

2024 PHARE Awards Project Summaries

County:

ADAMS

Proposal Name:

Housing Coordinator and Voucher Program Support, II

Organization:

Adams County Housing Authority

Funding Reserved:

\$80,000 PHARE/Realty Transfer Tax

Proposal Description:

Adams County Housing Authority is proposing the continuation of our housing specialist position, whose function is to recruit landlords to participate in the existing voucher program and assist voucher holders in locating suitable housing. To encourage new landlord participation, landlords signing a new housing voucher contract will receive a one-time \$500 signing bonus.

County:

ADAMS

Proposal Name:

HVAC Rehabilitation Harold Court

Organization:

Adams County Housing Authority

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

This project will replace HVAC units at a HUD subsidized housing complex that opened in 1990. The project will decrease utility costs for the tenants and will assist the agency to preserve these much-needed affordable housing units.

County:

ALLEGHENY

Proposal Name:

Herron & Wylie Phase I

Organization:

Communion LLC

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Herron & Wylie Phase I will redevelop two vacant lots in a distressed part of the Hill District. This development consists of the new construction of a 4-story building with 1,362 SF of commercial space on the ground floor and 6 affordable 1-bedroom apartments above. Through incremental development, Herron & Wylie will be converted into a new mixed-income, mixed-use building with ground floor amenities, retail space, and affordable housing.

2024 PHARE Awards Project Summaries

County:

ALLEGHENY

Proposal Name:

Anderson Estates

Organization:

Concrete Rose Construction

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

Anderson Estates will bring 6 new, affordable rental units (3 2 bedroom and 3 4 bedroom) to the historically Black neighborhood of Homewood in Pittsburgh. According to a 2011 University of Pittsburgh study, 44% of parcels in Homewood had no structure and 30% of properties with a residential address were unoccupied. We are excited to develop quality housing in a neighborhood that has suffered from decades of disinvestment.

County:

ALLEGHENY

Proposal Name:

Affordable Housing Preservation for Pennsylvanians with Disabilities - 204 McClellan Drive

Organization:

Community Options, Inc

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Community Options will use PHARE funding to rehabilitate and preserve supportive and affordable housing for people with disabilities who live in Allegheny County.

County:

ALLEGHENY

Proposal Name:

Ledlie St. Townhomes Phase I & 3426 Webster Ave.

Organization:

Amani Christian Community Development Corporation

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

The project consists of the Ledlie St. Townhomes Phase I development, the modular construction of two 3-bedroom, 1.5 bath townhomes in the Middle Hill District, and the full rehab of 3426 Webster Ave., a blighted property in the Upper Hill District. Both projects will increase the inventory of affordable housing in the Greater Hill District and serve as a catalyst for infill housing development to ensure that there are high-quality housing opportunities for Hill District residents.

2024 PHARE Awards Project Summaries

County:

ALLEGHENY

Proposal Name:

Growing and Maintaining Black Generational Housing Equity in Allegheny County

Organization:

Catapult Greater Pittsburgh

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Catapult Greater Pittsburgh (CGP) will provide low- and moderate-income new homebuyers and existing low-income homeowners comprehensive trauma-informed financial education. We will have a specific focus on the Revitalizing Neighborhoods and Increasing Homeownership initiative. Additionally, Catapult will launch its Equity Protection Division which will include a Tangled Title Clinic and Home Repair program for existing low-income homeowners.

County:

ALLEGHENY

Proposal Name:

St. Joseph House of Hospitality - Critical Homelessness Prevention

Organization:

Catholic Charities of the Diocese of Pittsburgh, Inc.

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

The St. Joseph House of Hospitality (SJHH) is the only year-round men's residential program of its kind in Southwestern Pennsylvania. SJHH offers private, furnished rooms to men 50 years or older with limited income who are homeless or near homelessness. One of the primary things that distinguishes SJHH from other residential programs is that there are no limitations on the length of stay for residents. The average length of stay for our residents currently stands at 3.9 years.

County:

ALLEGHENY

Proposal Name:

Bedford Dwellings Phase IIB

Organization:

Trek Development

Funding Reserved:

\$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

The Bedford Dwellings Phase II project will be the third phase of the Bedford Dwellings Choice Neighborhood Implementation Grant, the redevelopment of Pittsburgh's oldest public housing community. This development will utilize a twinning strategy, using both 9% and two 4% LIHTCs from PHFA. The full "Francis Street" development plan includes 180 units. This 4% Phase will be composed of 60 units containing 50 one- and 10 two-bedroom 62+ senior units in an elevator served apartment.

2024 PHARE Awards Project Summaries

County:

ALLEGHENY

Proposal Name:

Bedford Dwellings Phase IIC

Organization:

Trek Development

Funding Reserved:

\$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

The Bedford Dwellings Phase II project will be the third phase of the Bedford Dwellings Choice Neighborhood Implementation Grant, the redevelopment of Pittsburgh's oldest public housing community. This development will utilize a twinning strategy, using both 9% and two 4% LIHTCs from PHFA. The full "Francis Street" development plan includes 180 units. This 4% Phase (Bedford Dwellings Phase IIC) will be composed of 50 units containing 25 one- and 25 two-bedroom in an elevator served apartment.

County:

ALLEGHENY

Proposal Name:

Family Healing Center Energy Efficiency Investments

Organization:

ACTION-Housing, Inc.

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The Family Healing Center (FHC) is a first-of-its-kind addiction recovery facility where families with young children live together while the parent/caretaker receives therapy to overcome addiction. The FHC is housed in a 100+ year old building with significant energy deficiencies due to obsolete old windows and sandstone foundation deterioration. Our project will increase energy efficiency, extend the life of the building, and create a warmer, more inviting place for families to heal together.

County:

ALLEGHENY

Proposal Name:

Homeownership Program - Tioga St., Homewood

Organization:

Habitat for Humanity of Greater Pittsburgh

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Habitat for Humanity of Greater Pittsburgh (Habitat Pittsburgh) will develop two single-family homes on Tioga St. in Homewood for sale to two low- to moderate-income families. Families complete 350 hours of sweat equity and financial literacy education courses and purchase their home through Habitat Pittsburgh's signature 30-year, no-interest mortgage.

2024 PHARE Awards Project Summaries

County:

ALLEGHENY

Proposal Name:

Allegheny County's Landlord-Tenant Alternative Dispute Resolution Program Expansion

Organization:

Allegheny County Dept. of Human Services

Funding Reserved:

\$300,000 PHARE/Marcellus Shale

Proposal Description:

This proposal will support a multi-organization collaboration to expand the Alternative Dispute Resolution program in Allegheny County, increasing mediation access and stabilizing housing for a greater number of county residents. The process utilized allows mediation, resource navigation, and legal aid organizations to ensure that landlords and tenants are equipped to resolve their housing dispute sustainably, while also avoiding the costs and harms associated with an eviction filing.

County:

ALLEGHENY

Proposal Name:

Bausman Street Independent Living Improvement Project

Organization:

ACTION-Housing, Inc.

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

This project will significantly improve living conditions for low-income individuals with intellectual and/or physical disabilities. Improvements to two currently vacant units will bring them back online, allowing the property to gain financial stability and provide additional housing for some of Allegheny County's most vulnerable residents. If funding allows, additional improvements will be made throughout the property that will increase energy efficiency and reduce operating costs.

County:

ALLEGHENY

Proposal Name:

Hazelwood Affordable Homeownership Program (Phase 5)

Organization:

Hazelwood Initiative

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Hazelwood Initiative, Inc. will purchase and renovate six blighted single-family homes in Hazelwood and will sell them at affordable prices to low-to-moderate income households to advance its "Development without Displacement" strategy while preserving affordable housing in Hazelwood.

2024 PHARE Awards Project Summaries

County:

ALLEGHENY

Proposal Name:

Chalfont Street Development

Organization:

Beltzhoover Consensus Group

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

This development plan identifies a prime redevelopment opportunity in the heart of Beltzhoover. Chalfont Street a highly visible neighborhood corridor on the bus line with a concentration of publicly owned vacant land could help facilitate development at a transformational scale. Chalfont redevelopment would build on the momentum of other projects in the neighborhood: the former Beltzhoover Elementary School conversion, and the construction of new single-family houses surrounding the school.

County:

ALLEGHENY

Proposal Name:

HEARTH - Homeless Prevention

Organization:

HEARTH

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The mission of North Hills Affordable Housing (dba HEARTH) is to provide a range of supportive services and housing that empowers homeless women with children, survivors of domestic violence or other trauma, to become independent, economically self-sufficient, and adequately housed. PHARE funding is needed to continue providing transitional housing, subsidized housing, and wraparound services that guide program participants toward long-term self-sufficiency.

County:

ALLEGHENY

Proposal Name:

Urban League of Greater Pittsburgh

Organization:

Urban League of Greater Pittsburgh

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Urban League of Greater Pittsburgh Homeownership Program will promote first time homebuyer education and sound financial management principles to provide increased access to asset building methodologies in underrepresented communities. By equipping individuals and families with the strategies needed to build generational wealth, we are empowering our constituents to move along the continuum of economic stability to become self-sufficient.

2024 PHARE Awards Project Summaries

County:

ALLEGHENY

Proposal Name:

Oakcliffe Infill

Organization:

Oakland Planning & Development Corporation

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

OPDC will construct 5 new high-quality permanently affordable family homes in the Oakcliffe section of Pittsburgh's South Oakland neighborhood, transforming blighted lots that have sat empty for decades; offering stable housing and wealth building opportunities for low- and moderate-income homebuyers. Long-term affordability requires smart increases in residential density, so a key design innovation will allow homeowners to add accessory dwelling units on the first floor in the future.

County:

ALLEGHENY

Proposal Name:

Second Avenue Commons Homelessness Assistance (SACHA)

Organization:

Second Avenue Commons Inc.

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Second Avenue Commons (SAC) is requesting support from the PHARE program to expand its efforts to help individuals experiencing homelessness in Allegheny County find and sustain housing. The Second Avenue Commons Homelessness Assistance (SACHA) program specifically targets individuals who are preparing to move into permanent housing by providing financial support during a transitional period.

County:

ALLEGHENY

Proposal Name:

City of Bridges CLT Buyer Initiated Grant Program

Organization:

City of Bridges CLT

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

This request will allow CBCLT to continue its successful Buyer Initiated Program, which to date has seen 71% of beneficiaries be people of color, and support CBCLT's efforts to pilot the creation of an owner-initiated program to support long-time, low-income homeowners. These programs could create 9 permanently affordable homes for as little subsidy as \$40,000 per home.

2024 PHARE Awards Project Summaries

County:

ALLEGHENY

Proposal Name:

Affordable Homeownership for Long-Term Tenants in Pittsburgh's Northside

Organization:

Rising Tide Partners

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

This project rehabilitates 10 single-family homes for affordable homeownership opportunities in Northside Pittsburgh neighborhoods and rehabilitates 1 duplex for long-term affordable rental.

County:

ALLEGHENY

Proposal Name:

WAVE Housing Counseling Services

Organization:

Willissae's Agency for Vision and Empowerment

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

WAVE's mission is to create housing and economic stability for at risk individuals in low-income communities through personal empowerment, skill set development, problem solving and wealth building. WAVE's REPS program is unique and involves a mediation with the tenant and the landlord. As part of the agreement, tenants must agree to participate in life skills workshops. WAVE will pay monthly toward rent arrears for those who maintain current rent payments and attend life skills workshops.

County:

ALLEGHENY

Proposal Name:

WAVE Down Payment and Assistance Program

Organization:

Willissae's Agency for Vision and Empowerment

Funding Reserved:

\$25,000 PHARE/Realty Transfer Tax

Proposal Description:

As a part of the Revitalizing Neighborhoods and Increasing Homeownership (RNIH) program, WAVE will support ten (10) families through pre- and post-homeownership counseling and provide down payment assistance in zip codes 15147, 15206, 15208, and 15221.

