neighborhood blight. PHARE funds will allow for the continuation of this successful county-wide initiative and to help keep housing affordable for low-income individuals

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**County:**

Armstrong

**Proposal Name:**

Former Apollo High School Redevelopment Project

**Organization:**

Armstrong County Industrial Development Council

**Funding Reserved:**

\$350,000 (Realty Transfer Tax)

**Proposal Description:**

The Armstrong Industrial Development Council (ACIDC) is requesting \$700,000 in PHARE funds to be used for the acquisition and demolition of the former Apollo High School building in Apollo Borough. ACIDC has been in discussion with MVAH Partners to develop the cleared site and construct affordable rental apartments for area seniors.

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**County:**

Armstrong

**Proposal Name:**

Kittanning Housing Rehabilitation

**Organization:**

Armstrong Habitat for Humanity

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

Armstrong Habitat for Humanity will build two energy efficient homes on the site of two blighted properties that have already been acquired and demolished by Armstrong Habitat for Humanity. The homes will be built by a volunteer workforce and then sold to families in need.

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**County:**

Beaver

**Proposal Name:**

Home Modification Program

**Organization:**

Beaver County Commissioners

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

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**Proposal Description:**

The Emergency Home Improvement Program (EHIP) focuses on addressing emergency needs of low-income homeowners to eliminate code violations and other barriers to maintaining a safe home. Home modifications for households with mobility and/or safety challenges. PHARE funds will complement the EHIP program, so that accessibility issues for approximately twenty low-income owner-occupied households can be addressed and remediated more readily.

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**County:**

Beaver

**Proposal Name:**

Rental and Utility Assistance

**Organization:**

Community Development Program of Beaver County

**Funding Reserved:**

\$50,000 (Marcellus Shale)

**Proposal Description:**

PHARE funding will provide rental/utility assistance to households that qualify for the Homeless Assistance Program funding. The HAP Program consistently has a waiting list of households that need immediate assistance. Staff costs for PHARE are paid for through the HAP program. The entire PHARE allocation will be used for direct assistance.

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**County:**

Beaver

**Proposal Name:**

The Cornerstone of Beaver County (TCBC) Shelter Operations

**Organization:**

The Cornerstone of Beaver County

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

The Cornerstone of Beaver County (TCBC) will open a 24-hr. men's shelter in the spring of 2022. This project will allow TCBC to provide short term emergency shelter care to 20 men at a time in Beaver County, PA. Beaver County is currently without a men's shelter and this project will fill a critical gap in homeless services in the county.

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**County:**

Beaver

**Proposal Name:**

The Salvation Army Beaver Falls- Rapid Rehousing Program

**Organization:**

The Salvation Army

**Funding Reserved:**

\$175,000 (Realty Transfer Tax)

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**Proposal Description:**

This project will assist Beaver County households in obtaining and maintaining permanent housing, including those currently involved in ESG, RRH, transitional housing, and permanent supportive housing programs. These funds will also allow us to engage our landlords in our efforts and help address the lack of affordable housing options in our county.

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**County:**

Beaver, Lawrence

**Proposal Name:**

Beaver and Lawrence County Expansion

**Organization:**

Housing Opportunities of Beaver County, Inc.

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

Grant funds will allow us to expand the first-time homebuyer program in Lawrence County and counseling for reverse mortgages (HECM) in both Beaver and Lawrence Counties. Funding will be used for staffing and operational costs in both counties, and additional training for staff. We have received numerous calls from households looking for assistance with HECM (reverse mortgage) counseling and would like to add this program to both of our offices.

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**County:**

Bedford, Fulton

**Proposal Name:**

PHARE 2021 Bedford & Fulton Counties

**Organization:**

Center for Community Action

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

Center for Community Action (CCA), on behalf of Bedford and Fulton Counties, is requesting \$220,000 of PHARE Funds for a Homelessness Prevention Program. This program will be designed to provide rapid rehousing for homeless individuals and families, rental, and utility assistance for those at-risk of homelessness, and landlord mitigation funds to address the need for rehabilitation of existing housing stock. CCA anticipates reaching 45 households over a 12-month period, 33 with homelessness prevention funds and 12 with landlord mitigation funds.

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**County:**

Berks

**Proposal Name:**

Non-COVID Housing Assistance (N-CHAP)

**Organization:**

Berks Community Action Program, Inc.

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**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

N-CHAP has been designed to provide housing and utility assistance to non-COVID impacted families who are struggling with the threat of homelessness within Berks County's communities. N-CHAP will be available to all Berks County residents who meet the required income guidelines, but specifically those living within the city limits and the four communities bordering the city. These Berks localities have the highest rate of low-income and under-employed households and are marginalized communities.

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**County:**

Berks

**Proposal Name:**

Permanent Solutions for Independent Success (PSIS) Project

**Organization:**

Opportunity House

**Funding Reserved:**

\$400,000 (Realty Transfer Tax)

**Proposal Description:**

The PSIS project will benefit extremely low-income individuals/families who were formally homeless that have found a permanent home at Beacon House. This permanent housing solution provides safety, security, stability, and a sense of community for marginalized and vulnerable individuals and families in Berks County. Rent for all 13 units is on a sliding scale based on income and utilities are included. The project will also provide Case Management services and supports for sustained permanent housing.

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**County:**

Berks

**Proposal Name:**

The Buttonwood Gateway Project Phase 1

**Organization:**

Habitat for Humanity of Berks County, Inc.

**Funding Reserved:**

\$205,000 (Realty Transfer Tax)

**Proposal Description:**

The Buttonwood Gateway Project is a phased development project that will revitalize the neighborhood through the creation of new and renovated affordable homes for families in the City of Reading. PHARE funds will support Phase 1 of the project, which consists of the new construction of four single-family homes. HFHBC will develop four homes in Phase 1 (on parcels 436-450) and five homes in Phase 2 (on parcels 418-434).

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**County:**

Blair

**Proposal Name:**

Blair County Housing Assistance Program

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**Organization:**

County of Blair

**Funding Reserved:**

\$40,000 (Marcellus Shale)

**Proposal Description:**

Blair County will utilize PHARE funds to provide financial assistance in the form of housing stabilization services and preventative assistance to approximately 75 households. Assistance will be provided in the form of mortgage (no more than 3 months), rent and utility assistance, emergency sheltering and delivery of metered and unmetered fuels to households who have exhausted LIHEAP allotment.

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**County:**

Blair

**Proposal Name:**

Blair County Re-Entry Program

**Organization:**

County of Blair

**Funding Reserved:**

\$30,000 (Marcellus Shale)

**Proposal Description:**

This program will be designed to provide rapid rehousing and homeless prevention for formerly incarcerated individuals at risk of homelessness who need assistance with reentry/reintegration into society. Blair County proposes to assist 5 formerly or currently incarcerated individuals with imminent release dates with comprehensive housing support homelessness prevention services.

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**County:**

Blair

**Proposal Name:**

Blair County Water & Sewer Program

**Organization:**

County of Blair

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will be used to provide financial assistance to income eligible households to provide access to safe and sanitary water and sewer service. Financial assistance may be provided in the form of fees (municipal tap fees, SEO inspection and permit fees), design work, construction, and other local municipal requirements.

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**County:**

Blair, Cambria

**Proposal Name:**

Blair County Community Action Housing and Homelessness Prevention Services Program

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**Organization:**

Blair County Community Action Program

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

Blair County Community Action Program (BCCAP) provides many services to prevent homelessness. Our programs and services include, but are not limited to, Case Management, Rapid Rehousing, Re-entry, Rental and Utility Assistance, Landlord-Tenant Mediation, Emergency Shelter, Street Outreach, Veteran Services, Supportive Services, and Addiction Disorder Services. PHARE funding will be used for one (1) Full-time Coordinated Entry Specialist and one (1) Full-time Case Manager for two (2) years to maintain, implement, and execute these programs.

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**County:**

Blair, Cambria

**Proposal Name:**

Blair County Community Action Housing Counseling Services

**Organization:**

Blair County Community Action Program

**Funding Reserved:**

\$80,000 (Realty Transfer Tax)

**Proposal Description:**

BCCAP addresses the multidimensional and dynamic influences that impact low-income and socially disadvantaged individuals and families. BCCAP has four (4) HUD-certified housing counselors on staff and will focus most of its housing counseling efforts on increasing financial literacy, provide counseling to current and potential homeowners or tenants to assist them in improving their housing conditions and in meeting the responsibilities of homeownership or tenancy. The counseling efforts will be offered through workshops and one-on-one counseling sessions, to cover, homeless, rental, pre-purchase, post-purchase, and mortgage foreclosure prevention. PHARE funds will be used to support two full-time housing counseling case managers.

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**County:**

Bradford

**Proposal Name:**

Bradford County Homebuyer Assistance

**Organization:**

Trehab

**Funding Reserved:**

\$460,000 (Marcellus Shale)

**Proposal Description:**

Trehab, submitting on behalf of Bradford County, is requesting \$460,000 in PHARE funds to provide down payment and closing cost grants or repair funding (for repairs necessary for loan approval, general livability, or safety). Clients may request up to \$15,000 in assistance; the actual amount of the grant will be determined based on need, and calculated according to the Closing Disclosure form and contractor estimates.

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**County:**

Bradford

**Proposal Name:**

Bradford County Housing Program

**Organization:**

Bradford County

**Funding Reserved:**

\$185,000 (Marcellus Shale)

**Proposal Description:**

PHARE funds will be used to assist residents who are at risk of becoming homeless or are literally homeless, and to continue funding the Housing Specialist position. The goal is to move homeless people quickly to permanent housing, to prevent evictions, and to prevent an individual/family from moving into an emergency shelter or undesirable temporary living situation until a permanent solution is found. The program will focus on households and individuals who are ineligible for other funding supports including re-entry and justice involved persons.

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**County:**

Bucks

**Proposal Name:**

Housing and Supportive Services for Victims of Human Trafficking

**Organization:**

Young Women's Christian Association of Bucks County

**Funding Reserved:**

\$350,000 (Realty Transfer Tax)

**Proposal Description:**

YWCA of Bucks County, in partnership with the Housing Department, A Woman's Place, NOVA, and Worthwhile Wear will address the complex needs of human trafficking victims through a comprehensive system focused on housing and specialized services. Our goal is to expand capacity to serve victims, strengthen connections to housing and victim-centered services, educate/train the community about human trafficking, and reduce barriers that prevent victims from being permanently housed.

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**County:**

Bucks

**Proposal Name:**

Housing Counseling Program

**Organization:**

Bucks County Housing Group, Inc.

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

The proposed effort, to be undertaken the Housing Counseling Program (HCP), will expand and preserve home ownership opportunities for low-income, first-time homebuyers through HCPs Home Ownership



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Savings Account Program and First-Time Homebuyer Seminar. The funds will also go towards increasing marketing and outreach efforts to reach more potential participants and retain the Administrative Assistant as a full-time employee to continue to build capacity amongst the program and serve more participants.

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**County:**

Bucks

**Proposal Name:**

Housing Link COVID Resilience

**Organization:**

Bucks County, Housing Services Department

**Funding Reserved:**

\$400,000 (Realty Transfer Tax)

**Proposal Description:**

Housing Link COVID Resilience requests funding to continue to support housing solutions such as Rapid Rehousing, which will be facing a “cliff” in funding when CARES Act funding ends, while continuing programs that rely on PHARE’s flexible funding such as Rapid Exit, Diversion, and the newly launched Landlord Incentive program (called Bonus for Bucks). PHARE will also allow the system to continue its Rapid Hotel Response, payments for emergency hotel/motel stays for vulnerable households experiencing homelessness during the COVID crisis.

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**County:**

Bucks

**Proposal Name:**

Housing Opportunities for Re-entry Population

**Organization:**

Bucks County Opportunity Council, Inc.

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

The HORP Program will provide housing, treatment, and supportive services for twenty (20) households who include incarcerated individuals diagnosed with a mental illness and/or substance use disorder and who are eligible for parole but who lack a permanent, verifiable address, or households in the community who are under the supervision of probation and parole but who are unstably housed and/or experiencing homelessness.

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**County:**

Bucks

**Proposal Name:**

SOAR Case Manager

**Organization:**

Bucks County Housing Group, Inc.

**Funding Reserved:**

\$63,889 (Realty Transfer Tax)

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**Proposal Description:**

Bucks County Housing Group proposes to continue to fund a full time SOAR Case Manager. This position would be an employee of BCHG however, they work with the entire Housing Continuum of Care of Bucks County (HCoC-BC) to increase successfully submitted SOAR applications. This will allow many who are eligible for SSI/SSDI benefits to receive them in an expedited fashion, allowing them to obtain housing and move towards self-sufficiency.

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**County:**

Bucks, Montgomery

**Proposal Name:**

Home Accommodations Project for Persons with Disabilities (HAPPD)

**Organization:**

Indian Creek Foundation

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

Indian Creek Foundation operates 23 residential care homes that serve the daily needs of more than 100 adults with intellectual and developmental disabilities. Many of these individuals also have mobility issues due to aging or physical conditions which severely limit their ability to move freely about their homes for routine activities. HAPPD project will renovate and repair 6 houses to maintain appropriate living conditions for persons with disabilities who desire to maintain their residence.

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**County:**

Bucks, Philadelphia

**Proposal Name:**

Preservation of Supportive Housing for People with Disabilities

**Organization:**

Community Options, Inc.

**Funding Reserved:**

\$62,207 (Realty Transfer Tax)

**Proposal Description:**

Community Options will use PHARE funding to renovate three properties: one in Morrisville, Pennsylvania (Bucks County), one in Feasterville, Pennsylvania (Bucks County) and one in Philadelphia, Pennsylvania. The projects will focus on modifications that make the homes safer, more accessible and maintain critical affordable housing stock for adults with disabilities. Our homes are integrated, supportive, community-based, and affordable. Accessible, supportive, and affordable housing for people with disabilities is scarce and in-demand in both areas.

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**County:**

Butler

**Proposal Name:**

2021/2022 PHARE - Owner Occupied Housing Rehabilitation

**Organization:**

The Redevelopment Authority of the City of Butler, Pennsylvania

## 2022 PHARE Awards Project Summaries

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

The Redevelopment Authority of the City of Butler (RACB) is proposing an Owner-Occupied Housing Rehab Project with a grant not to exceed the 95% median value limit for the low/mod income within the City of Butler. The funds will be leveraged w/CDBG & HOME funds to address all code deficiencies with the home along with any environmental concerns, such as lead-based paint, asbestos, flood plain impact, radon abatement, etc. in compliance with Federal & State regulations.