2024 PHARE Awards Project Summaries

County:

ALLEGHENY

Proposal Name:

Wilkinsburg Land Bank Residential Redevelopment Plan (WLBRRP), Phase 2, Main Thoroughfare Acquisition for Resale

Organization:

Wilkinsburg Land Bank

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Wilkinsburg Land Bank Residential Redevelopment Plan (WLBRRP), Phase 2 will focus on acquiring blighted properties along many of the main roads connecting Wilkinsburg to neighboring communities: Penn Avenue, Ardmore Blvd, Wood St and Swissvale Ave. Phase 2 will allow the WLB to not only to create 43 new home-owners; it will also profoundly change the borough by converting these 43 blighted eyesores along some of the most visible and highly-travelled roads in Wilkinsburg into newly-loved homes.

County:

ALLEGHENY

Proposal Name:

Safe & Healthy Homes in the Hill District III

Organization:

Rebuilding Together Pittsburgh

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

Rebuilding Together Pittsburgh (RTP) is launching a project to repair and rehabilitate 10 owner-occupied homes in the Hill District, making a substantial contribution to ongoing revitalization efforts. Beyond physical repairs, RTP's programs prioritize creating safe, healthy, and accessible homes, aligning with their mission to transform living conditions and enhance the overall well-being of the community.

County:

ALLEGHENY

Proposal Name:

Apartments at The Sanctuary

Organization:

Zakiyah House

Funding Reserved:

\$300,000 PHARE/Realty Transfer Tax

Proposal Description:

In a historic church, create three affordable housing units adjacent to the site of programs and services related to healthy lifestyles that support housing autonomy and address homelessness. The apartments will be priority housing for individuals facing housing discrimination because of their criminal record or persistent mental health issues of substance use disorder.

2024 PHARE Awards Project Summaries

County:

ALLEGHENY

Proposal Name:

Strengthening the Preventing Homelessness Program and the Path to Stability and Self-Sufficiency Initiative

Organization:

Jubilee Association, Inc.

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Jubilee will use PHARE funds to expand our Preventing Homelessness & Path to Stability and Self-Sufficiency Initiatives to combat homelessness by preventing it in the first place, providing financial support to avoid evictions, prevent utilities from being turned off, & other life-altering crises. We will serve more families & individuals, helping to meet short-term financial needs & stabilize their longer-term economic stability, while working to meet their emotional needs and wellbeing.

County:

ALLEGHENY

Proposal Name:

Homewood Rental Housing Rehabilitation

Organization:

Pennsylvania Affordable Housing Corporation

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Pennsylvania Affordable Housing Corporation is planning the rehabilitation of 30 units of rental housing in the Homewood neighborhood of Pittsburgh. These units are currently vacant and scattered across six separate buildings. All tenants will be low-income (below 50 percent MAI) and hold Section 8 Vouchers. The units are mix of two- and three-bedroom units.

County:

ARMSTRONG

Proposal Name:

PHARE Emergency Housing Program of Armstrong County

Organization:

County of Armstrong

Funding Reserved:

\$174,000 PHARE/Marcellus Shale

Proposal Description:

Rentals of apartment units to provide emergency shelter to households referred by local Social Service Agencies partnering together to provide a successful PHARE funded initiative. Case Management Services and Supportive Services are provided by the partnering agencies in the county while the shelter funds are provided by PHARE funding. Through this collaboration we can shelter people safely while permanent housing is secured for households served.

2024 PHARE Awards Project Summaries

County:

ARMSTRONG

Proposal Name:

Kittanning Housing Rehabilitation

Organization:

Armstrong Habitat for Humanity

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Armstrong Habitat for Humanity will rehabilitate two blighted properties through our Homeownership Program. The homes will be rehabbed by a volunteer workforce and then sold to low-income partner families through a low interest mortgage.

County:

ARMSTRONG

Proposal Name:

A Brush With Kindness: Critical Home Repair Program

Organization:

Armstrong Habitat for Humanity

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Armstrong Habitat's "A Brush With Kindness" program assists owner occupied homes with Critical Home Repairs. These repairs are crucial to the long-term health and well-being for everyone living in the home. This program helps to reduce blight while building stronger and more resilient communities.

County:

BEAVER

Proposal Name:

TCBC Men's Shelter Operations

Organization:

The Cornerstone of Beaver County

Funding Reserved:

\$200,000 PHARE/Marcellus Shale

Proposal Description:

The Cornerstone of Beaver County recently opened a 24/7 Men's Shelter in Beaver County, PA. This shelter is the only shelter for men in the county. The Men's Shelter provides emergency housing for up to 20 men at a time that are experiencing homelessness. The shelter provides a safe place to sleep as well as a number of other services. These services connect guests with mental health treatment, drug and alcohol treatment, food stamp assistance, job training, and medical screenings.

2024 PHARE Awards Project Summaries

County:

BEAVER

Proposal Name:

Impact: 2nd Avenue Project

Organization:

Jubilee Housing

Funding Reserved:

\$260,000 PHARE/Realty Transfer Tax

Proposal Description:

Jubilee Housing of Beaver Falls empowers black (and marginalized) families to build multi-generational wealth through financial management skills and home ownership. We use relationships and a commitment to social justice to facilitate home ownership through real estate acquisition and rehabilitation to excellent energy and quality standards. This project will significantly impact a one block area of downtown Beaver Falls, a qualified census tract.

County:

BEAVER

Proposal Name:

Beaver County Housing Assistance Program

Organization:

The Salvation Army

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

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.

County:

BEAVER

Proposal Name:

See Beyond Disabilities Beaver County Home Rehabilitations Project

Organization:

INVISION FOUNDATION

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

InVision Human Services provides customized support services for people experiencing multiple intellectual and developmental disabilities, cognitive and psychiatric disorders, as well as neurological, physical, and environmental disabilities. We are requesting home remediation support for two people in our Residential program. InVision believes people with disabilities deserve a safe home of their own in a supportive community and the freedom to make decisions on where and how they want to live.

2024 PHARE Awards Project Summaries

County:

BEAVER

Proposal Name:

Home Modification Program

Organization:

County of Beaver

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Home modifications for households with mobility and/or safety challenges. Work would include accessible ramps, door widening, bathroom modifications, other modifications, for adaptive equipment for visual and hearing impairments and installation of safety features for the protection of children or other persons with disabilities such as behavioral issues or autism.

County:

BERKS

Proposal Name:

Walnut Street Veterans Housing

Organization:

Redevelopment Authority of the County of Berks

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Complete rehabilitation of 3 existing buildings into 7 rental units and an office providing social services for the tenants. Homeless veterans will have a priority for renting the units.

County:

BERKS

Proposal Name:

Permanent Solutions for Emergency Shelter (PSES) Project

Organization:

Opportunity House

Funding Reserved:

\$450,000 PHARE/Realty Transfer Tax

Proposal Description:

Opportunity House will utilize PHARE funding to renovate both the interior and exterior of our emergency shelter facility to increase capacity (to 89 beds/units) to serve an additional 30 + persons/year. The beds and renovated space (to include accessible bathrooms, upgraded laundry facilities, privacy walls, storage for personal belongings, etc.) will ensure that historically marginalized populations experiencing homelessness within our county have a safe and appropriate space to stay.

2024 PHARE Awards Project Summaries

County:

BERKS

Proposal Name:

Reinventing Housing for Accessibility Program

Organization:

Reading Housing Authority

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

The project will rehab 12 public housing units in which entry to the unit is not accessible to persons with mobility-related disabilities due to the unit's age and construction. The project will target 2 buildings with 6 contiguous units each, replacing individual stairs/landings with a single ramp & common corridor, and expanding individual & common space for recreation & gardening. Future phases will address kitchen & bathroom modifications to address the demand for fully accessible housing.

County:

BERKS

Proposal Name:

Tenant-Based Rental Assistance - SAM. Inc. (Berks)

Organization:

Service Access & Management, Inc.

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

This program of tenant-based rental assistance will serve persons/households who are encountering a wide range of housing vulnerability - including homelessness, risk-of-homelessness, eviction, instability and pronounced rent burden. It will enable SAM, Inc. to continue to provide tenant-based rental assistance to the full range of individuals and families served by the Berks County community support and services network. Additionally, the program will provide education and support services.

County:

BERKS

Proposal Name:

B'nai B'rith House of Reading

Organization:

Connolly and Partners, LLC

Funding Reserved:

\$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

Connolly and Partners, LLC is pursuing PHARE funds to help finance a 4% tax credit project to renovate and preserve B'nai B'rith House of Reading, a 100% HAP senior housing apartment tower in downtown Reading, PA. Per a recent Physical Needs Assessment several major building components are past their useful life or need prompt attention, such as the windows, HVAC equipment, emergency generator, smoke detectors, and common area flooring.

2024 PHARE Awards Project Summaries

County:

BERKS

Proposal Name:

City of Reading South of Penn Blight Remediation Program

Organization:

City of Reading

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The City of Reading South of Penn Blight Remediation Program will address the rehabilitation of five (5) blighted properties in the South of Penn neighborhood. The project will include partnering with the Reading Redevelopment Authority (RRA) to acquire certified blighted properties in the South of Penn neighborhood. The RRA will engage rehabilitation contractors to rehabilitate the properties.

County:

BERKS

Proposal Name:

Expanded Fair Housing Outreach, Education, and Enforcement

Organization:

City of Reading

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

The City of Reading Human Relations Commission will expand fair housing outreach, education, and enforcement to increase awareness about fair housing laws, improve communication between the Human Relations Commission and the community, and improve compliance with fair housing regulations. This project will directly address the fair housing issues identified in the City of Readings Equity Plan.

County:

BLAIR

Proposal Name:

Blair County Housing Assistance Program

Organization:

County of Blair

Funding Reserved:

\$40,000 PHARE/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 70 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 that will target households who may have exhausted LIHEAP allotment.

2024 PHARE Awards Project Summaries

County:

BLAIR

Proposal Name:

Blair County Housing Rehabilitation Assistance

Organization:

County of Blair

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

Blair County will utilize PHARE funds to provide financial assistance in the form of housing rehabilitation assistance to address Water & Sewer and Basic System Repair Program. Water and Sewer repairs to private on-lot or access to public systems along with basic systems repairs to address dangerous electrical issues, gas service lines, primary heating source repairs, roof leaks which have caused more than 4sqft or larger of ceiling collapse and limited structural repairs.

County:

BRADFORD

Proposal Name:

Bradford County Housing Program

Organization:

Bradford County

Funding Reserved:

\$185,000 PHARE/Marcellus Shale

Proposal Description:

This program provides homeless prevention and emergency shelter services for individuals/households who fall within the low and very low-income limits for Bradford County as established by the Department of Health and Human Services. Services include emergency shelter funds, a short-term law enforcement emergency shelter voucher program, and employment of a housing specialist. The program uses coordinated entry through HMIS (211) to prioritize needs.

County:

BRADFORD

Proposal Name:

Bradford County Homeownership Assistance

Organization:

Trehab

Funding Reserved:

\$515,000 PHARE/Marcellus Shale

Proposal Description:

Trehab, submitting on behalf of Bradford County, is requesting \$515,000 in PHARE funds for the purpose of mitigating the effects of the Marcellus Shale housing shortage on low-mid income residents. Funds will be used to provide down payment and closing cost grants or repair funding (for repairs necessary for loan approval, general livability, or safety).

2024 PHARE Awards Project Summaries

County:

BUCKS

Proposal Name:

Housing Insecurity Interventions Following the End of ERAP (Eviction Rental Assistance Program)

Organization:

Bucks County, Housing Services Department

Funding Reserved:

\$500,000 PHARE/Realty Transfer Tax

Proposal Description:

The 2023/2024 Bucks County PHARE application, Housing Insecurity Interventions Following the End of ERAP, requests funding for projects that aim to use targeted interventions to support the most vulnerable at-risk households to prevent homelessness while improving the Housing Link's capacity to place households experiencing homelessness into permanent housing solutions.

County:

BUCKS

Proposal Name:

New roof for LifePath's Ridge Crest Residential Program for children and young adults with intellectual disabilities

Organization:

LifePath Foundation

Funding Reserved:

\$175,000 PHARE/Realty Transfer Tax

Proposal Description:

LifePath's Ridge Crest Residential Program is a 33-bed program that serves children and young adults with intellectual and developmental disabilities and autism, who are medically fragile and/or technology dependent. The program's roof is in disrepair and needs to be replaced. Due to cost concerns, the roof replacement project was divided into two phases, with the most damaged areas above the beds of some individuals being phase one, and the remainder of the building in phase two.

County:

BUCKS

Proposal Name:

Housing Opportunities for Re-entry Population

Organization:

Bucks County Opportunity Council

Funding Reserved:

\$325,000 PHARE/Realty Transfer Tax

Proposal Description:

The HORP Program will provide housing, treatment, and supportive services for households who fall into one of the following categories: 1) incarcerated individuals diagnosed with a mental illness and/or substance abuse disorder and who are eligible for parole but who lack a permanent, verifiable address, or 2) households in the community who are under the supervision of probation and parole but are unstably housed and/or experiencing homelessness.

2024 PHARE Awards Project Summaries

County:

BUCKS

Proposal Name:

Housing and Supportive Services for Victims of Human Trafficking

Organization:

YWCA of Bucks County

Funding Reserved:

\$425,000 PHARE/Realty Transfer Tax

Proposal Description:

YWCA Bucks County, in partnership with Housing and Community Development, Network of Victim Assistance, Bucks Coalition Against Trafficking, and other partners, 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, and reduce barriers that prevent victims from being housed.

County:

BUCKS

Proposal Name:

Habitat Bucks' Home Repair Program

Organization:

Habitat for Humanity Bucks County

Funding Reserved:

\$175,000 PHARE/Realty Transfer Tax

Proposal Description:

Habitat Bucks' Home Repair Program partners with low-income homeowners in Bucks County to repair or modify their homes, preserving them while making them safe and accessible for everyone living there. Without these repairs, homeowners and residents are at risk for illness and injury, which can impact their long-term health and quality of life. Affordable repairs help homeowners maintain their homes and prevent the value of the home and surrounding neighborhood from declining.

County:

BUCKS

Proposal Name:

Emergency Homeless Shelter Staff Clinician

Organization:

Family Service Association of Bucks County

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

Low income, costly rentals and insufficient inventory of affordable rentals create barriers to permanent housing, but most adult Shelter residents also have a mental illness, substance use disorder or other disabling conditions, which create further challenges. While all residents receive comprehensive case management, our staff have observed an increased need for consistent professional counseling services, which could be provided by a full-time Family Service Shelter clinician.

2024 PHARE Awards Project Summaries

County:

BUTLER

Proposal Name:

2023/2024 Owner Occupied Housing Rehab - CT 9023 & 9025

Organization:

Redevelopment Authority of the City of Butler

Funding Reserved:

\$175,000 PHARE/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 L/M 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, mold remediation, etc. in compliance with Federal, State & local regulations.

County:

BUTLER

Proposal Name:

Butler County Acquisition and rehabilitation Program (BAR)

Organization:

The County of Butler

Funding Reserved:

\$250,000 PHARE/Marcellus Shale

Proposal Description:

The Butler County Acquisition Rehabilitation program (BAR) The BAR Program seeks out properties in the community that are in foreclosure, abandoned, have been on the market for an extended period of time, and/or blighted, to be purchased. The acquired property will then be either rehabilitated into an affordable rental unit, or if the structure is condemned, it will be demolished, and new construction of affordable housing units will be built on the property.

County:

CAMBRIA

Proposal Name:

Cambria County Emergency Shelter

Organization:

Women's Help Center, Inc,

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

The Cambria County Emergency Shelter Program will be implemented by the Women's Help Center as it continues to provide low-barrier emergency shelter services to women, and their families, and expands to serve men in Cambria County. The agency is working to expand emergency shelter service in 2024 and create the Community Help Center, a housing hub providing an array of housing resources, services, and shelter to individuals in the county.

2024 PHARE Awards Project Summaries

County:

CAMBRIA

Proposal Name:

The Way Home Program

Organization:

Women's Help Center, Inc,

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

The Way Home is a low-barrier shelter diversion program providing supportive short-term housing options and graduated rental assistance for individuals transitioning from emergency shelter or experiencing a housing crisis.

County:

CAMERON

Proposal Name:

Cameron County Homeless Prevention Program

Organization:

Northern Tier Community Action

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Financial assistance (short- and medium-term rental assistance, security and utility deposits, utility assistance). Case management, data collection and evaluation, and administration of the program.

County:

CAMERON

Proposal Name:

Cameron County Community and Economic Development Rehabilitation Program

Organization:

Northern Tier Community Action

Funding Reserved:

\$60,000 PHARE/Realty Transfer Tax

Proposal Description:

Grant funds will be used to provide rehabilitation to one rental housing unit in the Emporium Borough. The program will facilitate renovations that provide a safe, more efficient, and affordable housing for current and future tenants. These renovations include upgrades to the kitchen, new doors, new driveway, new windows, plumbing and heating upgrades, fixing the roof, etc.

2024 PHARE Awards Project Summaries

County:

CENTRE

Proposal Name:

Centre County Housing Navigation Program

Organization:

Centre County Government

Funding Reserved:

\$30,000 PHARE/Marcellus Shale

Proposal Description:

The Housing Navigator Program, through Centre County Government's Office of Adult Services, will continue providing services that include landlord education and outreach, tenant education and advocacy, support to county and provider caseworkers, housing search assistance, and landlord/tenant mitigation services.

County:

CENTRE

Proposal Name:

THF Housing Counseling and Financial Education Program

Organization:

The HOME Foundation

Funding Reserved:

\$65,000 PHARE/Realty Transfer Tax

Proposal Description:

The HOME Foundation (THF) will continue its array of Housing Counseling and Financial Education services and expand its focus to serve a higher number of renters who seek assistance to build savings and confidence to persevere and become homeowners. The grant will allow THF to hire staff with this focus and expand partnerships with other organizations in the housing continuum that focus on low-income renters, including those who historically have been disproportionately impacted by inequity.

County:

CENTRE

Proposal Name:

State College Community Land Trust (SCCLT) - OBR Flats

Organization:

State College Community Land Trust

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

The State College Community Land Trust (SCCLT) will construct two one-bedroom units, OBR flats, on an existing site owned by the SCCLT near downtown State College. One unit will be fully accessible, and both units will be highly energy efficient. The Home Foundation (THF) will own and manage the two units and they will be rented to households under 60% MAI.

2024 PHARE Awards Project Summaries

County:

CENTRE

Proposal Name:

Habitat for Humanity 3D print

Organization:

Habitat for Humanity of Greater Centre County

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Habitat for Humanity of Greater Centre County and the Centre County Housing and Land Trust are partnering with XHAB 3D to build the first 3D printed home in Pennsylvania to tackle two issues at one time: the ability to build homes faster with less expense and the workforce shortage.

County:

CENTRE

Proposal Name:

HFHGCC Building Lots

Organization:

Habitat for Humanity of Greater Centre County

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Habitat for Humanity of Greater Centre County will utilize PHARE funds to purchase two lots for the construction of two new homes for homeowners earning between 40-80% area median income. These homes will be built in partnership with the Centre County Housing and Land Trust to ensure permanent affordability.

County:

CHESTER

Proposal Name:

Homelessness Prevention Services

Organization:

ACT in Faith of Greater West Chester

Funding Reserved:

\$12,000 PHARE/Realty Transfer Tax

Proposal Description:

ACT in Faith provides services to the un- and under-employed in an effort to address issues that present as barrier to self-sustainability and household stability. For the purposes of this grant, the services relevant to Homelessness Prevention include those under the Housing Stabilization (e.g., rent, utilities, security deposits, and fuel) and Employment Support programs (e.g., transportation costs).

2024 PHARE Awards Project Summaries

County:

CHESTER

Proposal Name:

Chester County Department of Community Development's Coordinated Entry Structure Enhancement

Organization:

Chester County Department of Community Development

Funding Reserved:

\$800,000 PHARE/Realty Transfer Tax

Proposal Description:

To expand upon current efforts to end homelessness in Chester County and provide quality supports to those experiencing homelessness in becoming safely and permanently housed. This includes support for the Coordinated Entry Call Center, Street Outreach Team, emergency housing coordination, and strategic planning efforts. These elements will provide high quality services, intensive supports, and emergency housing to further the goal of ending homelessness in Chester County.

County:

CHESTER

Proposal Name:

Safe Harbor Emergency Shelter, Case Management, After-Care Services, and Resident Success Program

Organization:

Safe Harbor of Chester County, Inc.

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Safe Harbor of Chester County will offer emergency shelter, food, resources, and services to single adult men and women in Chester County. Programming includes immediate respite, ongoing Case Management Services, a Resident Success Program, and After-Care support for all individuals residing at the shelter. Structured Day Programming will be available, offering skill building workshops, employment training classes, and counseling and empowerment support services.

County:

CHESTER

Proposal Name:

Rehabilitation Program

Organization:

Housing Partnership of Chester County

Funding Reserved:

\$400,000 PHARE/Realty Transfer Tax

Proposal Description:

Grant funds will be used to stimulate the local housing market by allowing HPCC to identify, purchase, rehabilitate, and sell properties in under-resourced neighborhoods in Chester County. Rehabilitated homes will be sold to graduates of the First Time Home Buyer Program, which assists low-to moderate income individuals and families purchase their first home.

2024 PHARE Awards Project Summaries

County:

CHESTER

Proposal Name:

Housing Opportunity Program

Organization:

Housing Authority of the County of Chester

Funding Reserved:

\$450,000 PHARE/Realty Transfer Tax

Proposal Description:

The coordination of assistance provided by our Housing Opportunity Program (formerly Housing Locator Program), along with Case Management and Landlord Risk Reduction Funds, allows the Housing Opportunity Program to function successfully under the umbrella of the Housing Authority of the County of Chester. This program best serves low-income residents within our community who need assistance with securing a unit based on their specific needs and becoming successfully and permanently housed.

County:

CHESTER

Proposal Name:

Homelessness Prevention for Victims of Domestic Violence

Organization:

Domestic Violence of Chester County

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Domestic violence is one of the leading reasons individuals experience homelessness. The increase in the need for our counseling services did not diminish during the pandemic. In fact, it increased. Our goal is to enhance victim and survivor safety by maintaining current programs and services and expanding our capacity to meet the increasing need for our services to support victim-survivors.

County:

CHESTER

Proposal Name:

Homelessness Prevention and Self-Sufficiency Program for Single Working Parents

Organization:

North Star of Chester County

Funding Reserved:

\$25,000 PHARE/Realty Transfer Tax

Proposal Description:

North Star of Chester County operates a long-term homelessness prevention and self-sufficiency program, helping working single-parent families remain in their homes, while we guide them toward self-sufficiency. We provide ongoing rental assistance, paid directly to landlords, to help families maintain housing. Meanwhile, our case managers provide budget counseling and financial mentorship to guide parents toward financial independence.

2024 PHARE Awards Project Summaries

County:

CHESTER

Proposal Name:

Targeted Homelessness Resource Coordination Program

Organization:

Open Hearth Inc.