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**County:**

Butler

**Proposal Name:**

Butler County Acquisition and Rehabilitation Program

**Organization:**

Redevelopment Authority of the County of Butler

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

The PHARE funds will be utilized to continue the Butler County Acquisition and Rehabilitation Program, also known as BAR, administered by the Redevelopment Authority of the County of Butler. The BAR Program seeks out properties in the community that are in foreclosure, abandoned, have been on the market for an extended period, and/or blighted, to be purchased. The acquired property will then be either rehabilitated into an affordable rental unit, demolished and new construction completed.

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**County:**

Butler

**Proposal Name:**

Butler County Acquisition and Rehabilitation Program

**Organization:**

The County of Butler

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

The PHARE funds will be utilized to continue the Butler County Acquisition and Rehabilitation Program, also known as BAR, administered by the Redevelopment Authority of the County of Butler. The BAR Program seeks out properties in the community that are in foreclosure, abandoned, have been on the market for an extended period, and/or blighted, to be purchased. The acquired property will then be either rehabilitated into an affordable rental unit, demolished and new construction completed.

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**County:**

Butler

**Proposal Name:**

Homeowner Occupied Rehabilitation Program

## 2022 PHARE Awards Project Summaries

**Organization:**

Redevelopment Authority of the County of Butler

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

The Homeowner Occupied Rehabilitation Program is to assist homeowners with bringing their homes up to code and addressing health, life and safety issues in their homes as well as beautify the neighborhood. The program would grant eligible homeowners up to \$15,000 per project to assist with home improvements and accessibility modifications.

---

**County:**

Cameron

**Proposal Name:**

Cameron County Community & Economic Development Rehabilitation Program

**Organization:**

Cameron County Commissioners

**Funding Reserved:**

\$60,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE RTT and Marcellus grant funds will be used to provide rehabilitation to three rental housing units in the Borough of Emporium. The program will facilitate renovations that provide safer, more efficient, and affordable housing for current and future tenants. This initiative is aimed at continuing to providing low to moderate income families with stable, safe, efficient and affordable housing, thereby increasing safety and stability of communities and neighborhoods, and the economics creating thriving communities.

---

**County:**

Cameron

**Proposal Name:**

Cameron County Homeless Prevention Program

**Organization:**

Cameron County Commissioners

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will be used for the Cameron County Homeless Prevention Program (CCHPP) to provided short- and medium-term rental assistance, security and utility deposits, and utility payments. Case management, data collection and evaluation, and program administration will also be supported with these funds.

---

**County:**

Centre

**Proposal Name:**

Philipsburg Revitalization Corporation Blight Remediation Project

## 2022 PHARE Awards Project Summaries

**Organization:**

Philipsburg Revitalization Corporation

**Funding Reserved:**

\$77,600 (Realty Transfer Tax)

**Proposal Description:**

The Philipsburg Revitalization Corporation (PRC) purchased two blighted abutted buildings in Philipsburg's Nationally Recognized Historic Downtown District located at 104 & 110 North Front Street. PRC building will be rehabilitated into two 2nd floor affordable housing units, an entrepreneur business incubator, a PRC office, and a community arts center with coffee shop to promote retail/education, adaptive reuse projects, and revitalize the community for growth & sustainability.

---

**County:**

Centre

**Proposal Name:**

Rehabilitation and Repair

**Organization:**

Habitat for Humanity of Greater Centre County, Inc.

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will support HFHGCC's program "Rehabilitate and Repair." Rehabilitate and Repair works to purchase, rehabilitate, and repair multiple affordable homes in Centre County where the cost of housing is out of reach for many. PHARE funds would support the purchase of at minimum two properties that need rehabilitation and repair. These homes will be rehabilitated with considerations made for energy efficiency with increases long term affordability for the occupants.

---

**County:**

Centre

**Proposal Name:**

The HOME Foundation Housing Counseling Expansion

**Organization:**

The Home Foundation

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

After becoming the only HUD Certified Housing Counseling Agency in the county in April of 2020, the HOME Foundation has been looking to expand its reach and services throughout the county. The THF Housing Counseling Expansion project will allow us to increase our capacity, train another HUD Certified Housing Counselor and allow our current staff to focus on providing direct services that are needed in our community.

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## 2022 PHARE Awards Project Summaries

**County:**

Chester

**Proposal Name:**

The Housing Locator Program

**Organization:**

Housing Authority of the County of Chester

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will support the Housing Locator's salary portion, all other positions associated with this program, and prevent permanent homelessness in our community. This program is the only housing search assistance program in Chester County of its kind and plays a pivotal role in helping individuals and families move into permanent housing. This program also promotes landlord risk reduction funds and VASH landlords.

---

**County:**

Chester

**Proposal Name:**

Chester County Street Outreach Emergency Response

**Organization:**

Chester County Department of Community Development

**Funding Reserved:**

\$375,000 (Realty Transfer Tax)

**Proposal Description:**

The Chester County Department of Community Development (DCD) is requesting \$375,000 for its Street Outreach Emergency Response proposal, which will allow Chester County to offer a continuum of services to its most vulnerable individuals with the intent of making homelessness rare, brief, and non-recurring.

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**County:**

Chester

**Proposal Name:**

Friends Eviction Prevention Court & Homelessness Prevention Program

**Organization:**

Friends Association for Care and Protection of Children

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

Friends Association's Eviction Prevention Court (EPC) Program is the first program in Chester County to provide legal representation, financial support, and social service support to households facing eviction. This program is an integral part of the overall Homeless Prevention Program (HPP) and, in its second year of service, is working in 3 District Courts with the goal of expanding throughout the entire county.

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**County:**

## 2022 PHARE Awards Project Summaries

Chester

**Proposal Name:**

Housing Rehabilitation and Individualized Intensive Case Management

**Organization:**

W.C. Atkinson Memorial Community Service Center, Inc.

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

The W.C. Atkinson Memorial Community Service Center, Inc. (AMSCI) will complete the rehabilitation and upgrades of its five supportive homes and 22-bed emergency men's shelter; maintaining a safe and empowering environment where we effectively assist men thru Individualized Intensive Case Management to identify their root cause for homelessness, acquire stable housing, and become self-sufficient with rare recidivism.

---

**County:**

Chester

**Proposal Name:**

Human Services Inc.

**Organization:**

Human Service Inc.

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

Human Services Inc. is requesting funds to support the Safe Haven and Forensic House Community Residence programs as well as the agency's two Psychiatric Rehabilitation programs and Homeless Support programs. The COVID-19 pandemic and contract reallocation has significantly impacted the agency's ability to serve the individuals enrolled in the programs and the agency is seeking to continue to provide the essential supportive services to the individuals and families in Chester County.

---

**County:**

Chester

**Proposal Name:**

Liberty House Preservation

**Organization:**

Pennrose

**Funding Reserved:**

\$1,000,000 (Realty Transfer Tax)

**Proposal Description:**

The existing Liberty House development is a 50 unit supportive housing community that caters to many of Chester County's most underserved populations, the certified homeless and diagnosed mental health and intellectually disabled. The Liberty House Preservation project will provide numerous functional and aesthetic improvements to ensure the existing supportive housing developments sustained performance over the next thirty years.

## 2022 PHARE Awards Project Summaries

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**County:**

Chester

**Proposal Name:**

Movement Community Development Corporation Coatesville Housing Rehabilitation Program (MCDC is a Minority Managed CDC)

**Organization:**

The Movement Community Development Corporation

**Funding Reserved:**

\$400,000 (Realty Transfer Tax)

**Proposal Description:**

MCDC Coatesville Housing Rehabilitation Program is in its second year providing rehabilitation services to residents and property owners struggling to maintain their homes in Coatesville. This program serves residents who are at risk of loss of property value due to repair struggles and ultimately the property, due to the impending pressures of gentrification and high school district taxes.

---

**County:**

Chester

**Proposal Name:**

Safe Harbor Shelter & Case Management Program

**Organization:**

Safe Harbor of Chester County, Inc.

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

SHCC, a fully ADA approved emergency shelter in West Chester, is the only shelter available for single women and one of the largest available for single men in Chester County, providing more than 65% of the total emergency shelter beds available for single adults. Through case management services, current residents are given full attention to help move them toward self-sustainability and permanent housing placement. SHCC also works with former residents to help them from returning to homelessness.

---

**County:**

Chester

**Proposal Name:**

Targeted Homelessness Resource Coordination

**Organization:**

Open Hearth Inc.

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

The Targeted Homelessness Resource Coordination (THRC) program is a community-wide effort to end homelessness in Chester County led by the THRC program coordinator. The coordinator leads case conferencing and resource coordination with shelters, partner agencies and County representatives. This



## 2022 PHARE Awards Project Summaries

work includes creating and maintaining a By-Name list of those experiencing homelessness in the County and working with all housing providers to prioritize those on this list for permanent housing

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**County:**

Chester

**Proposal Name:**

Women's Diversionary Reentry Program (Nia House)

**Organization:**

Friends Association for Care and Protection of Children

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

NIA House is a diversionary reentry home for women who would otherwise experience homelessness upon release from incarceration. Women are provided interim housing at NIA House. The location serves as a reunification point for women and their children, a place to access multiple wrap-around services, and a safe and understanding environment to ground in community and heal.

---

**County:**

Clarion

**Proposal Name:**

Clarion Community Center on 2nd Rehabilitation Project

**Organization:**

Clarion County Housing and Community Development Corporation

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

The Clarion Community Center on 2nd Rehabilitation Project will provide, much-needed, commercial space for use by social service agencies. This state-of-the-art space is in the main corridor of Clarion and is accessible on foot and via public transportation, making it a prime location for these service providers. In addition, this project will rehabilitation three resident units, one of which will be completely accessible, for rent to eligible households.

---

**County:**

Clarion

**Proposal Name:**

Clarion County's PHARE Rental Assistance Project

**Organization:**

Community Action, Inc.

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

## 2022 PHARE Awards Project Summaries

Clarion County's PHARE Rental Assistance Project serves the entire County of Clarion. This Project provides rental assistance in the form of rent, mortgage, utility, and security deposit payments to assist low-income households at risk of homelessness remain housed. Case management is provided to all consumers.

---

**County:**

Clearfield

**Proposal Name:**

Revitalizing Clearfield County

**Organization:**

The County of Clearfield

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

Clearfield Borough has requested the assistance of RACC to create a revitalization plan for the Third Ward area of the Borough. Based on the housing stock of the area, RACC is seeking PHARE funding for housing rehabilitation program that will offer assistance to both owner-occupied as well as rental properties to aid in the restoration of the neighborhood. We recognize some of the properties require complete demolition, with these funds we seek to maintain and rehabilitate what properties are viable.

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**County:**

Clearfield

**Proposal Name:**

Village of Hope - Phase I

**Organization:**

Mature Resources Foundation

**Funding Reserved:**

\$80,000 (Realty Transfer Tax)

**Proposal Description:**

The Village of Hope is a supportive living community of 43 single family/duplex homes totaling 50 rental units and a community center (Village Hall) that includes a variety of services to address social determinants of health. This community is envisioned to serve older adults, those living with dementia, the disabled, and kinship families. Phase I of the project will be developed on an existing 27 acre/43 lot subdivision with infrastructure in place. Rents will be all-inclusive.

---

**County:**

Clinton

**Proposal Name:**

Clinton County Homelessness Prevention and Forensic Housing Project

**Organization:**

Clinton County Housing Coalition, Inc.

**Funding Reserved:**

\$90,000 (Realty Transfer Tax)

**Proposal Description:**

## 2022 PHARE Awards Project Summaries

The Homelessness Prevention and Forensic Housing Project combines shelter, care navigation, and access to services to provide a pathway for homeless, near homeless, and justice involved households to obtain and maintain permanent housing. The Life Center and Merit House provide shelter and supportive services to families and single women, and single men. The Returning Citizens Program moves parole-eligible inmates who lack a home plan into permanent housing with a myriad of support services.

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**County:**

Columbia, Luzerne

**Proposal Name:**

Housing Development Corporation - Schain Building Renovation

**Organization:**

Commission on Economic Opportunity

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

The Schain Building includes twenty-four units, consisting of seventeen one-bedroom apartments and seven two-bedroom apartments. The Schain Building is in need of a roof replacement to ensure no further damage to the building and to eliminate the risk of expensive removal and replacement of wood deck associated with the continued repairs. The goal of the roof renovation project is to enable the Schain building to avoid any building issues that could jeopardize the availability of all 24 apartments for low-income individuals and families.

---

**County:**

Crawford

**Proposal Name:**

Assisted Re-entry for Maximum Success

**Organization:**

Center For Family Services, Inc.

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

Assisted Re-entry for Maximum Success provides housing options for individuals being released from the Crawford County Correctional Facility and SCI Cambridge Springs. This program will target individuals who have limited options for housing. By providing intensive wrap-around case management and counseling services, the organization will assist these individuals by eliminating barriers to success such as health, job readiness, transportation, budgeting, and financial coaching.

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**County:**

Crawford

**Proposal Name:**

Common Roots South Main Housing Development

**Organization:**

## 2022 PHARE Awards Project Summaries

Common Roots

**Funding Reserved:**

\$125,000 (Realty Transfer Tax)

**Proposal Description:**

Common Roots is requesting \$149,944 in PHARE/RTT funding to complete the rehabilitation of 1189-91 South Main Street and create four one-bedroom units of energy efficient affordable housing in Meadville, Pennsylvania. This project is being carried out in partnership with the City of Meadville Redevelopment Authority with the aims of addressing blight in a targeted neighborhood and expanding quality housing options for lower income city residents.

---

**County:**

Cumberland

**Proposal Name:**

Hope House of Cumberland Valley

**Organization:**

Hope House of Cumberland Valley

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

We seek to provide fully furnished, equipped, affordable housing for women escaping domestic violence. This congregate home will provide a private bedroom for 5 with shared bath and living space. We will provide at no-charge counseling, mentoring, coaching, educational opportunities and encouraging interpersonal relationships to assist the tenant as she transitions from victim to victor. We expect tenure for the healing process to take about 12-24 months until a client is ready for permanent housing.

---

**County:**

Cumberland

**Proposal Name:**

Short-term Emergency Shelter and Case Management

**Organization:**

Carlisle C.A.R.E.S.

**Funding Reserved:**

\$49,913 (Realty Transfer Tax)

**Proposal Description:**

Community CARES will provide short-term emergency shelter and case management to individuals and families experiencing homelessness throughout Cumberland County. Services and resources will be provided 24-hours a day, 365 days a year and will include case management to help households achieve affordable housing while working to overcome barriers to homelessness along with overnight shelter and resources.

---

**County:**

Cumberland

**Proposal Name:**

## 2022 PHARE Awards Project Summaries

The Salvation Army - Stuart House, Genesis House, and Social Services Office

**Organization:**

The Salvation Army

**Funding Reserved:**

\$115,000 (Realty Transfer Tax)

**Proposal Description:**

All funds requested herein will be used to support The Salvation Army's ongoing homeless prevention efforts, including case management and material assistance for individuals and families who are at-risk for experiencing homelessness. The Salvation Army's Stuart House is an eight-room single-room-occupancy (SRO) program for adult women and children aged 17 and younger. Genesis House is a three-room SRO program for adult men.

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**County:**

Dauphin

**Proposal Name:**

A Continuum of Housing and Emergency Services for Homeless Dauphin County Youth

**Organization:**

Valley Youth House Committee

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

The project will expand the agency's housing and emergency services for homeless transition-age young people (ages 18-24) across Dauphin County. PHARE funding will be used to help underwrite the Transitional Living Program and Access Point and will provide the agency funding to sustain the RRH component that began as a pilot program last year through COVID-19 ESG funds. PHARE funding will also provide the agency with the data and time needed to complete a competitive RRH application to HUD that will sustain the Rapid Re-Housing program in the following years.

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**County:**

Dauphin

**Proposal Name:**

Coordinated Entry/Street Homeless Rapid Rehousing

**Organization:**

Christian Churches United of the Tri-County Area

**Funding Reserved:**

\$65,000 (Realty Transfer Tax)

**Proposal Description:**

Christian Churches United (CCU) proposes to continue partnering with the Capital Area Coalition on Homelessness to strengthen the Coordinated Entry system for those dealing with a housing crisis in Dauphin County and integrate those efforts with our Street Outreach/Emergency Shelter Placement, Rapid Rehousing and Housing Locator services for unsheltered people experiencing homelessness. PHARE funding will enable CCU to maintain Coordinated Entry staff member in the HELP Ministries office along with 1.5 FTE Street Homeless Case Managers and a part time Housing Locator.

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## 2022 PHARE Awards Project Summaries

**County:**

Dauphin

**Proposal Name:**

Habitat for Humanity of the Greater Harrisburg Area Homeownership Program

**Organization:**

Habitat for Humanity of the Greater Harrisburg Area

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

Habitat for Humanity of the Greater Harrisburg Area (HFHGHA) is requesting \$250,000 in PHARE funding to construct 1.5 single-family homes in Steelton in Dauphin County. Each home is anticipated to have 1200 sq. ft. and have 3 bedrooms and 2 bathrooms. HFHGHA will partner with two families in their Homeownership Program to fulfill the requirements of the program and eventually purchase the homes

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**County:**

Dauphin

**Proposal Name:**

Rehabilitation of 208 Hummel Street to Provide Case Management Services

**Organization:**

Brethren Housing Association

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

Brethren Housing Association will use PHARE funding to rehabilitate 208 Hummel Street in South Allison Hill and provide case management services for single women and their children experiencing homelessness. This rehabilitated space will be used for offices where BHAs Family Advocates will provide case management and Life Skills classes for the families living in BHAs bridge housing program, Transitions.

---

**County:**

Dauphin

**Proposal Name:**

Tri-County Homebuyer Counseling Program

**Organization:**

Tri-County HDC, Ltd.

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

The Tri-County Homebuyer Counseling Program will provide guidance and advice to help families and individuals improve their housing conditions and meet the responsibilities of homeownership. The goal of this Program is to help clients understand where they stand and what steps they need to take to save an adequate down payment, qualify for an affordable mortgage, and successfully manage the month-to-month costs of homeownership.

## 2022 PHARE Awards Project Summaries

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**County:**

Dauphin

**Proposal Name:**

Resident Dorm Improvement Project (East Shore YMCA)

**Organization:**

Harrisburg Area Young Men's Christian Association

**Funding Reserved:**

\$500,000 (Realty Transfer Tax)

**Proposal Description:**

The Resident Dorm Improvement Project is designed to help with the health and safety of the residents and promote the public interest of serving those in need in the community. This project will be the rehabilitation of the 86 existing units to include installation of appropriate HVAC (heating and cooling units) and the updating of each unit's cosmetic features.

---

**County:**

Dauphin

**Proposal Name:**

Sycamore Homes

**Organization:**

Steel Works Construction, LLC

**Funding Reserved:**

\$400,000 (Realty Transfer Tax)

**Proposal Description:**

The proposed Sycamore Homes project is a 23-unit affordable, mixed income housing development in South Harrisburg. Sycamore Homes is located on the 1400 Sycamore Street, just a few blocks away from the state capitol complex in Harrisburg, Pennsylvania. This approximately \$3 million project has been thoughtfully designed with a heart for creating safe, affordable, and efficient housing within a community that provides opportunities for education, growth, and mentorship.

---

**County:**

Dauphin

**Proposal Name:**

The Ecumenical Community

**Organization:**

The Ecumenical Community

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will be used for the replacement of the nurse call bell system in Building III. The system is 20 years old and is antiquated. A new wireless system will reflect the latest technology. A new system would be more user friendly to all and will be a large improvement from a life safety standpoint.

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## 2022 PHARE Awards Project Summaries

**County:**

Delaware

**Proposal Name:**

Delaware County, Chester City Long-Term Care Relocation Services (DELCO LTCRS)

**Organization:**

Liberty Resources Inc.

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

This project seeks to support the rebalancing of long term supports and services in Chester City and Delaware county, where long-term care facilities accounted for most COVID-19 mortalities to date in the region. The expansion of our existing Nursing Home Transition program into this region will allow individuals with disabilities the support needed to transition out from costly and restrictive institutional settings and into community-based living arrangements.

---

**County:**

Delaware

**Proposal Name:**

Dudley Avenue

**Organization:**

Habitat for Humanity of Montgomery and Delaware Counties, Inc.

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

The Dudley Avenue development will newly construct four homes in Landsdowne, PA. Two of these homes will go to households making below 50% of the AMI and 2 homes will go to households making between 50% and 80% AMI. Two (2) homes will be reserved for veteran households through a partnership with the Veteran Affairs office. All of the PHARE funds will be used for construction costs of these affordable homes.

---

**County:**

Delaware

**Proposal Name:**

Forensic Homeless Diversion - Delaware County

**Organization:**

Community Action Agency of Delaware County, Inc.

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

CAADC is an important part of the CoC in Delaware County and a vital provider of housing assistance. The need exists to support adults reentering the community from the criminal justice system to successfully transition to a stable situation, especially those that have limited or no support/resources. The Forensic



## 2022 PHARE Awards Project Summaries

Homeless Diversion Program will provide financial resources to support the vulnerable reentry population by preventing homelessness and helping to establish stable housing.

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**County:**

Delaware

**Proposal Name:**

Housing Counseling for Delaware County Residents 2021-2022

**Organization:**

Media Fellowship House

**Funding Reserved:**

\$20,000 (Realty Transfer Tax)

**Proposal Description:**

Media Fellowship House's housing counseling and financial support to low- and moderate-income home buyers in Delaware County has never been more essential as we end the second year of the COVID-19 pandemic. In 2022 we plan to expand our housing counseling services to include homelessness prevention counseling, among other potential areas of housing support. As such, we will use the requested PHARE funds to cover salary costs for a HUD-certified Housing Counseling Supervisor, who will oversee other housing counseling staff as well as deliver housing counseling directly to clients.

---

**County:**

Delaware

**Proposal Name:**

Housing Navigator and Landlord Engagement - Delaware County

**Organization:**

Community Action Agency of Delaware County, Inc.

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

CAADC is an important part of the Continuum of Care in Delaware County and a primary provider of housing assistance. The need exists to assist families and individuals experiencing a housing crisis with locating and securing safe and decent affordable housing. CAADC's continuation of its Housing Navigator and Landlord Engagement activities will support the CoC by providing Housing Locators to identify housing opportunities for homeless families and single adults.

---

**County:**

Delaware

**Proposal Name:**

Housing Opportunities Program for Equity - Utilities Stabilization Project

**Organization:**

The Foundation for Delaware County

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

## 2022 PHARE Awards Project Summaries

Through this project, we will help ensure housing stability for up to 1,000 low-income Delaware County families through utilities stabilization support that will lower the utilities cost burden over the long-term. Specifically, we will work with families to enroll in PECO's Customer Assistance Program (CAP), cure arrears or outstanding service or termination fees, and provide curated education on maximizing utility savings/benefits, financial budgeting information, and tenant rights.

---

**County:**

Delaware

**Proposal Name:**

Smart Home Technology at Makemie Court

**Organization:**

Inglis Foundation

**Funding Reserved:**

\$40,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will support Smart Home Technology at Makemie Court providing tenants of Makemie Court, Yeadon, PA with assessment, training and support in the use of smart home technologies that will increase their functional independence in their homes. Makemie Court is a 44-unit accessible affordable housing community for older adults and people with disabilities Inglis is developing in partnership with HumanGood, Philadelphia, PA.

---

**County:**

Delaware

**Proposal Name:**

Wesley House Shelter

**Organization:**

Community Action Agency of Delaware County, Inc.

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

CAADC is an important part of the Continuum of Care in Delaware County and a primary provider of emergency shelter case. The need for safe and decent short-term emergency shelter continues to be significant in Delaware County. The Wesley House Shelter helps to meet local homeless needs by preventing homelessness through the provision of emergency shelter and supportive programs. Participants are also supported with moving along the CoC towards stable housing.

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**County:**

Delaware, Philadelphia

**Proposal Name:**

Comprehensive Housing Counseling Initiative & Operation Will Power

**Organization:**

Affordable Housing Centers of Pennsylvania

# 2022 PHARE Awards Project Summaries

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE grant funds are needed to support housing counseling services for households facing foreclosure, eviction, and homebuyer preparation. AHCOPA counselors will provide services throughout Philadelphia and will expand operations to Delaware County as there is a lack of services in the County. AHCOPA will also provide direct assistance to low-income homeowners for will preparation services to avoid tangled titles.

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**County:**

Elk

**Proposal Name:**

Elk County Housing Rehabilitation, Accessibility Modifications and Slum & Blight Remediation

**Organization:**

Elk County Planning Department

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will be utilized for consumers with Handicap Accessibility needs to assure their safety and allow them to stay in their own home rather than a nursing home facility. Housing Rehabilitation funds will be used to rehabilitate homes that are in poor condition to preserve the housing stock. Slum and Blight funding (county match) will be utilized to help remove two (2) properties that are simply not marketable due to their condition, safety concerns and location.

---

**County:**

Erie

**Proposal Name:**

Building Bayfront Homeowners Program

**Organization:**

Our West Bayfront

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

Two revitalization organizations focused on the bayfront neighborhoods adjacent to our downtown core will collaborate to create opportunities to house and educate low income families to become future homeowners. Our West Bayfront and the Bayfront East Side Taskforce will rehabilitate 5 vacant properties to create 7 high quality affordable rental units, and the tenants will receive financial literacy and homebuying counseling during their tenancy.

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**County:**

Erie

**Proposal Name:**

City of Erie Homeowner Repair Mini-Grants

# 2022 PHARE Awards Project Summaries

**Organization:**

City of Erie

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

The City of Erie proposes to expand a successful program initially funded through a previous PHFA PHARE grant that addresses the ability of low-to-moderate income (LMI) homeowners to maintain and retain their homes. The City identified a gap in locally available funds to assist homeowners with smaller repairs and necessary home updates presents challenges for many residents. The program aims to stabilize housing for low to moderate income homeowners through responsive financial assistance in the form of mini-grant payments for repairs or necessary housing maintenance needs.

---

**County:**

Erie

**Proposal Name:**

Building a Better Life

**Organization:**

Community of Caring

**Funding Reserved:**

\$75,000 (Realty Transfer Tax)

**Proposal Description:**

The Building a Better Life program will help people break the cycle of homelessness and achieve housing stability. It will do this by working with the individuals and the landlords to provide ongoing support after initial placement. The program will provide rental assistance to help the person get into permanent housing, in addition to ongoing emotional and educational support, as well as practical assistance as needed, to ensure the person does not become homeless again.

---

**County:**

Erie

**Proposal Name:**

Corridor of Opportunity

**Organization:**

Greater Erie Community Action Committee

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

The Corridor of Opportunity project will create new affordable housing for individuals showing positive steps to attaining housing self-sufficiency when their time at a shelter or program is coming to an end, but they could use ongoing support and a hand up. The project consists of the construction of twenty-six (26) single occupancy efficiency apartments.

---

**County:**

Erie

## 2022 PHARE Awards Project Summaries

**Proposal Name:**

Homeless Prevention/Short-term Emergency Shelter Care

**Organization:**

Erie County Department of Human Services MH/ID Office

**Funding Reserved:**

\$120,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funding will support a temporary winter shelter as well as non-congregate hotel/motel shelter needs. PHARE short-term emergency shelter care funds would be used starting in November 2022 until the end of the 2022-2023 fiscal year. Erie County's plan for the PHARE grant is to leverage funds to support winter shelter and non-congregate.

---

**County:**

Erie

**Proposal Name:**

Mercy Center for Women- Facility apartment renovations & services

**Organization:**

Mercy Center for Women

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will complete construction/renovations of prime space for homelessness prevention and sustainability programming to serve the residents of the Mercy Center Complex (total of 29 units) and serve low-income residents. The project is an economic stimulator and revitalization of a formerly vacant building with 39,000 sq. ft.

---

**County:**

Erie

**Proposal Name:**

My First Front Door

**Organization:**

Erie Dawn, Inc.

**Funding Reserved:**

\$75,000 (Realty Transfer Tax)

**Proposal Description:**

The My First Front Door (Homeless Prevention) project provides homeless women with or without children a home while giving them the supports, resources, and tools they need to achieve economic self-sufficiency and permanent housing. We provide them with a home while giving them case management, rent and utility assistance, identify reliable landlords and provide financial management.

---

**County:**

Fayette

**Proposal Name:**

# 2022 PHARE Awards Project Summaries

Fayette County Homeowner Rehabilitation Program

**Organization:**

Fayette County Redevelopment Authority

**Funding Reserved:**

\$125,000 (Marcellus Shale)

**Proposal Description:**

PHARE funds will support the Fayette County Redevelopment Authority's Homeowner Rehabilitation Program which assists existing low-income homeowners by providing financial assistance to rehabilitate their homes to a decent standard of safety and livability. PHARE funds will be used to leveraged local funding.

---

**County:**

Fayette

**Proposal Name:**

FCCAA Financial Counseling and Coaching Initiative

**Organization:**

Fayette County Community Action Agency, Inc.