Funding Reserved:

\$100,000 PHARE/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 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.

County:

CHESTER

Proposal Name:

Main Street Lofts

Organization:

Stone Sherick Consulting Group

Funding Reserved:

\$300,000 PHARE/Realty Transfer Tax

Proposal Description:

Main Street Lofts will add critically needed affordable housing for low-income veterans in an amenity-rich area with access to jobs, retail, and education. Main Street Lofts involves the conversion of a vacant building located in downtown Phoenixville, PA into 14 efficiency apartments for low-income veterans. The units will average 558 square feet and will serve residents earning at or below 50% of AMI, supported by HUD-VASH vouchers.

County:

CHESTER

Proposal Name:

Domestic Violence Center of Chester County - Shelter and transitional Housing Project

Organization:

Domestic Violence of Chester County

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Our request is to renovate and renew our emergency shelter and transitional housing facility. The scope of this project is to increase operational efficiency and increase our capacity to support our clients who live in our shelter and transitional housing. One of the most critical components of this project is to have operational support for building, as well as program support. Renovations are needed for a welcoming and secure environment for adults and children fleeing domestic violence.

2024 PHARE Awards Project Summaries

County:

CHESTER

Proposal Name:

Community Resource Navigator/Intensive Case Management

Organization:

Brandywine Valley Active Aging

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

BVAA will maintain the Community Resource Navigator/Intensive Case Management program supporting individuals who are homeless, at-risk for homelessness or housing insecurity, or disaster survivors. This grant will support expansion realized with PHARE 2022-23 grant. The program serves all residents, regardless of age; however, maximum value is for adults aged 60 and older. The grant will continue traditional services and solidify the implementation of mobile services introduced in 2023-2024.

County:

CHESTER

Proposal Name:

Homeless Prevention in Southern Chester County

Organization:

Kennett Area Community Service

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

Kennett Area Community Service (KACS) seeks funding to support Homeless Prevention, Housing Stability, Diversion, Emergency Housing, Rapid Rehousing, and Eviction Prevention as part of our Emergency Assistance Program for families and individuals experiencing housing crisis in the Southern Chester County region. This is a continuation of existing services, but the eviction prevention is new in that we are seeking funds to be able to provide leverage to households in need.

County:

CHESTER

Proposal Name:

NIA House

Organization:

Friends Association for Care & Protection of Children

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

NIA House is a transitional housing program for women returning to Coatesville, PA, after incarceration. In addition to housing, the program provides supportive services focusing on key factors impacting successful women's reentry. Supportive services focus on economic empowerment, long-term housing, healing from trauma, health and well-being, peer support, and family reunification. The program also includes a leadership development program to develop women into future leaders.

2024 PHARE Awards Project Summaries

County:

CHESTER

Proposal Name:

Eviction Prevention Case Resolution Program

Organization:

Friends Association for Care & Protection of Children

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Friends Association's Eviction Prevention Case Resolution (EPCR) Program is the only program in Chester County solely focused on eviction prevention that provides day-of-court legal services to households facing eviction actions. EPCR targets households navigating the eviction process who lack appropriate legal representation, knowledge of their rights, and access to financial relief. EPCR is designed to proactively prevent displacement, stabilize communities, and ensure housing equity.

County:

CLARION

Proposal Name:

Clarion Community Center on 2nd Rehabilitation Project

Organization:

Clarion County Housing and Community Development Corporation

Funding Reserved:

\$175,000 PHARE/Realty Transfer Tax

Proposal Description:

The Clarion Community Center on 2nd Rehabilitation Project will provide much-needed office space for social service agencies along with 3 affordable housing units, one of which will be completely accessible, at a time when there is a shortage of affordable housing in our community. Unfortunately, since the start of the project pre-pandemic, the actual cost of rehabilitation has increased causing a shortfall in funding for completion.

2024 PHARE Awards Project Summaries

County:

CLEARFIELD

Proposal Name:

Village of Hope Duplex Construction

Organization:

Mature Resources Foundation

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

The Village of Hope is a supportive living community planned to include 50-56 homes totaling 61+ rental units via single, duplex/shared and triple/shared homes. This community stands to provide affordable housing within Clearfield County and, currently, has six (6) duplexes along with one (1) single family home, totaling 13 housing units. At the core of this proposal is the construction of two (2) duplex homes, totaling four (4) housing units.

County:

CLINTON

Proposal Name:

The Clinton County Homeless and Forensic Housing Project

Organization:

CLINTON COUNTY HOUSING AUTHORITY

Funding Reserved:

\$250,000 PHARE/Marcellus Shale

Proposal Description:

The Clinton County Homeless and Forensic Housing Project includes funding requests for three projects. The Hope Mitchell House will rehab an existing building to create six new Permanent Supportive Housing 1-bedroom units. HUD has already awarded \$818,425 for this project. The Returning Citizens Program provides permanent housing for inmates exiting incarceration. The Life Center is the only emergency homeless shelter in Clinton County.

2024 PHARE Awards Project Summaries

County:

CRAWFORD

Proposal Name:

Expanding Homeownership in Meadville

Organization:

Common Roots

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Expanding Home Ownership in Meadville will launch Common Roots' shared equity homeownership program in partnership with Allegheny College and ERIEBANK. The project will create affordable homeownership opportunities for three low-income families by renovating three vacant homes that used to be student housing.

County:

CRAWFORD

Proposal Name:

Assisted Re-entry for Maximum Success

Organization:

Center For Family Services

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Assisted Re-entry for Maximum Success provides housing options for individuals being released from the three correctional facilities listed in the narrative. 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.

County:

CUMBERLAND

Proposal Name:

Landlord Engagement Pilot Program

Organization:

Community Partners for Change

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

The Landlord Engagement Program is a four-pronged approach to build relationships, educate, connect, and incentivize landlords to rent to households most in need of affordable housing. Through a dedicated point of contact, landlords will be educated on alternatives to eviction and connected to resources for both them and their tenants. Through a matching process, landlords and homeless and low-income households will be connected based on unit type and location.

2024 PHARE Awards Project Summaries

County:

CUMBERLAND

Proposal Name:

New Cumberland Borough Homeownership Project

Organization:

Tri-County HDC, Ltd.

Funding Reserved:

\$400,000 PHARE/Realty Transfer Tax

Proposal Description:

Tri-County is undertaking the New Cumberland Homeownership Project (Project) which is an affordable housing project that will construct a new duplex on vacant lots on Eutaw Avenue in New Cumberland Borough, Cumberland County. This vital homeownership Project will target potential homeowners with incomes at or below 50% of the Area Median Income (AMI), while the other unit will serve individuals with incomes falling between 51% and 80% of the AMI.

County:

CUMBERLAND

Proposal Name:

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

Organization:

The Salvation Army

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

The Salvation Army's Stuart House and Genesis House programs prevent homelessness. Stuart House offers 8 single rooms for adult women and children 17 and younger. There are also 3 apartments for families on another floor. Genesis House has 3 single rooms for adult men. Both houses feature private bedrooms and shared common areas. Residents are assessed a monthly fee that is below fair market value, and they work with a case manager.

County:

CUMBERLAND

Proposal Name:

Cumberland County Homeless Prevention: Emergency Shelter, Case Management, and Homeless Prevention Services

Organization:

Community CARES

Funding Reserved:

\$120,000 PHARE/Realty Transfer Tax

Proposal Description:

Homeless prevention activities including Adult Emergency Shelter, Family Emergency Shelter, and financial assistance to prevent/divert homelessness.

2024 PHARE Awards Project Summaries

County:

DAUPHIN

Proposal Name:

Chris HandlesFranklin Foundation (Multi-Family Affordable Community Development)

Organization:

On Hill Development Co.

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

The Foundation will develop a mufti family unit of 8 to 10 affordable apartments located in the 1600 block (1605, 1607, 1609, 1611, and 1613) of Market St in Harrisburg PA. The two- and three-bedroom units will be fully accessible for all low-income populations including veterans, seniors, and families. The first floor will be exclusively for residents with disabilities.

County:

DAUPHIN

Proposal Name:

Renovation, Restoration & Innovation

Organization:

Beahive Affordable Housing Outreach, Inc.

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

Beahive Affordable Housing Outreach, Inc. is positioned to take a lead in addressing these needs in a holistic way, developing a pronged approach to creating affordable housing options. The focus of this application is to support Phase I of the three prongs: Beahive Affordable Housing Outreach, Inc. will secure two units that can be renovated and made ready for housing choice voucher holders.

County:

DAUPHIN

Proposal Name:

Former Ronald Regan Federal Office Building

Organization:

STEEL WORKS CONSTRUCTION

Funding Reserved:

\$500,000 PHARE/Realty Transfer Tax

Proposal Description:

The Former Ronald Regan Federal Office Building project contemplates the adaptive reuse of a former tax-exempt government office building and creating 162 new residential rental units along with three (3) commercial spaces. The developer of the project has already committed to designating at least ten (10) of the units as affordable. The PHARE Fund program award will support in the creation of the ten (10) affordable rental units in the downtown center of the City of Harrisburg.

2024 PHARE Awards Project Summaries

County:

DAUPHIN

Proposal Name:

Habitat for Humanity Greater Harrisburg Area: Jefferson Street Project

Organization:

Habitat for Humanity of the Greater Harrisburg Area

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

Habitat for Humanity of the Greater Harrisburg Area will add to Uptown Harrisburg's affordable housing options through the construction of two new homes. After construction, families from our Homeownership Program will have the opportunity to purchase the homes.

County:

DAUPHIN

Proposal Name:

Harrisburg First Church of the Brethren HVAC Project

Organization:

Harrisburg First Church of the Brethren

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Harrisburg 1st Church of the Brethren has housed Brethren Housing Association and Brethren Community Ministries for decades. Each organization has done much work in assisting our neighbors with transitional and stable housing. Our building needs HVAC repair, as an unforeseen \$32,995 bill was incurred to replace 1 of 5 HVAC units and has largely sapped our resources. The remaining 4 units are the same age and will require replacement at \$198,358. All organizations will be affected.

County:

DAUPHIN

Proposal Name:

The Ecumenical Community

Organization:

Ecumenical Community of Harrisburg

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

The project will improve the infrastructure and common space furnishings of the buildings so that Ecumenical Community can continue to be maintained as a quality, affordable housing option for seniors of lower means in Dauphin County. The grant funding would allow Ecumenical to replace our roof on Building 3, replace 137 windows across the campus, and upgrade flooring and furniture.

2024 PHARE Awards Project Summaries

County:

DAUPHIN

Proposal Name:

Unsheltered Services/Rapid Rehousing

Organization:

Christian Churches United of the Tri-County Area

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

CCU will provide comprehensive services to unsheltered individuals and households in Dauphin County, including Street Outreach, management of the Coordinated Entry System, Winter Emergency Shelter, and Rapid Rehousing services. Case management services will be provided to help remove barriers to stable housing and help clients obtain and maintain permanent housing.

County:

DAUPHIN

Proposal Name:

Brethren Housing Association: 1243 Mulberry Street Project

Organization:

Brethren Housing Association

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

BHA will use PHARE funds to rehabilitate our bridge housing unit at 1243 Mulberry Street and provide supportive services through our Transitions program.

County:

DAUPHIN

Proposal Name:

SAVOY 48

Organization:

VICE CAPITAL

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Savoy 48 is a 48-unit mixed use development planned for the corner of 6th and Harris Street, just five blocks from the state capitol complex in Harrisburg. Situated on a 1-acre site, Savoy 48, an approximate 46,000 square foot building, has been designed with an eye toward sustainability and functionality. Savoy 48 will provide nine affordable units, and four handicap accessible units to accommodate niche communities, including the hearing and vision impaired.