**Funding Reserved:**

\$70,000 (Realty Transfer Tax)

**Proposal Description:**

Fayette County Community Action Agency, Inc. (FCCAA) is proposing to expand its Financial Education and Coaching Initiatives through increased utilization of its Financial Opportunity Center (FOC) by having a devoted full time Financial Coach available for all of our families that are served at our agency in any financial capacity. A FOC is designed to help disadvantaged families and individuals realize lasting economic stability.

---

**County:**

Fayette

**Proposal Name:**

Mission Place-Phase I

**Organization:**

City Mission-Living Stones

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

Mission Place Phase I will provide 4 units of safe affordable housing for youth in threat of homelessness. Youth will work with case managers and educators to prioritize needs and develop an individualized goal plan to address these needs. Youth who did not finish high school will pursue their GED equivalency.

---

**County:**

Franklin

**Proposal Name:**

HOME FIRST 2021-2022 down payment/closing cost grant

# 2022 PHARE Awards Project Summaries

**Organization:**

PathStone Coporation

**Funding Reserved:**

\$57,850 (Realty Transfer Tax)

**Proposal Description:**

PathStone proposes the sue of PHARE funds for the HOME FIRST Program. The program will provide down payment/closing cost to 10 low-income first-time homebuyers combined with affordable mortgage products in Franklin County. The Homeownership program consists of a general orientation, homebuyer education class, individual assessment, and assistance with mortgage process and closing.

---

**County:**

Greene

**Proposal Name:**

The Greene County REPAIR Program

**Organization:**

The County of Greene

**Funding Reserved:**

\$800,000 (Marcellus Shale)

**Proposal Description:**

The Rehabilitating Existing Properties and Accessibility Improvements for Residents (REPAIR) program will provide deferred loans to low to moderate income homeowners living in Greene County and upon compliance convert to grant. Funds will repair homes and a temporary shelter bringing all into code compliance. It will also facilitate accessibility modifications and provide up to two replacement modular homes for homes which cannot be reasonably rehabilitated due to extensive structural defects.

---

**County:**

Huntingdon

**Proposal Name:**

PHARE 2021 Huntingdon County

**Organization:**

Huntingdon County Commissioners

**Funding Reserved:**

\$125,000 (Realty Transfer Tax)

**Proposal Description:**

The program will provide homelessness prevention assistance services to eligible clients in the form of rapid rehousing for the homeless, rental and utility assistance for those at-risk of homelessness, and landlord mitigation funds to address the need for rehabilitation of existing stock. CCA anticipates reaching 23 households over a 12-month period, 14 with homelessness prevention funds and 9 with landlord mitigation funds

---

**County:**

Jefferson

## 2022 PHARE Awards Project Summaries

**Proposal Name:**

Jefferson County's PHARE Rental Assistance Project

**Organization:**

Community Action, Inc.

**Funding Reserved:**

\$75,000 (Realty Transfer Tax)

**Proposal Description:**

Jefferson County's PHARE Rental Assistance Project provides rental assistance in the form of rent, mortgage, utility, and security deposit payments to assist low-income households at risk of homelessness remain housed and similar supports to assist households who are homeless obtain emergency shelter. Case management is provided to all consumers.

---

**County:**

Juniata

**Proposal Name:**

Juniata County PHARE Housing Stability Program

**Organization:**

Mifflin County

**Funding Reserved:**

\$24,000 (Realty Transfer Tax)

**Proposal Description:**

The Juniata County Housing Stability Program (MC HSP) is designed to meet the housing needs of the target population who are homeless or at risk of becoming homeless. It provides affordable housing options, supportive services, and strengthens partnerships that provide sustainable outcomes.

---

**County:**

Lackawanna

**Proposal Name:**

Saint Joseph's Center Maternity and Family Services Program

**Organization:**

Saint Joseph's Center

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

The PHARE funds will be used to support two residential Programs, Walsh Manor and Mother Infant, which have great impact on the health and safety of pregnant women and women with infants experiencing homelessness. By providing participants shelter, support, life skills, medical care and counseling assistance, participants will be able to secure permanent housing, education, employment, childcare, etc. to adequately provide for their children.

---

**County:**

Lackawanna, Luzerne

**Proposal Name:**



## 2022 PHARE Awards Project Summaries

Scranton Portfolio

**Organization:**

Housing Development Corporation MidAtlantic

**Funding Reserved:**

\$400,000 (Realty Transfer Tax)

**Proposal Description:**

HDC MidAtlantic will use these funds to finance critical roof repairs to two existing affordable housing properties in Luzerne County, PA. The properties, known as St. John Apartments and St. Stanislaus Apartments, are part of the Scranton Portfolio, a group of five properties currently owned by Catholic Social Services of Scranton. These repairs will ensure the buildings' habitability while we prepare the portfolio for a comprehensive rehabilitation project using 4% LIHTC funding.

---

**County:**

Lancaster

**Proposal Name:**

Accessibility Upgrades at Church St. Towers and Farnum St. East

**Organization:**

Housing Authority of the City of Lancaster

**Funding Reserved:**

\$336,000 (Realty Transfer Tax)

**Proposal Description:**

The Lancaster City Housing Authority will use PHARE funds to renovate 40 apartment units for wheelchair accessibility. The project will be focused on removing existing bathtubs in those units and replacing them with "wheel in" shower enclosures. The units being renovated are in two high rise buildings, Church St. Towers and Farnum St. East, both of which provide housing for low-income households of elderly or disabled residents.

---

**County:**

Lancaster

**Proposal Name:**

Conestoga North Phase II, Homeownership Program

**Organization:**

SACA Development Corporation

**Funding Reserved:**

\$350,000 (Realty Transfer Tax)

**Proposal Description:**

SACA Development will use PHARE funds to complete the Conestoga North, Phase II project of construction nine single family homes. Completed homes will be sold to first time homebuyers whose income is below 80% of median. Three homes will be sold to first time homebuyers whose income is less than 50% of median income.

---

**County:**

Lancaster

# 2022 PHARE Awards Project Summaries

**Proposal Name:**

H.O.M.E. (Home Ownership Made Equal) PHASE II

**Organization:**

Building and Supporting Entrepreneurship of Southeast Lancaster, Inc.

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

The H.O.M.E. (Home Ownership Made Equal) Phase II Program will continue to empower, encourage, and assist minority families, of low to moderate income, realize the dream of owning their first home. The HOME program will promote home ownership through education, one-on-one financial coaching, and down payment and closing cost assistance. It is the intent that the HOME program leads to "a homeownership dream come true" for participating Lancaster County families.

---

**County:**

Lancaster

**Proposal Name:**

Lancaster County Expanded Home Repair Program

**Organization:**

Lancaster County Redevelopment Authority

**Funding Reserved:**

\$350,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funding will allow us to develop a pool of funding with a maximum allowance of \$10,000 for residents at or below 100% MAI, who have a one-time emergency home repair. Funding would be granted for households at or below 80% MAI, and a low-interest loan for households between 80-100%.

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**County:**

Lancaster

**Proposal Name:**

Manufactured Home Repair and Replacement Program

**Organization:**

Lancaster County Redevelopment Authority

**Funding Reserved:**

\$350,000 (Realty Transfer Tax)

**Proposal Description:**

This program will be an expansion of our existing Manufactured Housing Repair program which serves low- and moderate-income homeowners who reside in leased land communities and need critical safety and security repairs for their homes. With this expansion we hope to keep more people safe and, in their homes, and in situations where their existing home is not repairable, we would work to provide them with a replacement unit or relocate them to an existing affordable manufactured unit.

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**County:**

## 2022 PHARE Awards Project Summaries

Lancaster

**Proposal Name:**

YWCA Lancaster Residential Expansion Project

**Organization:**

YWCA Lancaster, Inc.

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

The YWCA Lancaster (YWCA) is proposing the addition of sixteen (16) newly constructed residential units and the renovation of their existing thirty-eight (38) residential units at their facility in downtown Lancaster.

---

**County:**

Lancaster, Lebanon

**Proposal Name:**

Lancaster Lebanon Habitat Rehabilitation Program

**Organization:**

Lancaster Lebanon Habitat for Humanity

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

Lancaster Lebanon Habitat for Humanity will rehabilitate four homes in Lancaster and Lebanon Cities in 2022. The work will be completed through the traditional Habitat for Humanity model of volunteerism, supervised by Habitat construction staff. Habitat for Humanity partners with people to help them build or improve a place they can call home. Habitat homeowners help build their own homes alongside volunteers and pay an affordable mortgage.

---

**County:**

Lawrence

**Proposal Name:**

Lawrence County Blight Removal Program

**Organization:**

Lawrence County Department of Planning and Community Development

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

The main goal of this program is continue building a successful countywide blight removal program by working with stakeholders to identify targeted tipping-point neighborhoods, those is which public intervention has the potential to kick-start private investment and layer investments of different types to create multi-faceted revitalization projects. PHARE dollars will be used for demolition and rehabilitation to remove localized blight and create a comprehensive strategy to improve our County.

---

**County:**

## 2022 PHARE Awards Project Summaries

Lawrence

**Proposal Name:**

NEW HORIZONS

**Organization:**

Urban Commonwealth CDC Inc.

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

The proposed New Horizons Senior Living project is a 55+ mixed income housing development in New Castle, PA. New Horizons is located on the 300 block of Grove Street, just one mile away from Downtown New Castle with direct access to shopping, medical facilities, parks, and public transportation. New Horizons features 3 studio units, 15 One-bedroom units and 12 two-bedroom units

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**County:**

Lawrence

**Proposal Name:**

Redevelopment Authority of Lawrence County Blight Removal

**Organization:**

Redevelopment Authority of Lawrence County

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

The Redevelopment Authority of Lawrence County is requesting \$350,000 from the PHARE funds to assist with the Countywide Housing Rehabilitation and Blight Removal Program that the County of Lawrence has been implementing. The RALC will be leveraging \$50,000 from the Lawrence County Act 152 Demolition funds and \$100,000 from the Lawrence County CDBG program for Housing Rehabilitation.

---

**County:**

Lehigh

**Proposal Name:**

AHA Homeownership Rehabilitation Project

**Organization:**

Allentown Housing Authority

**Funding Reserved:**

\$400,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will be used to fund the rehabilitation of five (5) single family public housing units. These units will be converted from public housing to homeownership units under Section 32 of the United States Housing Act of 1937. The homes will then be sold for a below market price to five (5) households that can meet the financial criteria outlined in Section 32.

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**County:**

Lehigh

# 2022 PHARE Awards Project Summaries

**Proposal Name:**

Lehigh Valley Regional Homeless Advisory Board Eviction Defense Services Program

**Organization:**

United Way of the Greater Lehigh Valley

**Funding Reserved:**

\$239,451 (Realty Transfer Tax)

**Proposal Description:**

The Lehigh Valley Regional Homeless Advisory Board's Eviction Defense Services Program will provide eviction defense services to 225 low-income households resulting the prevention of 75 evictions, and other beneficial outcomes including negotiating settlements, preserving housing subsidies, avoiding excess debt, and/or improving the habitability of housing.

---

**County:**

Lehigh

**Proposal Name:**

Preventing Homeless for Youth Aging Out of Foster Care

**Organization:**

Merakey Pennsylvania

**Funding Reserved:**

\$65,000 (Realty Transfer Tax)

**Proposal Description:**

Merakey is requesting PHARE funds for building renovations and furnishings that will enable a program to house up to six (6) young adults who are aging out of the foster care system. Renovations include internal and external painting, installation of a toilet, relocating the bathroom door, and installing security cameras/ring doorbell. The funds will also be used to furnish the home.

---

**County:**

Lehigh, Northampton

**Proposal Name:**

Catalyst4

**Organization:**

Catalyst 4

**Funding Reserved:**

\$65,000 (Realty Transfer Tax)

**Proposal Description:**

Catalyst4 addresses the concurrent problems of limited affordable housing and too many blighted properties by training individuals to become construction laborers, carpenters, electricians, painters, and plumbers, all of which were identified as High Priority Occupations for the Lehigh Valley Workforce Development Area in 2021. In addition to rehabilitating blighted properties, trainees will also renovate renter-occupied homes, tailoring renovations to the needs of the renter and addressing accessibility issues. Revitalized homes that are safe and of high quality will be made available to anyone in need of affordable housing. During this pilot project, PHARE funds will be used for construction training and costs related to the acquisition and/or rehabilitation of blighted homes.

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**County:**

Lehigh, Northampton

**Proposal Name:**

Community Action Better Homes: Housing Rehabilitation to Increase Energy Efficiency and Mobility

**Organization:**

Community Action Committee of the Lehigh Valley, Inc.

**Funding Reserved:**

\$411,800 (Realty Transfer Tax)

**Proposal Description:**

The proposed effort involves a comprehensive strategy to address the most critical housing needs for owner-occupied LMI households in the Lehigh Valley. CABH will expand its owner-occupied rehab program to include energy efficiency and mobility upgrades. These upgrades will create a safe, affordable, and sustainable living situation while also decreasing utility bills and ensuring older and/or physically disabled homeowners are able to age in place and increase their independence.

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**County:**

Lehigh, Northampton

**Proposal Name:**

Housing Counseling Program

**Organization:**

Bucks County Housing Group, Inc.

**Funding Reserved:**

\$40,000 (Realty Transfer Tax)

**Proposal Description:**

The proposed effort, to be undertaken the Housing Counseling Program (HCP), will expand and preserve home ownership opportunities for low-income, first-time homebuyers through HCPs Home Ownership Savings Account Program and First-Time Homebuyer Seminar. The funds will also go towards increasing marketing and outreach efforts to reach more potential participants and retain the Administrative Assistant as a full-time employee to continue to build capacity amongst the program and serve more participants.

---

**County:**

Luzerne

**Proposal Name:**

CEO Homeowners' Emergency Mortgage Assistance Program

**Organization:**

Commission on Economic Opportunity

**Funding Reserved:**

\$25,000 (Realty Transfer Tax)

**Proposal Description:**

The Commission on Economic Opportunity will use the PHARE grant funds to support CEO's Homeowners' Emergency Mortgage Assistance program, including homeowner counseling services,

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mortgage delinquency and default resolution, and emergency funds to avoid property defaults and foreclosures.

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**County:**

Luzerne

**Proposal Name:**

City of Nanticoke First-Time Homebuyer Program

**Organization:**

City of Nanticoke

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

The City of Nanticoke First-Time Homebuyer Program will provide 35 households with down payment and closing cost assistance of up to \$15,000 as well as HUD-certified housing counseling. Assistance will be provided in the form of a non-interest-bearing forgivable loan.

---

**County:**

Luzerne

**Proposal Name:**

Shelter Expansion Project

**Organization:**

Domestic Violence Service Center, Inc.