2024 PHARE Awards Project Summaries

County:

DELAWARE

Proposal Name:

7th St Commons

Organization:

Smoove Investments

Funding Reserved:

\$400,000 PHARE/Realty Transfer Tax

Proposal Description:

7th St Crossing will be an infill Residential New Construction project spanning across what is currently 5th vacant adjacent lots. 7th St Crossing will consist of (10) 3-Story Duplex Dwellings that will create (20) affordable rental housing units within the Community of Chester, PA. The 1st floor units will be 1BR/1.5BA ADA accessible. The second units will be bi-level 3BR/2.5BA spanning the 2nd & 3rd floors. 7th St Crossing will be a great addition to this community.

County:

DELAWARE

Proposal Name:

Domestic Abuse Project of Delaware County 23-24

Organization:

Domestic Abuse Project of Delaware County, Inc.

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

DAP's Relocation and Housing Assistance Program provides critical services to assist domestic violence survivors as they and their children transition from temporary emergency shelter to safe, permanent housing. All clients receive information on local housing resources, fair housing laws, community resources, landlord and property management information, as well as financial assistance for expenses such as security deposits, payment of back utility bills, and furnishings.

County:

DELAWARE

Proposal Name:

600 Garrett New Housing Project

Organization:

New Hope Property LLC

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

The 600 Garrett New Housing Economic Development Project, will take an underutilized and mostly vacant property in a mixed use residential and commercial area and create new and affordable housing stock and jobs, as well as two new retail spaces to attract new businesses to the location. Strengthening the economic development of Upper Darby Township and ensuring housing equity and access to a diverse resident population.

2024 PHARE Awards Project Summaries

County:

DELAWARE

Proposal Name:

Rent and Utility Assistance - Delaware County

Organization:

Community Action Agency of Delaware County, Inc.

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

CAADC is an important part of the CoC in Delaware County and a primary provider of social services including Rent and Utility Assistance. However, there is a gap in resources available based on the need of economically disadvantaged households in crisis. Additional funding for Rent and Utility Assistance will help to assure that homelessness is prevented and/or eliminated for many residents providing them with safe and affordable housing.

County:

DELAWARE

Proposal Name:

Wesley House Shelter

Organization:

Wesley House Community Corporation, Inc.

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The Wesley House Shelter is an important part of the Continuum of Care in Delaware County and a vital provider of emergency housing care. The need for safe and decent short-term emergency housing 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 housing and supportive programs. Participants are also supported with moving along the CoC towards stable housing.

County:

DELAWARE

Proposal Name:

CCIP's Housing Counseling & Financial Education Initiatives

Organization:

Chester Community Improvement Project

Funding Reserved:

\$60,000 PHARE/Realty Transfer Tax

Proposal Description:

The Chester Community Improvement Project (CCIP) is seeking \$60,000 in (PHARE) funding to provide housing counseling services and financial education services in Delaware County primarily targeting low-and moderate-income households in the City of Chester, PA. We are looking to assist renters and homeowners apply for property tax abatement programs, property insurance; and provide financial education services to individuals struggling with sever credit issues become financially stable.

2024 PHARE Awards Project Summaries

County:

DELAWARE

Proposal Name:

Housing Counseling and Financial Education Services

Organization:

Media Fellowship House

Funding Reserved:

\$80,000 PHARE/Realty Transfer Tax

Proposal Description:

Media Fellowship House (MFH) empowers low to moderate-income individuals to achieve homeownership goals and maintain housing stability. Committed to fostering economic equity, MFH offers personalized pre-purchase counseling, homebuyer education, credit and budget counseling, and access to closing cost assistance programs. Through default and delinquency counseling, MFH provides essential financial tools to address current issues and prevent future housing challenges.

County:

DELAWARE

Proposal Name:

Housing Opportunities for Equity Program

Organization:

The Foundation for Delaware County

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

The Housing Opportunities Program for Equity (HOPE) addresses housing barriers by 1) providing direct financial assistance to vulnerable families living on low incomes, 2) offering comprehensive support for stable housing, and 3) facilitating collective advocacy for housing systems reform. The HOPE program tackles immediate and systemic issues by offering financial aid, advocacy, and connections to essential services like tenant education, financial literacy, and civil legal services.

County:

DELAWARE

Proposal Name:

William Penn Homes Renovation Project

Organization:

Chester Housing Authority

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

This project will renovate four- and five-bedroom units in the William Penn Homes, a low-income community in the City of Chester. Funds will assist with the increase in demand for affordable four- and five-bedroom units for applicants on the housing waitlist. Large families often remain on the waitlist for housing because of the limited four- and five-bedroom units in low-income communities.

2024 PHARE Awards Project Summaries

County:

DELAWARE

Proposal Name:

Wellington Ridge Housing Development II: Roof Restoration Project

Organization:

CHA GPT LLC

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Wellington Ridge II needs total roof restoration for fifty (50) two- and three-bedroom units in this low-income community. Deterioration of the roofs makes units vulnerable to interior, structural, mold, and electrical damage, as well as health and safety challenges.

County:

DELAWARE

Proposal Name:

Delaware County Housing Stabilization

Organization:

Clarifi

Funding Reserved:

\$400,000 PHARE/Realty Transfer Tax

Proposal Description:

Clarifi's Delaware County Housing Stabilization Program provides home repair and housing stabilization services to homeowners in the county, including home assessments to identify necessary repairs, aid in submitting paperwork needed for grant programs, and education around the home repair process. Additionally, we provide affordability grants for clients to cover the costs of repairs.

County:

ELK

Proposal Name:

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

Organization:

Elk County Planning Department

Funding Reserved:

\$100,000 PHARE/Marcellus Shale

Proposal Description:

Elk County is planning to target seniors 62 years of age and own their own home. We plan to assist with ramps, railings, stairlifts, accessible bathrooms, removal of barriers and general home rehabilitation. Elk County is an "aging county" and the need for accessibility is urgent. Our goal is to keep seniors in their home and put off nursing homes until necessary.

2024 PHARE Awards Project Summaries

County:

ELK

Proposal Name:

CAPSEA - Under One Roof Elevator Project

Organization:

Elk County Planning Department

Funding Reserved:

\$100,000 PHARE/Marcellus Shale

Proposal Description:

Citizens Against Physical, Sexual, and Emotional Abuse (CAPSEA) Inc. purchased a building in Ridgway Borough to house all their trauma, violence, and abuse services. The building is 5 stories tall, a large basement that has plans for, first floor office space, 2 floors of apartments and the last floor will house CAPSEAS office space. CAPSEA is in need of a new updated elevator; the current elevator is approximately 70 years old and is dilapidated a hazard to the citizens that reside there.

County:

ELK

Proposal Name:

Northern Tier - Ramps of Hope

Organization:

Elk County Planning Department

Funding Reserved:

\$20,000 PHARE/Marcellus Shale

Proposal Description:

Ramps of Hope assists low-income persons and those who have a disability with a ramp, free of charge. The ramp has an easy gradient and handrails, allowing a person with a walker or wheelchair to move easily from the house to ground level. Ramps are constructed by volunteers using prebuilt modules which permit an on-site installation in approximately half a day. The ramps are not permanent and can be moved to another consumer if applicable.

County:

ERIE

Proposal Name:

Community of Caring; Shelter and Beyond

Organization:

Community of Caring

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Community of Caring will rehab 7 of our 12 apartments to provide safe, affordable, updated apartments that will be energy efficient. These apartments will be available as Permanent Supportive Housing for people transitioning out of our shelter. The updating of these apartment will make it possible for Community of Caring to offer Permanent Supportive housing for years to come.

2024 PHARE Awards Project Summaries

County:

ERIE

Proposal Name:

Erie DAWN's Project R.E.A.C.H.

Organization:

Erie DAWN

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Funds will support the Erie DAWN Project R.E.A.C.H. The goal is to enhance current units in order to provide safe and affordable housing for homeless single working women with or without children. Participants will receive wrap around services to support their housing goals. By addressing the critical housing needs and fostering a safe environment Erie DAWN aims to create a positive ripple effect that enhances the lives of our participants and the community.

County:

ERIE

Proposal Name:

MCW MACC Housing Project

Organization:

Mercy Center for Women

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Mercy Center for Women recently completed a campus of services in the Academy-Marvintown Neighborhood and increased housing support for that neighborhood. This project will address the ongoing needs of individuals and families in this neighborhood who are at risk for homelessness. The work will include rent and utility support, case managements services and support, GED education programs, digital literacy classes, financial education classes, family services, and a food pantry.

County:

ERIE

Proposal Name:

Home Ownership and Education

Organization:

St. Martin Center, Inc.

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE funds will provide housing counseling including pre and post purchase, financial education, foreclosure prevention, and other forms of direct client counseling to assist homeowners and renters. We will provide mortgage payment assistance to homeowners at risk of foreclosure; closing cost assistance to aid households in purchasing a home; financial literacy counseling to stabilize current homeowners and prepare new homeowners; pre/post-purchase homebuying counseling.

2024 PHARE Awards Project Summaries

County:

ERIE

Proposal Name:

City of Erie Homeowner Repair Mini-Grants

Organization:

City of Erie

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

The City of Erie, PA will provide PHFA PHARE funds to assist eligible low-to-moderate income homeowners necessary or emergency home repairs for housing stability.

County:

ERIE

Proposal Name:

Landlord Incentive Program

Organization:

Erie County Department of Human Services MH/ID Office

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

The funds will be used to address the needs of persons in our housing programs who have difficulty in finding landlords who will rent to them for various reasons (criminal history, poor credit history, past evictions). The project is a landlord risk mitigation program that will provide signing bonuses, additional security deposit, damages and vacancy loss to help gain new landlords and keep current landlords to rent affordable housing to the targeted populations listed above.

County:

ERIE

Proposal Name:

ERIE180 HRT Homeownership Rehabilitation and Training Program

Organization:

GMA Development Group LLC

Funding Reserved:

\$135,000 PHARE/Realty Transfer Tax

Proposal Description:

The goal of Erie180HRT Homeownership Rehabilitation and Training program is to increase the overall value of the community, develop renters into homeownership and future investors, and create employment opportunities for underemployed youth and re-entry offenders.

2024 PHARE Awards Project Summaries

County:

FAYETTE

Proposal Name:

Winona Homes

Organization:

The Redevelopment Authority of the City of Uniontown

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

The proposed project will demolish six structures (6) structures. Structures will either be enforced with support of the Neighborhood Blight Reclamation and Revitalization Act (Act 90) but prior to legal action for these deteriorated structures each owner will be contacted and offered tax exoneration, if applicable, and demolition of the structure with an agreement the property is donated to the RDA Two structures are rental units that will be donated to the Redevelopment Authority.

County:

FAYETTE

Proposal Name:

FCCAA Financial Education and Coaching Initiative

Organization:

Fayette County Community Action Agency, Inc.

Funding Reserved:

\$75,000 PHARE/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 continuing to have a devoted full-time Financial Coach available & by having an added part-time Financial Coach available to all of our families that are served by our agency in any financial capacity. A FOC is designed to help disadvantaged families & individuals realize lasting economic stability.

2024 PHARE Awards Project Summaries

County:

FAYETTE

Proposal Name:

Shamrock Heights Homebuyer Development Project (Phase I)

Organization:

Threshold Housing Development Inc.

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

The Shamrock Heights Homebuyer Development Project represents a collaborative homeownership initiative being undertaken by the Redevelopment Authority of the County of Fayette, Pennsylvania, and Threshold Housing Development. Phase I of this project will initiate this development through site preparation and infrastructure improvements, which will allow for the construction of up to 7 new homes which will be sold to low-to-moderate income homebuyers.