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

Funds will support construction for expansion to DVSC facility/emergency shelter, providing an expanded level of service to vulnerable populations with special needs/abused persons and eliminate conditions detrimental to health and safety in Luzerne and Carbon Counties. DVSC is planning to expand the facility to add 6 additional bedrooms to provide family friendly rooms and a COVID-19 safe shelter.

---

**County:**

Lycoming

**Proposal Name:**

American Rescue Workers - Rental Assistance Program

**Organization:**

Lycoming County Planning and Community Development

**Funding Reserved:**

\$100,000 (Marcellus Shale)

**Proposal Description:**

The American Rescue Workers Rental Assistance Program will provide short-term rental assistance to families who are facing eviction in Lycoming County. Families in need will present an eviction notice to be considered and are responsible for a portion of their rent payment. American Rescue Workers will pay the landlords directly. Case management services will also be provided.

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**County:**

Lycoming

**Proposal Name:**

Greater Lycoming Habitat for Humanity - Memorial Home -Scott Street Parcel #2

**Organization:**

Lycoming County Planning and Community Development

**Funding Reserved:**

\$77,534 (Marcellus Shale)

**Proposal Description:**

A new duplex home will be constructed for two families at or below 50% of the county's MAI. GLHFH will plan and build the home through our traditional process of a paid construction supervisor leading the process, primarily volunteer labor. Partner families will be involved in each step of the process, as appropriate.

---

**County:**

Lycoming

**Proposal Name:**

STEP, Inc. - Homes-in-Need

**Organization:**

Lycoming County Planning and Community Development

**Funding Reserved:**

\$210,000 (Marcellus Shale)

**Proposal Description:**

The STEP HIN program provides home repair assistance to qualified owned-occupied households in Lycoming County. Eligible homeowners may receive repairs such as code compliance, accessibility improvements, and weatherization. Clients also receive STEP's wraparound services which help to address any potential underlying issues. PHARE funds are expected to assist 8-9 homes.

---

**County:**

Lycoming

**Proposal Name:**

STEP, Inc. - Supportive Housing Program

**Organization:**

Lycoming County Planning and Community Development

**Funding Reserved:**

\$210,000 (Marcellus Shale)

**Proposal Description:**

Lycoming County is requesting PHARE funds to continue the Supportive Housing Program (SHP). The SHP assists Lycoming County residents in danger of eviction or mortgage foreclosure and those needing to secure housing accommodations. The program provides financial assistance as well as housing-related services to help individuals and families succeed in finding and keeping their housing situation



# 2022 PHARE Awards Project Summaries

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**County:**

Lycoming

**Proposal Name:**

STEP, Inc. - Urgent Need Program

**Organization:**

Lycoming County Planning and Community Development

**Funding Reserved:**

\$25,000 (Marcellus Shale)

**Proposal Description:**

The Lycoming County Urgent Need Home Repair Program, run by STEP, provides housing repairs for eligible County homeowners to correct urgent health and safety hazards for homeowner occupied structures located in Lycoming County. The Program provides funding to perform the repairs necessary to remove the urgent health and safety hazards present in the homeowner occupied structure.

---

**County:**

Lycoming

**Proposal Name:**

Transitional Living Centers - Master Leasing Program

**Organization:**

Lycoming County Planning and Community Development

**Funding Reserved:**

\$210,000 (Marcellus Shale)

**Proposal Description:**

The Master Leasing Program is designed to help hard-to-place persons, such as those re-entering from prisons, persons with serious mental illnesses, and those at-risk for homelessness, gain housing stability. Transitional Living Centers leases units from local landlords to sublease out to the program clients. This program includes security deposit, rental payments, casework, and some utilities for up to 12 months.

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**County:**

Lycoming

**Proposal Name:**

YWCA Northcentral PA - Liberty House

**Organization:**

Lycoming County Planning and Community Development

**Funding Reserved:**

\$120,000 (Marcellus Shale)

**Proposal Description:**

Lycoming County is requesting PHARE funds to assist in the existing supportive housing program, Liberty House. The Liberty House program supports women and families in the community who are fleeing domestic violence in Lycoming County. By stabilizing these individuals, it helps stymie future homelessness crises.

## 2022 PHARE Awards Project Summaries

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**County:**

McKean

**Proposal Name:**

McKean County Bridge Subsidy and Diversion Program

**Organization:**

McKean County

**Funding Reserved:**

\$75,000 (Realty Transfer Tax)

**Proposal Description:**

The McKean County Bridge Subsidy and Diversion Fund Program will provide short term rental subsidy or one-time Diversion Funds to prevent homelessness for households below 50% median area income. Households will be assisted throughout all areas of the county. The target populations include persons with disabilities, transition age youth, persons in addiction recovery, veterans, and the reentry population.

---

**County:**

McKean

**Proposal Name:**

YWCA Bradford Housing & Employment Services - Homeless Shelter

**Organization:**

Young Women's Christian Association of Bradford, PA

**Funding Reserved:**

\$75,000 (Realty Transfer Tax)

**Proposal Description:**

The YWCA Bradford Housing & Employment Services program offers street outreach services and administers McKean County's only homeless shelter. Following the housing first model, the YWCA's low-barrier shelter serves women, men, and children in our 22-bed facilities. The program offers case management, financial literacy, nutritional literacy, life skills training, and referral services. The Shelter is consistently full with an ongoing wait-list.

---

**County:**

Mercer

**Proposal Name:**

Community Action Partnership of Mercer County Assets Match Program

**Organization:**

Community Action Partnership of Mercer County

**Funding Reserved:**

\$40,000 (Realty Transfer Tax)

**Proposal Description:**

The CAPMC Assets Match Program has three phases. In phase 1, participants complete our budget counseling program which is led by a HUD Certified housing counselor. Once this phase is completed participants move into the second phase of our program housing counseling. The third phase is the ASSETS

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match program. In this program, participants can double their savings. We will match savings up to \$1,000 with PHARE dollars.

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**County:**

Mercer

**Proposal Name:**

Community Action Partnership of Mercer County Lots to Love

**Organization:**

Community Action Partnership of Mercer County

**Funding Reserved:**

\$93,000 (Realty Transfer Tax)

**Proposal Description:**

Community Action Partnership of Mercer County (CAPMC) in partnership with the City of Sharon developed a vacant lot maintenance strategy called Lots to Love. PHARE funding will support the continuation of this program, which seeks to fill gaps in the city of Sharon's blight plan and repurpose lots after homes have been demolished.

---

**County:**

Mifflin

**Proposal Name:**

Mifflin County PHARE Housing Stability Program

**Organization:**

Mifflin County

**Funding Reserved:**

\$40,000 (Realty Transfer Tax)

**Proposal Description:**

The Juniata County Housing Stability Program (MC HSP) is designed to meet the housing needs of the target population who are homeless or at risk of becoming homeless. It provides affordable housing options, supportive services, and strengthens partnerships that provide sustainable outcomes.

---

**County:**

Monroe

**Proposal Name:**

Monroe County Land Bank

**Organization:**

Redevelopment Authority of the County of Monroe

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will support the acquisition, demolition/rehabilitation and providing soft second mortgages of four (4) blighted properties in Monroe County. The properties would then be sold to income-eligible buyers as owner-occupied dwellings. This is in concert with the stated purpose of the RACM Land Bank,

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which is to effectively facilitate the return of blighted and abandoned properties to productive reuse through creative leadership that engages key partners to leverage a variety of resources.

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**County:**

Monroe

**Proposal Name:**

Monroe County Senior Housing Rehabilitation Program

**Organization:**

Redevelopment Authority of the County of Monroe

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will assist qualified low-income senior homeowners (60 years and older) with necessary repairs on their homes. The program aims to diminish substandard senior housing units, maintain, and extend the life of existing affordable housing inventory, correct health and safety hazards and improve the quality of life and independence for the senior homeowner population of the County of Monroe.

---

**County:**

Monroe, Pike

**Proposal Name:**

Project New Beginnings

**Organization:**

Family Promise of Monroe County

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

Family Promise of Monroe County is seeking \$150,000 to provide homelessness prevention/rapid rehousing services to households in Monroe/Pike counties to: reduce the number of at-risk households in Monroe/Pike counties; reduce the number of households in Monroe/Pike counties experiencing homelessness; stabilize independent housing in Monroe/Pike counties to prevent the onset of homelessness; and increase successful housing placements. PHARE funds will provide rental assistance and rapid rehousing, to assist 184 households who are homeless or facing imminent homelessness in Monroe County

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**County:**

Montgomery

**Proposal Name:**

Access Services Rapid Rehousing Program

**Organization:**

Access Services Foundation, Inc.

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

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PHARE funds will support the development of on-going relationships with Montgomery County landlords that increase housing opportunities for homeless persons in the County, with the goal of successful RRH Lite housing at Access Services by 50%. To realize meaningful partnership between behavioral health and housing to enhance lasting engagement with chronically homeless individuals. To reduce the homeless population in Montgomery Co.

---

**County:**

Montgomery

**Proposal Name:**

Advancing Equity for Young Adults Experiencing Homelessness in Montgomery County

**Organization:**

Valley Youth House Committee

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funding will intensify outreach efforts to engage young adults with housing crises in underserved areas of the county and expand housing resources to ensure access for populations that experience disproportionate rates of homelessness. The project is directly aligned with the efforts of the local homeless response system, Your Way Home, to increase racial and ethnic equity and will also intentionally target young people who identify as LGBT.

---

**County:**

Montgomery

**Proposal Name:**

Brighter Futures Through Housing

**Organization:**

Merakey IDD Philadelphia

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

The proposed program provides individuals with intellectual/developmental disabilities with the necessary supports to enable them to live independently in their own house/apartment. The program will provide housing education, independent living skills, and home adaptations so that these individuals can successfully maintain independent housing.

---

**County:**

Montgomery

**Proposal Name:**

Domestic Violence Prevention - Laurel House 2021/2022

**Organization:**

Laurel House

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

## 2022 PHARE Awards Project Summaries

**Proposal Description:**

This project includes the renovation of an 8,649 square foot building to include residential space for victims of domestic violence and their children who are fleeing abuse and survivors/victims who need supportive services such as counseling. The funding from this grant will allow Laurel House to install ceilings and floors that will make cleaning more efficient and improve ventilation. It will also include updated plumbing and plumbing fixtures, as well as a safe, new parking lot.

---

**County:**

Montgomery

**Proposal Name:**

First-Time Homebuyer Financial Assistance Pilot for Montgomery County

**Organization:**

Consumer Credit Counseling Service of Delaware Valley

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

Clarifi is proposing a unique homeownership preparation program to combine our long-term, outcome driven counseling model with down payment assistance for families impacted by the criminal justice system in Montgomery County. We have defined this as families with members currently or formerly incarcerated. The goal for clients will be to build intergenerational wealth via homeownership for families who would otherwise not be able to afford a home.

---

**County:**

Montgomery

**Proposal Name:**

Hatfield

**Organization:**

Habitat for Humanity of Montgomery and Delaware Counties, Inc.

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

Habitat for Humanity Montgomery and Delaware County is building 4 homes on Cowpath road in Hatfield, PA. These homes will be 2 sets of duplexes. 2 homes will go to 50% AMI buyers and 2 will go to those making below 80% of the MAI. This development received funding from PHARE in 2020; however, the COVID-19 pandemic halted the project which has resulted in large cost increased to construction materials. This application is requesting an additional \$200,000 to complete this project

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**County:**

Montgomery

**Proposal Name:**

Housing Counseling for Montgomery County Families

**Organization:**

Consumer Credit Counseling Service of Delaware Valley

**Funding Reserved:**

\$85,000 (Realty Transfer Tax)

# 2022 PHARE Awards Project Summaries

**Proposal Description:**

Clarifi is seeking PHARE funds to support expansion of our housing counseling services in Montgomery County. Using our Financial Empowerment model, this counseling includes pre-purchase counseling, as well as foreclosure prevention services.

---

**County:**

Montgomery

**Proposal Name:**

MCHA - Sidney Pollock House Fire Alarm

**Organization:**

Montgomery County Housing Authority

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

Sidney Pollock House is a 102 unit, permanent, subsidized rental housing building occupied by seniors, people with disabilities, 90% of whom are under 30% of AMI. Its existing fire alarm system is 18 years old and beyond its useful life; its parts have become obsolete, and maintenance is difficult. The replacement of the fire alarm system is a life safety, capital need. By replacing the fire alarm system, PHFA would contribute to the residential safety of some of County's most vulnerable residents.

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**County:**

Montgomery

**Proposal Name:**

Shallow Subsidy and Landlord Engagement

**Organization:**

Montgomery County - Department of Housing and Community Development

**Funding Reserved:**

\$500,000 (Realty Transfer Tax)

**Proposal Description:**

Your Way Home Montgomery County will use the requested PHARE funding in three ways: to provide shallow rental subsidies for one year to prioritized households, to increase engagement with local landlords to encourage participation in rental subsidy programs, and to increase funding for landlord incentives and housing location services for direct service providers. These measures will help households exit homelessness more quickly and maintain stable housing when subsidies end.

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**County:**

Montgomery

**Proposal Name:**

Susie Clemens House TC2019-818

**Organization:**

## 2022 PHARE Awards Project Summaries

Susie Clemens House, LP

**Funding Reserved:**

\$194,218 (Realty Transfer Tax)

**Proposal Description:**

Susie Clemens House will continue the build-out of Advanced Livings Derstine Run community in Hatfield, PA, adding 60 affordable one-bedroom apartments to the site. Forty-five of these apartments will serve seniors age 55+ and fifteen of the apartments will be targeted to adults with disabilities, including developmental disabilities and behavioral health challenges. ALMD has secured 9 project-based HUD Section 811 vouchers for these apartments.

---

**County:**

Northampton

**Proposal Name:**

Dutchtown Commons

**Organization:**

PA Days Restart LLC

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

Dutchtown Commons is a planned housing and retail development in the West Ward of the City of Easton in Northampton County. This project will transform seven adjacent, vacant, or underutilized lots into a seven-story structure that has a supermarket, two parking lots, and a total of 39 one- and two-bedroom apartments. Affordable housing will be available to two (2) households with income below 50% of the MAI and four (4) households with income between 50 and 200% MAI. One unit will be accessible.

---

**County:**

Northampton

**Proposal Name:**

Northampton County Lead Hazard Reduction Program Locke Heights Neighborhood

**Organization:**

County of Northampton

**Funding Reserved:**

\$500,000 (Realty Transfer Tax)

**Proposal Description:**

Northampton County is requesting PHARE funds to assist the County, and its strategic partners, to reduce residential lead hazards in the Locke Heights Neighborhood, East Bangor, PA. The PHARE grant, in combination with matching CDBG, HOME, and HUD Lead Hazard Reduction Grant funds, will maintain affordable housing units and reduce lead hazards in Northampton County.