County:

FAYETTE

Proposal Name:

2023-2024 Fayette County Homebuyer Development Program

Organization:

Fayette County Redevelopment Authority

Funding Reserved:

\$150,000 PHARE/Marcellus Shale

Proposal Description:

The Fayette County Redevelopment Authority Homebuyer Development Program aids low- and moderate-income families purchasing single-family homes throughout Fayette County. Assistance through this program may be provided in the form of: Homeownership Counseling, Down-Payment and Closing Cost Assistance and Gap-Financing.

County:

FOREST

Proposal Name:

Forest County Affordable Housing

Organization:

Warren Forest Counties Economic Opportunity Council

Funding Reserved:

\$100,000 PHARE/Marcellus Shale

Proposal Description:

The Warren Forest EOC, with the approval of the Forest County Commissioners, is looking at 7 potential properties suitable for a single-family home to create a permanent, affordable housing opportunity for vulnerable, low-income households in Forest County. This proposed plan will either involve a renovation of an existing home to ensure the home is energy efficient, safe, and meets current building codes or, if necessary, construct a new, single-family home.

2024 PHARE Awards Project Summaries

County:

FRANKLIN

Proposal Name:

Housing Navigator and Supportive Services - Franklin County

Organization:

Service, Access, & Management, Inc.

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE dollars are being requested to support a Housing Navigator position to engage new landlords in order to find safe, affordable units for our participants. We would also like the Housing Navigator to focus on educating participants on skills related to PREP for living in permanent housing. The PHARE dollars will also be used for marketing to landlords and incentives to partnering with us as well as referral bonuses. Outreach supplies for basic needs will also be purchase for participants.

County:

HUNTINGDON

Proposal Name:

PHARE 2023 Huntingdon County HP

Organization:

Center for Community Action

Funding Reserved:

\$100,000 PHARE/Marcellus Shale

Proposal Description:

The program will provide homelessness prevention assistance services to eligible clients in the form of short-term emergency shelter and 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 housing stock.

County:

INDIANA

Proposal Name:

55+ Roof & Heating Systems Replacement Program

Organization:

Indiana County-Office of Planning & Development

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The 55+ Roof and Heating Systems Replacement Program will assist applicants, who meet program eligibility requirements, with the replacement of inoperable, unsafe or inefficient furnaces, and/or severely leaking damaged roofing systems. Furnaces will be replaced with either fuel oil, natural gas, propane or electric. Roofing systems will be replaced with either shingled or metal roofing systems. Severity of need such as no heat is a priority. A Waiting List has been established.

2024 PHARE Awards Project Summaries

County:

JEFFERSON

Proposal Name:

Community Action Inc.'s PHARE Domestic Violence Shelter Capital Improvement Project (DVSCIP)

Organization:

Community Action, Inc.

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

Community Action Inc.'s PHARE Domestic Violence Shelter Capital Improvement Project consists of a roof replacement, heating and air conditioning and an electrical upgrade that will significantly enhance the safety and well-being of victims of domestic violence within Jefferson County. Our shelter has been a lifeline for victims of domestic violence, providing them with a safe space to rebuild their lives and this project will ensure that the shelter will be available for many years to come.

County:

JUNIATA

Proposal Name:

Juniata County Stable Housing Initiative

Organization:

Mifflin County

Funding Reserved:

\$35,000 PHARE/Realty Transfer Tax

Proposal Description:

The Stable Housing Initiative (SHI) collaborates with landlords and housing service providers to ensure housing opportunities for low-income households and/or those with historical disparities. This innovative housing solution provides stability by combining short-term emergency assistance with long-term support. The SHI gives assistance on an incremental basis while providing supportive services to ensure long-term housing security and eliminate housing barriers.

County:

LACKAWANNA

Proposal Name:

Agency for Community EmPOWERment Wayne Street Development

Organization:

Agency for Community EmPOWERment of NEPA

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

ACE will be acquiring two condemned properties on Wayne Ave, Scranton. One will be rehabbed into affordable single-family housing and the other will be demolished to create parking for ACE's Early Learning Program that benefits families with income below 100% of poverty level. These two properties are on Wayne Ave, Scranton and adjacent to property owned by ACE. This will create affordable housing and remediate a poverty area.

2024 PHARE Awards Project Summaries

County:

LACKAWANNA

Proposal Name:

City of Carbondale First-Time Homebuyers Program

Organization:

City of Carbondale

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

The City of Carbondale First-Time Homebuyer Program will help 30 first-time homebuyers at least 7 of whom will have income below 50% of the AMI through downpayment and closing cost assistance of up to \$16,000. This new program is focused on increasing sustainable homeownership in the city and includes homebuyer education and pre-purchase counseling, down payment and closing cost assistance, and other key services that will strengthen the culture of homeownership in Carbondale for years to come.

County:

LACKAWANNA

Proposal Name:

HB Stowe Apartments Roof Replacement

Organization:

United Neighborhood Centers of NEPA

Funding Reserved:

\$165,000 PHARE/Realty Transfer Tax

Proposal Description:

The proposed project involves the rehabilitation of an existing affordable housing apartment community located at 830 Crown Avenue in the City of Scranton, Lackawanna County. The LIHTC property is owned and operated by H.B. Stowe Associates, L.P. The requested PHARE funding would allow for the final section of the roof to be replaced.

County:

LANCASTER

Proposal Name:

Lancaster County Land Bank Expansion

Organization:

Lancaster County Redevelopment Authority

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

As the Lancaster County Land Bank expands into more municipalities the need for additional seed funding increases. In 2023 the Land Bank expanded into two additional boroughs, Elizabethtown and Ephrata, and East Lampeter township. We are seeking funding to use to assist with the purchase and rehabilitation of blighted properties in these new municipalities which will be used to generate future funding for Land Bank activities through rental income.

2024 PHARE Awards Project Summaries

County:

LANCASTER

Proposal Name:

ECHOS Homestead Housing Program

Organization:

Elizabethtown Community Housing & Outreach Services

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

The ECHOS Homestead Housing Program is a transitional housing program with 6 units dedicated to serving Lancaster County residents who are at least 55 years old, low-income, and experiencing housing insecurity. While enrolled in the program, clients work on acquiring the skills and resources necessary to secure and maintain permanent housing with the support of a dedicated case advocate.

County:

LANCASTER

Proposal Name:

LCHA; Increasing Accessibility Accommodations

Organization:

Lancaster City Housing Authority

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

Our proposal seeks funding to rehabilitate four housing units within our community to make them accessible for individuals with physical disabilities. These multi-bedroom units will be modified to meet the specific needs of residents who use mobility aids, such as wheelchairs or walkers, and those with limited mobility.

County:

LANCASTER

Proposal Name:

HOME (HOME OWNERSHIP MADE EQUAL) PHASE IV

Organization:

BASE, INC.

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

CLOSING THE MINORITY HOMEOWNERSHIP DISPARITY GAP

County:

LANCASTER

Proposal Name:

Scattered Site Acquisition and Rehab for First Time Homebuyers

Organization:

SACA Development Corporation

Funding Reserved:

\$300,000 PHARE/Realty Transfer Tax

Proposal Description:

SACA Development will acquire five vacant single-family homes for the purpose of rehabilitation and resale to low and moderate-income first-time homebuyers.

2024 PHARE Awards Project Summaries

County:

LANCASTER

Proposal Name:

Prince Street Community Hub and Shelter

Organization:

Lancaster County Redevelopment Authority

Funding Reserved:

\$300,000 PHARE/Realty Transfer Tax

Proposal Description:

This request of \$1 million represents the need for additional funding to support the launch of and operations of an unsheltered homeless day center, street outreach efforts, intensive case management, and financial assistance for rent for an initial period of 18 months, upon the completion of the facility renovation and construction.

County:

LANCASTER

Proposal Name:

Tenfold's TLC Shelter Renovation Project

Organization:

Tenfold

Funding Reserved:

\$300,000 PHARE/Realty Transfer Tax

Proposal Description:

This project is a desperately needed complete renovation/rehabilitation of Tenfold's five-story, 113-year-old TLC shelter facility, to replace all utility systems, create full accessibility, bring to code, and preserve TLC's non-congregant shelter units for the next 30+ years. We will also lease a temporary alternate site so TLC participants can continue receiving the program's vital services without interruption during the 12+ months-long construction period when the building must be vacant.

County:

LANCASTER

Proposal Name:

Partners With Purpose

Organization:

Partners With Purpose

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Replacement of 10 furnaces and 10 water heaters in older single family town homes located in the City of Lancaster.

2024 PHARE Awards Project Summaries

County:

LANCASTER

Proposal Name:

YWCA YForward Affordable Housing Expansion

Organization:

YWCA Lancaster

Funding Reserved:

\$350,000 PHARE/Realty Transfer Tax

Proposal Description:

The project will construct of 16 new affordable housing units to complement its existing 38. Based on a per-residential-unit estimate of \$159,675 (by the Architect of Record, Tippetts/Weaver, copy provided in Appendix II), a \$479,025 PHARE award will cover the construction cost of three new residential units (230 SF each), each with a private kitchenette and bathroom.

County:

LANCASTER

Proposal Name:

Walnut Street Apts. Preservation

Organization:

Community Basics Inc.

Funding Reserved:

\$300,000 PHARE/Realty Transfer Tax

Proposal Description:

Located in Lititz Borough, Walnut Street Apartments (WSA) includes 18 single-story units, thirteen 2-bedroom units and five 3-bedroom units. WSA was previously a shoe factory which was rehabbed and placed in service as affordable rental housing in 2005. With appropriate funding, apartments will remain available and affordable to prospective tenants earning 40% - 50% area median income.

County:

LANCASTER

Proposal Name:

ECHOS Bridge House 90 Program

Organization:

Elizabethtown Community Housing & Outreach Services

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

The ECHOS Bridge House 90 Program is a transitional housing program that will have 4 units dedicated to serving the northwest region of Lancaster County residents who are experiencing homelessness, are low-income, and unable to utilize shelter. While enrolled in the program, clients work on acquiring the skills and resources necessary to secure and maintain permanent housing with the support of a dedicated case advocate.

2024 PHARE Awards Project Summaries

County:

LAWRENCE

Proposal Name:

Lawrence County Blight Removal Program

Organization:

Lawrence County Department of Planning and Community Development

Funding Reserved:

\$400,000 PHARE/Marcellus Shale

Proposal Description:

The County of Lawrence provides a Countywide Blight Removal program. This program includes demolition of blighted structures, housing rehabilitation (homeowner occupied and rental occupied), Façade Improvements and Affordable Accessible housing. Working together with the Redevelopment Authority, Lawrence County Community Action Partnership and DON Enterprise the County has been successful in removing blight and improving the quality of life in the County.

County:

LAWRENCE

Proposal Name:

Redevelopment Authority of Lawrence County Blight Removal Program

Organization:

Redevelopment Authority of Lawrence County

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The Redevelopment Authority of Lawrence County has been implementing a Countywide Blight Removal program. This program includes demolition of blighted structures, housing rehabilitation (homeowner occupied and rental occupied), Façade Improvements and Affordable Accessible housing. Working together with the County of Lawrence, Lawrence County Community Action Partnership and DON Enterprise the RALC has been successful in removing blight and improving the quality of life in the County.

County:

LAWRENCE

Proposal Name:

Veterans Fairweather Lodge

Organization:

Human Services Center

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

Human Services Center has successfully managed 5 Fairweather Lodges for individuals with mental health issues since 2006. In 2022, they began renovating an old building into a 6-bedroom Veteran Fairweather Lodge. Although renovations are completed and applicants are being screened to move in before year end, PHARE funds are being requested for new windows and some exterior renovations. Some of the windows are cracked, some do not open, and they are not energy efficient.