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**County:**

Philadelphia

**Proposal Name:**

1623 W Master Street



## 2022 PHARE Awards Project Summaries

**Organization:**

Pathways to Housing PA, Inc.

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will be used to create three new units of affordable housing in the rapidly gentrifying Sharswood neighborhood. At least one unit will be set aside for an individual or family that is currently experiencing homelessness. Supportive services will be provided by Pathways to Housing PA's well-established Housing First program, empowering both low income and formerly homeless tenants to improve and stabilize their lives.

---

**County:**

Philadelphia

**Proposal Name:**

Action Wellness COVID-19 Homelessness Prevention Project YR II

**Organization:**

ACTIONAIDS, Inc.

**Funding Reserved:**

\$92,000 (Realty Transfer Tax)

**Proposal Description:**

Action Wellness (formerly ActionAIDS) seeks renewed funding in the amount of from PHARE to ensure that up to fifteen (15) vulnerable households supported through our 2020/21 PHFA/PHARE-funded reentry housing assistance intervention and other Action Wellness housing assistance programs, will remain stabilized in their housing, while our case management staff work to support them in reducing barriers.

---

**County:**

Philadelphia

**Proposal Name:**

Building Homes, Building Futures (BHBF)

**Organization:**

HOW Charities

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

HOW Charities is requesting PHARE funding to continue with our innovative and successful homeownership program, Building Homes, Building Futures (BHBF). This program supports African Americans families who are economically disadvantaged by helping them create intergenerational wealth. The PHARE funds will allow us to expand the program's current reach.

---

**County:**

Philadelphia

**Proposal Name:**

CATCH Patriot House 2021

## 2022 PHARE Awards Project Summaries

**Organization:**

C.A.T.C.H., Inc.

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

To ensure sustainability, CATCH is seeking PHARE funds to make necessary repairs to Patriot House, which provides high quality housing with comprehensive services for chronically homeless veterans with special needs. The PHARE funds will assist this very low-income population by meeting a vitally important need - to repair an aging roof and damaged exterior stucco as well as to address any deteriorated flooring and joists, thereby stabilizing the building and ensuring longevity.

---

**County:**

Philadelphia

**Proposal Name:**

Ceiba Collective to Foster Sustainable Partnerships Committed to Meeting Housing Needs Over a Significant Period of Time

**Organization:**

Ceiba, Inc.

**Funding Reserved:**

\$75,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will support the fostering of sustainable partnerships committed to addressing housing needs in the Hispanic Community of Philadelphia. The grant will be used to retain a Program Director to help coordinate and manage the activities of the Ceiba - Latino Equitable Development Collective (Ceiba - LEDC), a Ceiba Collective Impact initiative in the Latino community of Eastern North Philadelphia.

---

**County:**

Philadelphia

**Proposal Name:**

Community Homes

**Organization:**

Intercommunity Action, Inc.

**Funding Reserved:**

\$175,000 (Realty Transfer Tax)

**Proposal Description:**

The Community Homes development is a scattered site housing development for people with mental disabilities. All residents received funding through the consolidated waiver program through the Commonwealth to provide funding for intensive supportive services as well as housing costs. Homes consist of 42 single room occupancy units with shared kitchens, baths, and living space spread out through fifteen sites.

---

**County:**

Philadelphia

## 2022 PHARE Awards Project Summaries

**Proposal Name:**

Dauphin House

**Organization:**

1400 Dauphin Associates, LLC

**Funding Reserved:**

\$780,473 (Realty Transfer Tax)

**Proposal Description:**

Dauphin House ("DH") is a senior residential community located in a 5-story building with 52 one-bedroom apartments. The building will house a property management office, medical suite with waiting room and private doctor's room, community room, common laundry room, and a rooftop patio, all serving the intention to develop "Healthy Housing" that will help seniors flourish as they age in place.

---

**County:**

Philadelphia

**Proposal Name:**

EnergyFIT Philadelphia

**Organization:**

Energy Coordinating Agency of Philadelphia, Inc

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

EnergyFIT Philadelphia will combine home repair, lead encapsulation, and weatherization for two neighborhoods in historically underserved communities also facing gentrification pressures. The program will also incorporate job training and internships to build up the home repair and weatherization contractor network, a crucial step as home repair and weatherization programming see increased investment. Finally, we will pilot electrification for 10 homeowners.

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**County:**

Philadelphia

**Proposal Name:**

Expanding Access to Compass FSS in Philadelphia

**Organization:**

Compass Working Capital

**Funding Reserved:**

\$75,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will support Compass Working Capital ("Compass"), in partnership with the Philadelphia Housing Authority ("PHA"), Clarifi, and WinnCompanies, to reach enrollment, scale, and impact goals for the Family Self-Sufficiency ("FSS") program that supports families in Philadelphia, PA who receive federal housing assistance to build assets and financial capabilities as a pathway to greater economic opportunity, and out of poverty.

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**County:**

# 2022 PHARE Awards Project Summaries

Philadelphia

**Proposal Name:**

Family Homelessness Prevention/Rapid Relocation

**Organization:**

Family Promise of Philadelphia

**Funding Reserved:**

\$180,000 (Realty Transfer Tax)

**Proposal Description:**

PIHN provides homelessness prevention services and aid including needs assessment, case management, financial and non-financial aid, entitlement assistance, and linkage to jobs. Financial aid draws from a flexible fund providing short term/emergency rentals, security deposits, back rent, utilities, "shallow rent" and subsidies for other emergency needs. Innovative landlord partnerships with access to a rental risk pool and enable PIHN to locate housing, resolve arrearages, and avert evictions.

---

**County:**

Philadelphia

**Proposal Name:**

GPASS DHC (Department of Housing Counseling)

**Organization:**

Greater Philadelphia Asian Social Service Center

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

THE Greater Philadelphia Asian Social Service Center (GPASS) is requesting PHARE funds to support the provision of rental assistance for underserved and at-risk individuals/families in the Philadelphia area. GPASS-DHC offers its clients a wide variety of housing counseling services which include Pre-Purchase Counseling, Anti-Predatory Counseling, First Time Home-Buyer Workshop, Delinquency Counseling, Credit Repair Counseling but we wish to add Rental Assistance services.

---

**County:**

Philadelphia

**Proposal Name:**

Homelessness Prevention for Returning Citizens in Philadelphia

**Organization:**

City of Philadelphia Office of Community Empowerment and Opportunity

**Funding Reserved:**

\$388,211 (Realty Transfer Tax)

**Proposal Description:**

The Homelessness Prevention for Returning Citizens in Philadelphia program seeks to support stable housing conditions for returning citizens through comprehensive financial and housing counseling as well as the distribution of housing assistance grants. As a population, returning citizens in Philadelphia face immense roadblocks to their reintegration into society, and housing stability is vital to a successful re-entry. Through a highly supportive counseling model, we will ensure that returning

## 2022 PHARE Awards Project Summaries

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**County:**

Philadelphia

**Proposal Name:**

Inglis Gardens at Belmont I and II

**Organization:**

Inglis Housing Corporation

**Funding Reserved:**

\$550,000 (Realty Transfer Tax)

**Proposal Description:**

The developers are proposing to add one additional elevator to each of the two Belmont properties. The buildings were each completed with one elevator each and it has become clear to ownership and property management that a 2nd elevator is needed in each building due to the populations served, which consists of people with physical disabilities, most of whom are wheelchair-bound.

---

**County:**

Philadelphia

**Proposal Name:**

LISC Philadelphia Preservation Network Building Capacity for Housing Equity

**Organization:**

Local Initiatives Support Corporation

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

The Preservation Network: Building Capacity for Housing Equity is a collaborative work model committed to preserving and protecting publicly assisted affordable rental properties in Philadelphia. PHARE/RTT funding will support preservation and capacity building initiatives for non-profit owned publicly assisted affordable rental properties in Philadelphia's most cost-burdened neighborhoods, where African American and Hispanic households risk of displacement due to the lack of affordable housing.

---

**County:**

Philadelphia

**Proposal Name:**

Mi Casa

**Organization:**

Norris Square Community Alliance

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

The Mi Casa project provides households with a path to homeownership by creating affordable rental units that allow families to save to purchase their first home. With the guidance from our housing counselors,

## 2022 PHARE Awards Project Summaries

each Mi Casa household will complete a first home buying plan and will receive bilingual supportive services including access to quality childcare, workforce development and adult education programs.

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**County:**

Philadelphia

**Proposal Name:**

Mid-City Apartments

**Organization:**

MF Mid City LLC

**Funding Reserved:**

\$1,000,000 (Realty Transfer Tax)

**Proposal Description:**

Mid-City Apartments is a supportive housing development located in Center City Philadelphia serving formerly homeless individuals. Mission First is proposing a comprehensive renovation, which will replace/repair all building systems and fixtures, and convert outdated SRO units to Efficiency units, each containing their own bathroom. This preservation process will be funded using 4% Tax Credits, a permanent mortgage, PHARE, and City of Philadelphia funding.

---

**County:**

Philadelphia

**Proposal Name:**

Next Chapter Project

**Organization:**

Depaul USA

**Funding Reserved:**

\$93,000 (Realty Transfer Tax)

**Proposal Description:**

The Next Chapter program will serve 50 homeless men and women and help them to achieve their educational and vocational goals. Twenty-five participants aged 18-25 will also receive coaching to develop career pathways and enroll in training programs. Participants will receive housing placement, case management and rental subsidies.

---

**County:**

Philadelphia

**Proposal Name:**

Nicole Hines Townhomes

**Organization:**

Women's Community Revitalization Project

**Funding Reserved:**

\$324,656 (Realty Transfer Tax)

**Proposal Description:**

## 2022 PHARE Awards Project Summaries

Nicole Hines Townhomes (NHTH) is a transit-oriented development developed by the nonprofit Women's Community Revitalization Project (WCRP). It consists of 35 units of townhomes and apartments. WCRP is seeking these RTT funds to pay for construction cost increases due to COVID 19.

---

**County:**

Philadelphia

**Proposal Name:**

North 11th Street Homeownership Project

**Organization:**

PCDC Community Capital Partners, LLC

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

The North 11st Street Homeownership Project will provide much-needed affordable housing in Chinatown and Philadelphia. The city is seeing a spike in housing and rent costs, which impacts some of the most vulnerable, especially the limited-English proficient, immigrant, minority, and low-income populations. As a HUD-certified housing counseling agency, PCDC will also provide bilingual housing counseling

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**County:**

Philadelphia

**Proposal Name:**

Philadelphia Home Shell Stabilization Program

**Organization:**

Habitat for Humanity Philadelphia, Inc.

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

Under the larger umbrella of its Home Repair Program, Habitat for Humanity Philadelphia's Philadelphia Home Shell Stabilization Program offers exterior repairs for households making under 80% AMI across Philadelphia. Program participants do not pay an application fee and do not pay for any repair costs. The suite of exterior shell repair services performed ensure occupants' health, safety, and stability and that the shell of their home has a useful and reasonable remaining life.

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**County:**

Philadelphia

**Proposal Name:**

Seeking Justice and Safe, Habitable Homes for Vulnerable Older Tenants of Color

**Organization:**

SeniorLAW Center

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

## 2022 PHARE Awards Project Summaries

With PHARE funding, SeniorLAW Center will provide legal assistance and advocacy, supportive services and preventative, legal community-based programming to low-income older tenants of color in Philadelphia. We will target key zip codes in and around North and West Philadelphia which are home to more than one-third of all older renters in our city, 90% of whom are minority and many of whom live at or well below the federal poverty levels.

---

**County:**

Philadelphia

**Proposal Name:**

Shared Housing to transform blighted, vacant rental units into homes for formerly homeless people to live as roommates

**Organization:**

City of Philadelphia Office of Homeless Services

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

Shared Housing reactivates blighted, vacant scattered site housing authority units and makes them available, with wraparound services, to formerly homeless people to live as roommates. This one-time capital investment from PHARE is matched by city-funded supportive services as a permanent alternative to shelter, and PHA property maintenance.

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**County:**

Philadelphia

**Proposal Name:**

Shedwick Affordable Homeownership

**Organization:**

Brandywine Operating Partnership, L.P.

**Funding Reserved:**

\$175,000 (Realty Transfer Tax)

**Proposal Description:**

Brandywine Realty Trust and Mount Vernon Manor Community Development Corporation are proposing to acquire 17 vacant lots currently owned by City government and to build 24 units of affordable housing for homeownership. With the PHARE Funds, seven of the 24 units would be sold to households of 40% AMI. Of the remainder, one would be sold to a household at 60% AMI, and the remaining 16 would be sold to households of 80% AMI.

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**County:**

Philadelphia

**Proposal Name:**

Southwest Philly Affordable Housing Phase III

**Organization:**

Southwest Community Development Corporation

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)



## 2022 PHARE Awards Project Summaries

**Proposal Description:**

PHARE funds will support the rehabilitation of three Philadelphia rowhomes including new roof, windows, kitchen and bath, and new appliances. The completed houses will be sold as affordable to people who earn 80% or below of AMI. Home buyers will be graduates of SWCDC Housing counseling program and/or qualified buyers from the Philadelphia Housing Authority.

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**County:**

Philadelphia

**Proposal Name:**

St. Hugh Lofts

**Organization:**

HACE

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

HACE will rehabilitate a former parochial school offering thirty (30) one-bedroom apartments for persons age 62+. The new dwelling units will be built within the footprint of existing classrooms on the first and second floors, each floor will offer 8 one-bedroom units. A new third floor addition will also offer 8 units with a terrace. The basement fellowship hall will be subdivided into 6 additional units, a multi-purpose community room and medical suite.

---

**County:**

Philadelphia

**Proposal Name:**

Sustaining Transitional Housing And Supportive Services for Survivors of Domestic Violence in Philadelphia

**Organization:**

Women Against Abuse, Incorporated

**Funding Reserved:**  
\$100,000 (Realty Transfer Tax)

**Proposal Description:**

This project will provide support for transitional housing operations and quality, trauma-informed case management and supportive services at Sojourner House, the region's first transitional housing program for domestic violence survivors and their children. Sojourner House provides up to 15 families with physical safety and case management support at a time, including summer and after school programs for children, behavioral health services, and economic empowerment programming.

---

**County:**

Philadelphia

**Proposal Name:**

The New Freedom District

**Organization:**

Islamic Cultural Preservation and Information Council

**Funding Reserved:**  
\$350,000 (Realty Transfer Tax)

# 2022 PHARE Awards Project Summaries

**Proposal Description:**

ICPIC-NAC's plan is to revitalize the 4200 block of Lancaster Avenue. The project's 39 new construction, affordable residential units will be located in Philadelphia's Belmont neighborhood, which is severely distressed, has suffered from decades of disinvestment and is in desperate need of quality affordable housing.