2024 PHARE Awards Project Summaries

County:

LEBANON

Proposal Name:

Share Park

Organization:

Redevelopment Authority of the County of Lebanon

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

BEYOND HUNGER, BUILDING HOPE is a community-focused capital campaign, culminating in a 21,000 sq.ft. community center benefiting the Palmyra and Annville Cleona communities. The center will feature 12 one-bedroom affordable housing units for our community; a modern and innovative Caring Cupboard providing sustainable food to those in need; and community space for use by local organizations and for family services such as health education, wellness screening and more.

County:

LEHIGH

Proposal Name:

RCI Village West

Organization:

RCI Village Properties

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

RCI Village West is the adaptive reuse of an existing church in downtown Allentown. Renovation work will create 12 apartments including units for persons experiencing homelessness and special needs households. The project will create eight one-bedroom units, three two-bedroom units and one three-bedroom units. RCI Village housing program was established in 2018 through a combination of housing, supportive services, and community-building activities.

County:

LEHIGH

Proposal Name:

AHA MONTRONE RENTAL REHAB

Organization:

Allentown Housing Authority

Funding Reserved:

\$500,000 PHARE/Realty Transfer Tax

Proposal Description:

The project involves the preservation and rehabilitation of an existing 12-unit rental housing project known as the Montrone Building, which is owned and operated by the sponsor, Allentown Housing Authority. The Montrone Building is part of AHA's Neighborhood Strategy Area (NSA), originally funded by PHFA, which includes 100 housing units distributed throughout Center City. Rents are subsidized through a project based PHFA program. All NSA sites offer connective services to other City agencies.

2024 PHARE Awards Project Summaries

County:

LEHIGH

Proposal Name:

AHA SCATTERED SITE HOMEOWNERSHIP PHASE II

Organization:

Allentown Housing Authority

Funding Reserved:

\$500,000 PHARE/Realty Transfer Tax

Proposal Description:

AHA currently owns 10 single family homes scattered throughout a low-income neighborhood in Allentown which are operated as conventional public housing. AHA plans to convert the homes to home ownership under a Section 32 public housing homeownership program. Residents will be given the opportunity to qualify for the program, or to be given relocation benefits. All 10 homes will be rehabbed before being sold. This is an on-going initiative to be continued with additional housing stock.

County:

LEHIGH

Proposal Name:

AHA Multifamily Rehab

Organization:

Allentown Housing Authority

Funding Reserved:

\$500,000 PHARE/Realty Transfer Tax

Proposal Description:

The project involves the rehabilitation 37 low-income multifamily rental units located in six scattered site buildings in Center City Allentown. The units are currently occupied by historically marginalized members of the BIPOC community, who will benefit from the use of PHARE funds for modernization and energy efficiency improvements.

County:

LUZERNE

Proposal Name:

Luzerne County Senior/Disabled Home Retention Program

Organization:

Housing Development Corporation of NEPA

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

The Housing Development Corporation is requesting \$130,000 in PHARE Funds to assist 34 low-income senior/disabled households residing in Luzerne County in completing targeted home repairs necessary to assist them retain their housing unit. Activities include health/safety-no water/hot water; Accessibility-wheel chair ramps. stair glides, railings, ADA toilet installations; and General Repairs-Leaking roofs, chimney repairs, heating. plumbing and electrical system repairs.

2024 PHARE Awards Project Summaries

County:

LUZERNE

Proposal Name:

Mod Initiative

Organization:

City of Pittston

Funding Reserved:

\$350,000 PHARE/Realty Transfer Tax

Proposal Description:

The North East PA Land Bank seeks \$500,000 in funding to fund construction of two new modular homes that will be maintained as affordable rental opportunities for area residents. This project will allow us to remediate two vacant and under-utilized parcels of land that we already maintain control of and turn them back into productive use to be maintained as affordable units.

County:

LUZERNE

Proposal Name:

Lower South Valley Land Bank Property Remediation

Organization:

Lower South Valley Land Bank

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

This project will address four blighted properties in the Land Banks jurisdiction. The Land Bank will acquire, secure, rehabilitate, and sell four blighted residential properties to low-to-moderate income households.

County:

LYCOMING

Proposal Name:

American Rescue Workers - Rental Assistance Program

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$150,000 PHARE/Marcellus Shale

Proposal Description:

ARW 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 securing housing.

2024 PHARE Awards Project Summaries

County:

LYCOMING

Proposal Name:

Greater Lycoming Habitat for Humanity - Memorial Homes - Scott Street House #3

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$100,000 PHARE/Marcellus Shale

Proposal Description:

Greater Lycoming Habitat for Humanity (GLHFH) will construct the third of six homes being built on the Memorial Homes Phase II (Scott Street) project in Williamsport. GLHFH will plan and build the home through their 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:

YWCA Northcentral PA - Liberty House

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$150,000 PHARE/Marcellus Shale

Proposal Description:

The YWCA Northcentral PA's Liberty House program provides transitional supportive housing for women and children experiencing homelessness in Lycoming County. Liberty House provides crisis housing with financial assistance and wrap around supportive services needed by participants to quickly move into permanent housing.

County:

LYCOMING

Proposal Name:

Greater Lycoming Habitat for Humanity - Home Preservation Program

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$25,000 PHARE/Marcellus Shale

Proposal Description:

The GLHFH Home Preservation Program, provides much-needed renovations to homeowner-occupied housing throughout Lycoming County. The Home Preservation Program consists of exterior work that includes painting, patching, minor repair, deck repairs/replacement, accessibility modifications and replacement of exterior materials for maintaining good, sound condition.

2024 PHARE Awards Project Summaries

County:

LYCOMING

Proposal Name:

Asbury Foundation - Albright LIFE Lycoming Rental Assistance Program

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$59,000 PHARE/Marcellus Shale

Proposal Description:

The Albright LIFE Program provides all-inclusive care Lycoming County for seniors 55+. LIFE offers a community model of care (residing in the community) vs. an institutional model of care (residing in a skilled nursing home). PHARE funds will provide rental housing assistance to program participants to continue to support seniors living in the community.

County:

LYCOMING

Proposal Name:

Lycoming-Clinton Joinder Board - Interim Housing Program

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$65,000 PHARE/Marcellus Shale

Proposal Description:

The Lycoming-Clinton Joinder's Interim Housing Program is a 24/7 voluntary, short-term emergency housing program individuals experiencing a mental health crisis for up to 30-days. Interim Housing will provide individuals with a temporary place to stay while the local crisis service provider provides referrals to community services to establish permanent housing or an improved living situation.

County:

LYCOMING

Proposal Name:

STEP, Inc. - Homes-in-Need

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$200,000 PHARE/Marcellus Shale

Proposal Description:

The STEP HIN program provides much-needed home repairs to qualified households throughout 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.

2024 PHARE Awards Project Summaries

County:

LYCOMING

Proposal Name:

STEP, Inc. - Supportive Housing Program

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$200,000 PHARE/Marcellus Shale

Proposal Description:

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 securing housing.

County:

LYCOMING

Proposal Name:

STEP, Inc. - Urgent Need Program

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$50,000 PHARE/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:

STEP, Inc. - Master Leasing Program

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$250,000 PHARE/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. STEP 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.

2024 PHARE Awards Project Summaries

County:

LYCOMING

Proposal Name:

Sojourner Truth Ministries, Inc. - House of Hope

Organization:

Lycoming County Planning and Community Development

Funding Reserved:

\$51,000 PHARE/Marcellus Shale

Proposal Description:

The House of Hope, an outreach of Sojourner Truth Ministries, provides housing for women coming out of homelessness while investing in their lives for a 9-month program.

County:

MCKEAN

Proposal Name:

YWCA Bradford Housing & Employment Services - Homeless Shelter

Organization:

YWCA Bradford, Inc.

Funding Reserved:

\$75,000 PHARE/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 facilities. The program offers case management, financial and nutritional literacy, coaching in alternative coping and social interaction skills, and referral services. The Shelter is consistently full with an ongoing wait-list.

County:

MERCER

Proposal Name:

Community Action Partnership of Mercer County Lots to Love

Organization:

Community Action Partnership of Mercer County

Funding Reserved:

\$175,000 PHARE/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. The intention of this program is to address the blight that remains after a home is demolished. Simply removing a dilapidated home is not enough. Each time a former home is razed, there should be a plan to take care of the land in which it once stood. L2L addresses this form of blight with three strategies; Adopt, Side, & Sponsor-a-Lot

2024 PHARE Awards Project Summaries

County:

MERCER

Proposal Name:

Community Action Partnership of Mercer County Assets Match Program

Organization:

Community Action Partnership of Mercer County

Funding Reserved:

\$35,000 PHARE/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 match program. In this program, participants can double their savings. We will match savings up to \$2,000 with PHARE dollars.

County:

MERCER

Proposal Name:

Community Action Partnership of Mercer County Bridge Subsidy Housing Program

Organization:

Community Action Partnership of Mercer County

Funding Reserved:

\$175,000 PHARE/Realty Transfer Tax

Proposal Description:

The Bridge Subsidy Housing program helps people with mental illness that are homeless acquire affordable housing. The program provides emergency shelter; pays part of the consumers rent, removes barriers like utility arrearages, and provides housing counseling. The consumer must be eligible for HUD Section 8 or other subsidized housing. This program bridges the gap between applying for Section 8 and the wait time it takes to get into one of their housing units.

County:

MIFFLIN

Proposal Name:

Mifflin County Stable Housing Initiative

Organization:

Mifflin County

Funding Reserved:

\$51,000 PHARE/Realty Transfer Tax

Proposal Description:

The Stable Housing Initiative (SHI) collaborates with landlords and housing service providers to ensure housing opportunities for low-income and/or individuals/households with historical disparities. This innovative housing solution provides stability by combining short-term emergency assistance with long-term support. The SHI gives assistance on an incremental basis while providing supportive services to ensure long-term housing security and eliminate housing barriers.

2024 PHARE Awards Project Summaries

County:

MONROE

Proposal Name:

Monroe County Senior Housing Rehabilitation Program

Organization:

Redevelopment Authority of the County of Monroe

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

The program is designed to assist senior citizens who are homeowners to stay in their home safely. The Program will provide funding to remove health and safety hazards from dwellings that house low-moderate senior beneficiaries. The program will provide a comprehensive healthy housing improvement strategy to address individual housing components in existing occupied housing units such as heating, plumbing, electrical, and required lead and radon testing if applicable.

County:

MONROE

Proposal Name:

Affordable Housing

Organization:

Family Promise of Monroe County

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

Family Promise of the Poconos, Inc. seeks to purchase three buildings, renovate the properties, to create new affordable housing in East Stroudsburg. The properties are located near a bus route, walkable to employment opportunities, grocery stores, daycare, and schools.

County:

MONROE

Proposal Name:

Home Preservation Program

Organization:

Monroe County Habitat for Humanity

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

The Home Preservation Program partners with low-income homeowners in Monroe County to complete necessary, and often critical repairs on their homes. When these necessary repairs are completed, homeowners are able to remain in their homes in safer and healthier conditions.

2024 PHARE Awards Project Summaries

County:

MONTGOMERY

Proposal Name:

Blue Bell Senior Residence

Organization:

Federation Housing, Inc.

Funding Reserved:

\$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

Blue Bell Senior Residence is the first affordable housing development in Whitpain Township, Montgomery County. A proposed new construction, service-rich, 56-unit affordable apartment development for seniors 62+, Blue Bell Senior Residence will be developed and managed by Federation Housing, Inc. a longstanding and experienced developer and owner of affordable senior developments throughout the greater Philadelphia region.

County:

MONTGOMERY

Proposal Name:

Working Together PA, Inc.

Organization:

Working Together

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

Working Together PA, Inc. provides long-term housing in a self-help, educational community for individuals who are currently homeless or have a history of homelessness, currently incarcerated, or have a history of incarceration, or are exiting a drug and alcohol treatment facility. At WT, residents commit to a two-year drug and alcohol-free stay, receiving housing, food, clothing, job training, therapy, health care, and other services.