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**County:**

Philadelphia

**Proposal Name:**

The Urban League of Philadelphia Housing Counseling and Financial Education Programs

**Organization:**

Urban League of Philadelphia

**Funding Reserved:**

\$125,000 (Realty Transfer Tax)

**Proposal Description:**

The Urban League of Philadelphia Housing and Financial Education Programs are HUD certified and have worked with thousands of Philadelphia homeowners and renters for more than 20 years. PHARE funds will be used to provide housing counseling services, including: First Time Homebuying workshops and counseling, foreclosure prevention, renter assistance, and financial literacy education.

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**County:**

Philadelphia

**Proposal Name:**

The Village at Mill Creek

**Organization:**

Mosaic Development Partners, LLC

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

The Village at Mill Creek is an innovative approach to supportive, long-term housing. Drawing inspiration from local Philadelphia row homes, tiny house designs, and other permanent supportive housing complexes, the Village at Mill Creek will provide 33 units of housing for currently houseless Philadelphia residents. The resulting project is 12 different houses split into 33 units and one office space for tenants to access.

---

**County:**

Philadelphia

**Proposal Name:**

Veterans Multi Service Center Edison 64 Veterans Community Security

**Organization:**

Veterans Multi-Service Center

**Funding Reserved:**

\$98,6000 (Realty Transfer Tax)

## 2022 PHARE Awards Project Summaries

**Proposal Description:**

The Edison 64 Veterans Community allows for on-site services provided by VMC for the residents including space for social interaction and communication. PHARE funding will be used exclusively for the installation of additional security cameras for the Edison 64 Veterans Community. In addition, funding will also allow VMC to hire extra security personnel for evening hours when VMC staff is not on site.

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**County:**

Pike

**Proposal Name:**

Pike County Shallow Subsidy Program

**Organization:**

Pike County

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

The Pike County Shallow Subsidy Program is an innovative housing solution that will provide up to \$500 of rental assistance for 12 to 18 months. To promote improved financial well-being, all participants in the program will develop a financial wellness plan with County staff to identify financial goals and create pathways to achieve those goals within the time assistance is received.

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**County:**

Potter

**Proposal Name:**

Potter County Homeless Prevention Program

**Organization:**

Potter County Commissioners

**Funding Reserved:**

\$75,000 (Realty Transfer Tax)

**Proposal Description:**

Northern Tier is proposing to utilize the 2022 funds for continuation of PCHPP Financial Assistance (short- and medium-term rental assistance, security and utility deposits, utility payments), Case Management, Data Collection and Evaluation, and Administration. Potter County Commissioners will distribute funds through a sub-recipient agreement with Northern Tier Community Action Corporation as the administrator for the Potter County Homeless Prevention Program.

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**County:**

Regional

**Proposal Name:**

Financial Literacy Education- homeless to housing stability

**Organization:**

Credit Counseling Center

**Funding Reserved:**

\$25,000 (Realty Transfer Tax)

## 2022 PHARE Awards Project Summaries

**Proposal Description:**

The Credit Counseling Center is requesting a grant to increase our Financial Literacy Education - money management, savings and rebuilding credit to Good Friends, Gaudenzia, and Libertae drug/alcohol treatment and recovery programs. Our Financial Literacy education will move individuals towards financial independence and improve housing stability. This can be achieved by getting out of debt, increasing one's credit score, and establishing a sound household budget for future planning. Better money management starts with spending awareness.

---

**County:**

Regional

**Proposal Name:**

Housing counseling

**Organization:**

Grace Neighborhood Development Corporation

**Funding Reserved:**

\$40,000 (Realty Transfer Tax)

**Proposal Description:**

This project will provide financial counseling to the target population of low- to moderate-income households, including single-parent families, serviced through office and home visits as well as workshops. The major focus of the counseling and coaching is money management, budgeting, reducing and debt, establishing and improving credit, building a savings, and using safe banking products. Services offered will include first time home buyer counseling, pre purchase, post purchase, and mortgage default and foreclosure prevention.

---

**County:**

Regional

**Proposal Name:**

Housing Counseling and Financial Education - 3

**Organization:**

Genesis Housing Corporation

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

The 2021 PHARE funds would be used to continue to support our housing counseling staff to better serve our clients and community. The funds will be used to support the PHARE staff position and support staff training. The staff person, hired with 2019 PHARE funds, works as an assistant to our HUD certified counselor with the intention of training and mentoring this person to become a second certified counselor.

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**County:**

Regional

**Proposal Name:**

Housing Stability in Mt. Airy

**Organization:**

Mt. Airy USA

# 2022 PHARE Awards Project Summaries

**Funding Reserved:**

\$40,000 (Realty Transfer Tax)

**Proposal Description:**

Mt. Airy CDC is applying for \$350,000 in PHARE funding to support our housing counseling agency. These funds will support three projects: a series of shallow rent subsidies, relocating our housing counseling agency to a more visible storefront location on Germantown Avenue and for assistance to further develop our eviction prevention programming. These three projects work together to help Mt. Airy CDC ensure housing remains affordable throughout the neighborhood and that residents have the tool

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**County:**

Regional

**Proposal Name:**

Mortgage Foreclosure Prevention and Loss Mitigation Program

**Organization:**

Credit Counseling Center

**Funding Reserved:**

\$45,000 (Realty Transfer Tax)

**Proposal Description:**

Credit Counseling Center, (CCC) with the help of this grant, will expand our Mortgage Foreclosure Prevention and Loss Mitigation Program. This program will help distressed homeowners of Bucks County who may be facing foreclosure or imminent default regain long term home sustainability. Counseling includes preparation for HEMAP, Homeowners Emergency Mortgage Assistance Program (a loan program with the State) and the Bucks County Foreclosure Diversion Program which requires the lender and homeowner to meet.

---

**County:**

Regional

**Proposal Name:**

NeighborWorks NEPA Regional Fair Housing Implementation

**Organization:**

Scranton Neighborhood Housing Services Inc

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

NeighborWorks Northeastern Pennsylvania (NWNPEA) seeks \$102,500 in PHARE/RTT funding to further our Fair Housing initiatives for underserved communities (primarily Black, Hispanic, and LGBTQ+) through continued and targeted outreach efforts in the region (Scranton, Hazleton, and Stroudsburg). In addition to our continued work in the expansion of our financial coaching and homeownership services, we want to develop our landlord education of Fair Housing rights and laws to address housing disparities for renters and promote landlord engagement with Housing Choice programs.

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**County:**

Regional

## 2022 PHARE Awards Project Summaries

**Proposal Name:**

Northwest Counseling Service, Inc.

**Organization:**

Northwest Counseling Service, Inc.

**Funding Reserved:**

\$50,000 (Realty Transfer Tax)

**Proposal Description:**

The overall goal of this project is to encourage financial stabilization and aid in the creation, preservation, and maintenance of affordable housing opportunities. Beyond the services presented, this year, NWCS intends to pay special attention to delinquent borrowers and renters. In addition, to help to assist clients in maintaining and creating generational wealth, we are expanding our division that aids with tangled-title issues, transactional real estate services, and deed transfers.

---

**County:**

Regional

**Proposal Name:**

PA ECHO: Phase 3 Expansion

**Organization:**

Pennsylvania Association of Area Agencies on Aging, Inc.

**Funding Reserved:**

\$230,000 (Realty Transfer Tax)

**Proposal Description:**

P4A, the nonprofit umbrella membership organization for the Commonwealth's 52 Area Agencies on Aging, will use PHARE funds to implement an innovative statewide housing initiative, entitled Elder Cottage Housing Opportunity (ECHO). ECHO to address housing needs of older adults living in rural communities. Local Area agencies on Aging provide supportive services while local housing partners manage and oversee cottage-related matters.

---

**County:**

Regional

**Proposal Name:**

Pocono Rental Assistance and Eviction Mediation Program

**Organization:**

Pocono Mountains United Way

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

Through rental assistance and case management services, the Pocono Rental Assistance Program will help prevent homelessness in the Pocono Regional Homeless Advisory Board (RHAB) area. Eviction Mediation is offered as an innovative strategy specifically intended to maximize the impact of the limited rental assistance dollars. In addition, funding through PHARE will help to support the Coordinated Entry Walk-In Site at Street 2 Feet; the only access site within the Pocono RHAB.

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## 2022 PHARE Awards Project Summaries

**County:**

Regional

**Proposal Name:**

Ruth Matthews Bourger Women with Children Program at Misericordia University

**Organization:**

Misericordia University

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

WWC is a holistic, two-generation model program at the university that provides comprehensive family programming, support, and life skills while mother's attend school full-time to achieve their college degree, go on to professional employment and break the cycle of inter-generational poverty. Support of this program's housing component will provide the year-long housing that is vital for this program to exist and sustain itself for up to 20 families.

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**County:**

Regional

**Proposal Name:**

SEDA-COG WEATHERIZATION HEALTH AND SAFETY ENHANCEMENT PROGRAM

**Organization:**

SEDA-Council of Governements

**Funding Reserved:**

\$300,000 (Realty Transfer Tax)

**Proposal Description:**

SEDA-COG is known for its creative response to community needs and strong community partnerships. PHARE funds will broaden SEDAs current weatherization initiative and allow for a more comprehensive approach to weatherizing homes which will further reduce very low- and low-income households with high energy bills and reduce health and safety risks throughout homes.

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**County:**

Regional

**Proposal Name:**

Western CoC's CE Manager and CE staff position(s)

**Organization:**

Fayette County Community Action Agency, Inc.

**Funding Reserved:**

\$161,000 (Realty Transfer Tax)

**Proposal Description:**

The system known as PA HMIS, stores client data relevant to the use of housing and services so that participating service providers may collaborate with each other; develop responsive service delivery systems; and meet local state and federal reporting requirements. FCCAA is requesting PHARE funds to leverage CoC funding to support staffing costs for three positions. The addition of these staff will allow DCED to better address helpdesk issues, develop custom reporting and training development as well as provide more in-depth data analysis.

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**County:**

Schuylkill

**Proposal Name:**

Bridge House Transitional Housing

**Organization:**

Schuylkill Community Action

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

The Bridge House is a twelve-unit transitional housing program located on the grounds of the Pottsville Housing Authority. The Bridge House Program provides a stable, sober living environment for homeless victims of domestic violence, low-income homeless persons, and homeless individuals recovering from drug and alcohol addiction.

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**County:**

Somerset

**Proposal Name:**

Tableland Services, Inc. NextGEN STEPS - A Young Adult Focused Supportive Housing Program

**Organization:**

Tableland Services, Inc

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

NextGEN STEPS - a youth focused housing program that will serve young adults between ages of 18-24 years with a housing first focus. PHARE funds will be used to assist ten households with a scattered site model and an extensive system of mainstream resources & housing supports that work to achieve and maintain permanent housing.

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**County:**

Somerset

**Proposal Name:**

The Community Housing Development Project (CHDP)

**Organization:**

The Next Step Center

**Funding Reserved:**

\$500,000 (Realty Transfer Tax)

**Proposal Description:**

The NSC's proposed PHARE funds will be targeted to address the lack of affordable housing options within Somerset County. This year's grant cycle will move from planning & design into construction/development. Eight existing units will be rehabilitated to improve living conditions and safety concerns. Seven units will be newly constructed on the 2nd floor to increase available & affordable housing.



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**County:**

Statewide

**Proposal Name:**

Anthony's Way Foundation -Re-Entry - Re-Connect - Rebuild

**Organization:**

Anthony's Way Foundation

**Funding Reserved:**

\$250,000 (Realty Transfer Tax)

**Proposal Description:**

Currently, there are no other homes in the Hanover, PA area that provide supported services and housing for homeless re-entrants from the surrounding counties or state prisons, with the primary diagnoses of substance use disorder. PHARE funds will afford 8 men the opportunity to develop life skills, secure employment while improving their reintegration into society with a program lasting up to 24 months. Further assistance is provided to live self-sufficiently in the community.

---

**County:**

Statewide

**Proposal Name:**

Community Benefit Agreements Casework and Outreach to Prevent Displacement

**Organization:**

Commonwealth Housing Legal Services

**Funding Reserved:**

\$125,000 (Realty Transfer Tax)

**Proposal Description:**

Commonwealth Housing Legal Services (CHLS) requests PHARE funds to support a multi-pronged strategy to prevent displacement in Pennsylvania communities via Community Benefits Agreements (CBAs). Commonwealth Housing Legal Services (CHLS) will contract legal services and technical assistance work from Regional Housing Legal Services (RHLS) to provide legal assistance as well as community and advocate education on community benefits agreements (CBAs).

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**County:**

Statewide

**Proposal Name:**

Comprehensive Housing Counseling

**Organization:**

Advantage Credit Counseling Service, Inc.

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

Advantage Credit Counseling Service provides free, comprehensive housing counseling services to any Pennsylvania resident that needs or requests it. For all clients served, it includes the development of a

## 2022 PHARE Awards Project Summaries

realistic spending and savings plan and an action plan outlining steps to meeting financial goals. It also includes helping individuals overcome barriers to homeownership, avoid a mortgage foreclosure and determine if a reverse mortgage is a good option.

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**County:**

Statewide

**Proposal Name:**

Domestic Violence Survivor Resiliency Program

**Organization:**

Pennsylvania Coalition Against Domestic Violence

**Funding Reserved:**

\$500,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will be used to serve 1,210 households with funding and services to support homelessness prevention. Prevention assistance will be paired with DV education and supportive services, provided by member programs. The services and funding distribution will be delivered by PCADV member programs, with PCADV providing administrative and strategic support.

---

**County:**

Statewide

**Proposal Name:**

NHS of Greater Berks (NHSGB) Home Improvement Program (HIP)

**Organization:**

Neighborhood Housing Services of Greater Berks, Inc.

**Funding Reserved:**

\$350,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will support home improvement grants to 75 homeowners who can't afford the needed repairs to make their home safe and secure. The grants will feature a low interest rate, no LTV ratios and will be deferred until the property is sold or transferred.

---

**County:**

Statewide

**Proposal Name:**

Sustaining Permanent Housing for Low Income Families Through Legal Advocacy

**Organization:**

Pennsylvania Legal Aid Network, Inc.

**Funding Reserved:**

\$700,000 (Realty Transfer Tax)

**Proposal Description:**

The Pennsylvania Legal Aid Network (PLAN) is the state's coordinated system of organizations providing civil legal aid for those with nowhere else to turn. Five programs across the Commonwealth will offer legal advice, representation, and education to families who are at risk of becoming homeless. These programs

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will work through advocacy related to mobile home parks, eviction, utilities, fair housing, and homeownership.

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**County:**

Statewide

**Proposal Name:**

The Salvation Army Western Pennsylvania Division (TSA WPA) - Comprehensive Social Services & Pathway of Hope

**Organization:**

The Salvation Army

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

The Salvation Army is requesting funding for 2 of its programs which aid in preventing homelessness throughout the Western Pennsylvania Division: Comprehensive Social Services and Pathway of Hope. If granted funding, up to 600 struggling households will be given rental/mortgage and/or utility assistance through Comprehensive Social Services. Additionally, up to 40 families striving for financial stability and self-sufficiency will be given case management & other supportive care through Pathway of Hope.

---

**County:**

Statewide

**Proposal Name:**

Urgent Need for Housing and Economic Solutions for Personal Care Attendants

**Organization:**

Voices for Independence

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

VFI will use funds from PHFA to provide support for personal care attendants who are facing evictions, late mortgage payments, have fears that their utilities will be shut off, or have transportation issues. These attendants provide essential services to individuals with disabilities such as assisting getting them out of bed, fed, showered, and ready for their day. The funding allows the personal care attendants to continue their service because they have secured housing and paid-up utilities

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**County:**

Sullivan

**Proposal Name:**

Sullivan County Rental Assistance Program

**Organization:**

Sullivan County Human Services and Housing Authority

**Funding Reserved:**

\$80,000 (Realty Transfer Tax)

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**Proposal Description:**

PHARE funds will provide one-time temporary rental assistance for up to 3 months' rent. The program does not cover partial rent, late fees, pet fees or any other fee that is not the base rent price. This program is available only for households not already receiving subsidized rent.

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**County:**

Susquehanna

**Proposal Name:**

118 Grand Rehabilitation

**Organization:**

Trehab

**Funding Reserved:**

\$500,000 (Marcellus Shale)

**Proposal Description:**

This project will rehabilitate the building located at 118 Grand Street in Susquehanna, Susquehanna County. The property has apartments which are not currently livable; the building will be rehabilitated, and the units will be renovated to create four two-bedroom units targeting low-income seniors.

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**County:**

Susquehanna

**Proposal Name:**

Susquehanna County Neighborhood Stabilization

**Organization:**

Susquehanna County

**Funding Reserved:**

\$420,000 (Realty Transfer Tax)

**Proposal Description:**

Susquehanna County Housing/Redevelopment Authority will continue their Neighborhood Stabilization Program by acquiring and renovating vacant and blighted homes for resale or rent to lower income families to provide affordable housing units throughout Susquehanna County. Sites have yet to be identified, but foreclosed, blighted, and/or vacant homes will be evaluated throughout Susquehanna County.

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**County:**

Susquehanna

**Proposal Name:**

Susquehanna County Rental and Utility Assistance Program

**Organization:**

Trehab

**Funding Reserved:**

\$125,000 (Marcellus Shale)

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**Proposal Description:**

PHARE funds will support homelessness diversion and mitigation of the effect of the Marcellus Shale housing shortage on low-income residents. Funds will be used for direct assistance to pay limited rent and utility costs, as well as to pay part of a staff members salary to assist those in need of these services.

---

**County:**

Snyder, Union

**Proposal Name:**

Comprehensive Housing Program

**Organization:**

Union-Snyder Community Action Agency

**Funding Reserved:**

\$175,000 (Realty Transfer Tax)

**Proposal Description:**

The Comprehensive Housing Program will reduce homelessness in Union and Snyder counties through homelessness prevention, diversion, rental assistance, case management, and supportive services. The program will foster and strengthen sustainable partnerships and promote regional strategic planning with the goal that no one will face homelessness or housing instability in the two-county region. PHARE funds are being requested to support case management staff and for direct client assistance.

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**County:**

Tioga

**Proposal Name:**

David's by the Lake

**Organization:**

United Christian Ministries, Inc.

**Funding Reserved:**

\$84,800 (Realty Transfer Tax)

**Proposal Description:**

United Christian Ministries, Inc. is requesting funding for building operations, supportive services, and administrative expenses for David's by the Lake, serving homeless adults with disabling conditions.

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**County:**

Tioga

**Proposal Name:**

Garnet House

**Organization:**

United Christian Ministries, Inc.

**Funding Reserved:**

\$75,000 (Marcellus Shale)

## 2022 PHARE Awards Project Summaries

**Proposal Description:**

United Christian Ministries, Inc. is requesting funding for building operations, supportive services, and administrative expenses for Garnet House Supportive Housing, serving homeless adults with disabling conditions.

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**County:**

Tioga

**Proposal Name:**

Kenner Court

**Organization:**

United Christian Ministries, Inc.

**Funding Reserved:**

\$90,000 (Marcellus Shale)

**Proposal Description:**

United Christian Ministries, Inc. is requesting funding for building operations, supportive services, and administrative expenses for Kenner Court Permanent Housing, serving homeless adults with disabling conditions.

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**County:**

Tioga

**Proposal Name:**

Tioga County Rental Assistance

**Organization:**

Tioga County Department of Human Services

**Funding Reserved:**

\$168,000 (Marcellus Shale)

**Proposal Description:**

This program will be used to assist Tioga County, PA residents who are obtaining housing (e.g. 1st, last month's rent, security deposit, moving expenses), maintaining housing (e.g. arrears, extermination costs) or in need of utility assistance (e.g. security deposit, arrears).

---

**County:**

Venango

**Proposal Name:**

Venango County Housing Rehabilitation and Blight Removal Program

**Organization:**

County of Venango

**Funding Reserved:**

\$400,000 (Realty Transfer Tax)

**Proposal Description:**

The Venango County Regional Planning Commission partners with the Venango County Land Bank and local municipalities in its countywide Housing Rehabilitation and Blight Removal Program to stabilize and

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strengthen the housing market within Venango County. PHARE funds will support the completion of owner-occupied home rehabilitation projects, countywide.

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**County:**

Warren

**Proposal Name:**

Development and Construction of Affordable, Permanent Housing Units for Vulnerable Households

**Organization:**

Warren and Forest Counties Economic Opportunity Council

**Funding Reserved:**

\$112,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funds will be used to finalize the acquisition of two lots within the City of Warren, demolish the existing structures, and complete site preparation for the construction of two duplexes for permanent affordable housing. The new housing will be held for low-income individuals for whom housing has been a barrier to stability and who struggle with additional barriers such as mental health and/or physical disability.

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**County:**

Washington

**Proposal Name:**

Canon House Pull Cord System and Security Enhancements

**Organization:**

Redevelopment Authority of the County of Washington

**Funding Reserved:**

\$82,500 (Realty Transfer Tax)

**Proposal Description:**

Canon House Highrise for the Elderly, located in Canonsburg Borough in southwestern Pennsylvania, is a 104 unit, 8 story elderly housing facility. PHARE funds will be used to install anew wireless call system which would place resident calls directly to 911, as well as the replacement of several security cameras.

---

**County:**

Washington

**Proposal Name:**

Canon House Roof Replacement Project

**Organization:**

Redevelopment Authority of the County of Washington

**Funding Reserved:**

\$400,000 (Marcellus Shale)

**Proposal Description:**

Canon House is an eight-story elderly housing facility consisting of 104 one-bedroom apartments, which is in the Borough of Canonsburg. The existing roof on the building is 23 years old and beyond its useful life. We are requesting PHARE funds to install a new rubber roof on the building.

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**County:**

Washington

**Proposal Name:**

Financial Capabilities Center

**Organization:**

Blueprints

**Funding Reserved:**

\$25,000 (Realty Transfer Tax)

**Proposal Description:**

Blueprints is requesting PHARE funding to target renters in four select Washington County Public Housing Authority communities as well as participants engaged in Blueprints array of programming that includes hundreds of Washington County families served through rent and utility assistance programs for group and/or individual financial literacy sessions.

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**County:**

Washington

**Proposal Name:**

Reentry Housing & Self-Sufficiency Program

**Organization:**

Blueprints

**Funding Reserved:**

\$100,000 (Marcellus Shale)

**Proposal Description:**

Blueprints is requesting PHARE funding to continue a Reentry Housing & Self-Sufficiency Program for inmates at the Washington County Correctional Facility. Through the project, Blueprints will provide short-term rental/utility payment assistance to reentrants and help them achieve self-sufficiency related goals upon release to maintain their housing.

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**County:**

Washington

**Proposal Name:**

TDC Home Rehab Program

**Organization:**

The Dreamers Co International

**Funding Reserved:**

\$150,000 (Realty Transfer Tax)

**Proposal Description:**

The funding will be dedicated to three initiatives under the TDC Neighborhood Renewal Program that benefit low and very low-income families in the City of Washington, including the purchase and rehab of one structure, the rehabilitation of 4 other structures, and the beautification of an additional 10 properties.

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**County:**

Washington

**Proposal Name:**

WCHA John Lignelli Manor Elevator Safety Upgrades & Roof Replacement

**Organization:**

Washington County Housing Authority via RACW

**Funding Reserved:**

\$250,000 (Marcellus Shale)

**Proposal Description:**

PHARE funds will be used to install electrical and mechanical safety upgrades to two, four-story, twenty-year-old hydraulic elevators and to replace the 9,650 square foot twenty-year-old main roof atop the John Lignelli Manor in New Eagle, Pennsylvania.

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**County:**

Wayne

**Proposal Name:**

Aging in Place Wayne County Expansion

**Organization:**

Scranton Neighborhood Housing Services Inc

**Funding Reserved:**

\$400,000 (Realty Transfer Tax)

**Proposal Description:**

NeighborWorks is requesting PHARE funding to support an expansion of the Aging in Place program into Wayne County. By expanding the Aging in Place Program, NeighborWorks plans to greatly enhance our efforts by leveraging existing funding commitments with PHARE/RTT funds to provide approximately 100 additional homeowners, aged 60 or older in Wayne County, with critical home repairs and safety modifications.

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**County:**

Westmoreland

**Proposal Name:**

Homeless Prevention Assistance Program

**Organization:**

Westmoreland Human Opportunities, Inc.

**Funding Reserved:**

\$100,000 (Marcellus Shale)

**Proposal Description:**

Westmorland Community Actions Homeless Prevention Assistant Program provides necessary supports to Westmoreland County residents to prevent homelessness. These supports are accompanied by case management to ensure the assistance will make a lasting impact on the individual or family and provide the tools necessary to help the individual or family reach self-sufficiency.

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**County:**

Westmoreland

**Proposal Name:**

Morning Sun Senior Lofts

**Organization:**

The Westmoreland County Land Bank

**Funding Reserved:**

\$500,000 (Marcellus Shale)

**Proposal Description:**

The Westmoreland County Land Bank (WCLB) in partnership with the Redevelopment Authority of the County of Westmoreland (RACW) is requesting PHARE funds for adaptive reuse purposes of the former East Vandergrift school building. Work to include interior selective demolition, roof replacement, limited façade restoration, and closure to points of entrance for weather elements.

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**County:**

Westmoreland

**Proposal Name:**

The SMART Housing Program

**Organization:**

Westmoreland Human Opportunities, Inc.

**Funding Reserved:**

\$100,000 (Realty Transfer Tax)

**Proposal Description:**

The main goal of the SMART Housing Program is to prevent homelessness and provide rapid-rehousing and rental assistance to 9 transition-age youth (ages 18-24) who are homeless or at-risk for homelessness. All enrolled youth will receive supportive services from a Peer Support Specialist and Case Manager including assessing educational needs, job skills, financial stability, and transportation needs.

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**County:**

Wyoming

**Proposal Name:**

Meshoppen Townhouses Sewer Connection

**Organization:**

Wyoming County Housing and Redevelopment Authority

**Funding Reserved:**

\$70,000 (Realty Transfer Tax)

**Proposal Description:**

With a deteriorating sewer system and deeply prorated capital funds, the Wyoming County Housing Authority will use PHARE funds to assist with a sewer connection from the Meshoppen Townhouses to the Meshoppen Municipal Authority.

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**-County:**

Wyoming

**Proposal Name:**

Wyoming County Renovation Assistance

**Organization:**

Trehab

**Funding Reserved:**

\$140,000 (Marcellus Shale)

**Proposal Description:**

PHARE funds will be used to provide funds for housing renovation grants to eligible home buyers and homeowners, allowing low-to-mid income residents to procure or retain safe and stable housing in a strained housing market, while also capitalizing upon and improving existing housing stock in disrepair.

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**County:**

York

**Proposal Name:**

Doctors Row Apartments

**Organization:**

RB Development, LLC

**Funding Reserved:**

\$200,000 (Realty Transfer Tax)

**Proposal Description:**

Doctor's Row Apartments will create 20 efficiency units of affordable and mixed income housing for York seniors, with enhanced services. The project is being developed by RB Development and Hunter Cottage LLC, two local minority developers. Enhanced services will include a commissary/community room with one hot meal per day, on site medical, transportation assistance, and mental health services.

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**County:**

York

**Proposal Name:**

Property Acquisition and Rehabilitation

**Organization:**

York Area Development Corporation

**Funding Reserved:**

\$500,000 (Realty Transfer Tax)

**Proposal Description:**

Affordable Housing will utilize PHARE funding to acquire and rehabilitate property for the purpose of providing quality affordable housing to households with a current Housing Choice Voucher.

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**County:**

York

**Proposal Name:**

West End Community Revitalization

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**Organization:**

Y Community Development Corp

**Funding Reserved:**

\$175,000 (Realty Transfer Tax)

**Proposal Description:**

The Y Community Development Corp will use funds to further its West End Community Revitalization Project, which works in the west end of York City, PA. The funds will support the refurbishing the exteriors of the Historic Fairmount Properties on the 300 and 400 blocks of North Beaver Streets.

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**County:**

York

**Proposal Name:**

York County Rapid Re-Housing for Young Adults

**Organization:**

Valley Youth House Committee

**Funding Reserved:**

\$68,000 (Realty Transfer Tax)

**Proposal Description:**

PHARE funding will be used to expand capacity and improve outcomes for youth served by the York County Rapid Re-Housing program, which provides housing and case management to homeless transition-age youth (ages 18-24) across York County.

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**County:**

York

**Proposal Name:**

YWCA York Bridge Transitional Housing for Victims of Domestic Violence

**Organization:**

The Young Women's Christian Association of York, PA

**Funding Reserved:**

\$125,000 (Realty Transfer Tax)

**Proposal Description:**

YWCA York is the only provider of free comprehensive services for victims of domestic violence, sexual assault, and human trafficking in York County. This grant will fund the replacement of the wooden porch at one of the Bridge Transitional housing apartment buildings. It will include replacing the rotten wood decking with new lumber along with replacing the wooden railings along the porch.

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