County:

MONTGOMERY

Proposal Name:

Rehabilitation, Disability Housing

Organization:

KenCrest Services

Funding Reserved:

\$120,000 PHARE/Realty Transfer Tax

Proposal Description:

This project will install accessibility modifications to two group homes for adults with intellectual disabilities. Each home houses three adults who need help with Activities of Daily Living, like bathing, showering, or dressing. (Six individuals total.) Many of these residents already use wheelchairs, and more will need to do so as they age. The modifications proposed will make bathing and using the restroom easier and safer for our clients.

2024 PHARE Awards Project Summaries

County:

MONTGOMERY

Proposal Name:

College Student Basic Needs Program Affordable Housing Scholarship Fund

Organization:

TriCounty Community Network on behalf of the College Student Basic Needs Program

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

The College Student Basic Needs Program assists under-resourced college students experiencing housing and food insecurity to stay in school, succeed academically, graduate and obtain better paying employment. One program provides housing scholarships for rental assistance to avoid evictions. A significant portion of the students we assist are people of color and/or represent a diverse array of other demographic groups. Many commute to school, hold down low-paying jobs and have families.

County:

MONTGOMERY

Proposal Name:

Laurel House Post-Shelter Supportive Housing

Organization:

Laurel House

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Laurel House's post-shelter housing program is in serious need of repair and expansion. Laurel House currently owns a 5-unit apartment building North Wales, Pennsylvania that provides post-shelter housing opportunities to victims of domestic violence and their children. Our project proposal seeks to renovate the building by providing much needed repairs, as well as adding a sixth unit to the building and making one unit fully ADA accessible.

County:

MONTGOMERY

Proposal Name:

Mosaic CLT Homeownership Rehabilitation and Housing-Related Services Project #2

Organization:

Preservation Pottstown, Inc.

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Mosaic CLT will help a household that is low-income to access homeownership through shared-equity housing. We'll also provide homeowner rehabilitation grants to households that are very low-income.

2024 PHARE Awards Project Summaries

County:

MONTGOMERY

Proposal Name:

MCHA - Roof Replacement at Robert P. Smith Towers

Organization:

MCHA

Funding Reserved:

\$275,000 PHARE/Realty Transfer Tax

Proposal Description:

Robert P. Smith Towers is an 80 unit, senior/disabled subsidized rental housing building. The existing 35+ year old roof is failing and beyond its useful life. It is repeatedly leaking, and damage is spread throughout. MCHA is having difficulty finding contractors to patch because of the condition of the roof. Seams are lifting as well as the permit flashing. Because of the continual prevention of water infiltration due to the poor condition of the roof, MCHA considers this a critical need.

County:

MONTGOMERY

Proposal Name:

Montgomery County Your Way Home

Organization:

Your Way Home

Funding Reserved:

\$800,000 PHARE/Realty Transfer Tax

Proposal Description:

The Montgomery County Office of Housing and Community Development (OHCD), administrators of the Your Way Home program, respectfully request \$1,500,000 from the Pennsylvania Housing Affordability and Rehabilitation Enhancement/Realty Transfer Tax Fund (PHARE/RTT) to help end and/or prevent homelessness for at least 300 households. Funds will be used to provide supportive homeless prevention services and financial assistance for at risk individuals and families whose income is at or below 50% AMI.

County:

MONTGOMERY

Proposal Name:

Family Shelter Accessibility Improvements

Organization:

Family Promise Montco PA

Funding Reserved:

\$350,000 PHARE/Realty Transfer Tax

Proposal Description:

Family Promise Montco PA will improve its facility to accommodate people with disabilities by installing an elevator, making one (1) apartment accessible according to ADA standards; installing an exterior ramp and updating the parking lot, and making the bathroom in the community room ADA-compliant.

2024 PHARE Awards Project Summaries

County:

MONTGOMERY

Proposal Name:

Access Services Recovery Oriented Rapid Rehousing

Organization:

Access Services

Funding Reserved:

\$80,000 PHARE/Realty Transfer Tax

Proposal Description:

Access Services is requesting funding to support 5 Recovery Orientated Rapid Rehousing units. These units will be targeted to individuals exiting substance abuse recovery settings or street homeless individuals struggling to main sobriety due to homelessness. Access Services is committed to a high-fidelity Housing First approach in our Rapid Rehousing efforts. We have seen good outcomes for individuals with a place to live and community support. We are eager to continue this good work.

County:

MONTGOMERY

Proposal Name:

Housing Counseling for Montgomery County

Organization:

Clarifi

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Clarifi's Housing Stability Counseling program utilizes a case-management counseling model to prevent evictions and foreclosures, assist in steps to homeownership including pre-purchase counseling, all to keep our clients in safe and sustainable housing.

County:

NORTHAMPTON

Proposal Name:

Philip Street - Bethlehem, PA - Habitat for Humanity of the Lehigh Valley

Organization:

Habitat for Humanity of the Lehigh Valley

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Habitat Lehigh Valley is actively building 4 (two twins) new single-family style homes on acquired land located in the 1400 block of Philip Street in South Bethlehem, Pennsylvania. These homes will be approximately 1420 sq. ft. each consisting of 4 beds and 2 full baths. Two of these four homes are already assigned and will serve a total of 15 people. A home transcends the physical need for shelter - it is the basis of growth and enrichment for all members of a family.

2024 PHARE Awards Project Summaries

County:

NORTHAMPTON

Proposal Name:

Northampton County Senior Home Modification Program

Organization:

County of Northampton

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Northampton County is requesting \$500,000 in RTT PHARE funds to provide low- and moderate-income elderly residents with home modification assistance to increase their mobility, functionality, and capacity to age in place. Every year in the United States, one in four people over the age of 65 experiences a fall. By using economical and impactful home modifications that remove trip and fall hazards, older adults will have a higher likelihood of remaining in their homes.

County:

NORTHAMPTON

Proposal Name:

Royal Oaks

Organization:

ROC USA, LLC

Funding Reserved:

\$750,000 PHARE/Realty Transfer Tax

Proposal Description:

Royal Oaks is a 33-site MHC that provides naturally occurring affordable housing for its seniors. The current owner has received numerous offers from out-of-state investors for the property. They would rather see the park become resident-owned. ROC USA will provide Technical Assistance to the residents to help them form a cooperative, perform due diligence, and buy the land under their homes preserving these sites as perpetually affordable.

County:

NORTHAMPTON

Proposal Name:

Shiloh Estates II: Workforce Housing

Organization:

Greater community corporation

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

This project involves the development of eight duplex units, specifically designed as affordable workforce housing. The initiative to develop and sell these units is in direct alignment with the goals of the Pennsylvania Housing Finance Agency (PHFA), which focuses on enhancing the availability of safe and affordable housing options. GCDC is committed to overseeing the acquisition, development, and eventual sale of these homes, thanks to the financial backing provided by PHARE funding.

2024 PHARE Awards Project Summaries

County:

NORTHUMBERLAND

Proposal Name:

Diamond Court (Veterans Housing)

Organization:

Housing Development Corporation of Northumberland County

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

The proposed project (Diamond Court) involves the construction of five one story garden apartments in the unincorporated village of Diamondtown in Mount Carmel Township, Northumberland County for seniors (62+) with a preference for veterans. The one- bedroom apartments will be constructed on vacant ground at 412-422 N Maple Street owned by HDCNC. In Sept 2023 the project received bids in excess of the original projections creating this funding shortfall.

County:

PHILADELPHIA

Proposal Name:

Closing the Gap on Homeownership for Underserved Communities in Philadelphia

Organization:

Community First Fund

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Our residential mortgage program offers access to homeownership for low-income households, focusing on immigrant families and others new to the United States. Many immigrant borrowers do not have credit scores and are new to the US credit culture. Our mortgage team offers extensive personalized coaching around credit & personal finances and utilizes non-traditional methods of assessing creditworthiness. This allows us to offer mortgages to borrowers who would be turned away by other institutions.

County:

PHILADELPHIA

Proposal Name:

Rapid Rehousing for Survivors

Organization:

Lutheran Social Mission Society DBA Lutheran Settlement House

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

Over the course of 18-months, our Rapid Rehousing for Survivors program will distribute financial resources and provide wrap-around services to survivors of domestic violence (DV) and their families. Clients will have access to cash assistance; DV counseling; case management; financial counseling, including help repairing credit damaged through economic abuse, building savings, and improving financial literacy and landlord communication skills; and child therapy.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Home Preservation for North Philadelphia

Organization:

Rebuilding Together Philadelphia

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Rebuilding Together Philadelphia and two north Philadelphia community partners will provide safe and healthy home repairs to 70 low and very low-income homeowners to protect these homeowners from displacement and to help stabilize the neighborhood.

County:

PHILADELPHIA

Proposal Name:

Fairmount Flats

Organization:

Stonewater Development Group

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Fairmount Flats is a multifamily residential infill development proposed by Stonewater Development Group. The project consists of twenty-four (24) units of twelve (12) one-bedroom and twelve (12) two-bedroom apartments, targeting 20% and 60% AMI residents. Fairmount Flats is positioned in the heart of the Mantua neighborhood of Philadelphia. This location offers residents the best parts of city life. The neighborhood block is only a couple of blocks from the area's busiest retail corridor.

County:

PHILADELPHIA

Proposal Name:

YouthBuild Construction Training Program

Organization:

YouthBuild Philadelphia Charter School

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

YouthBuild provides young adults (ages 17-20) with the training, skills and supports they need to obtain and retain meaningful employment, which serves to break the cycles of poverty and inequity in our community. Through the Construction Training Program, youth develop hands-on carpentry and employability skills as they complete the full-gut rehabilitation of dilapidated properties for sale or rent to low-income families.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Expansion of Family Self-Sufficiency (FSS) Program for Residents of Federally Subsidized Housing in Philadelphia

Organization:

Compass Working Capital

Funding Reserved:

\$175,000 PHARE/Realty Transfer Tax

Proposal Description:

Compass Working Capital, in partnership with Philadelphia Housing Authority and private owners of affordable housing, will expand access to a financial coaching and savings program for residents of federally subsidized housing called Family Self-Sufficiency (FSS). The FSS program supports families to build savings and work toward their financial goals, such as homeownership, saving for education, or establishing emergency savings.

County:

PHILADELPHIA

Proposal Name:

CIP Emergency Housing Assistance

Organization:

Center in the Park

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

Center in the Park (CIP) plans to increase its distribution of emergency rental, mortgage, and utility assistance to low-income older adults and families in Northwest Philadelphia. These funds will be dispersed to community members who are facing the risk of homelessness due to eviction, foreclosure, or utility shut-off. Recipients of emergency assistance funds will work with CIP's Housing Counselors to access/maintain safe and affordable housing beyond the one-time financial assistance.

County:

PHILADELPHIA

Proposal Name:

5700 Germantown Ave

Organization:

Diamond and Associates

Funding Reserved:

\$400,000 PHARE/Realty Transfer Tax

Proposal Description:

Pintzuk Brown Realty Group on behalf of 5700 Germantown LLC the current owner is seeking support for the redevelopment of the historic Vernon Hall building at 5700 Germantown Ave in Northwest Philadelphia. Our proposed redevelopment would convert the top two floors, which have been vacant for nearly 50 years (and are in gut vacant condition), into 16 affordable units comprised of 12 one-bedroom units and 4 two-bedroom units, totaling approximately 16,250 square feet.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Mi Casa Project - Phase 2

Organization:

Norris Square Community Alliance

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

The Mi Casa project offers a homeownership pathway through affordable rentals, enabling families to save for their first home. Participants receive housing counseling, a home buying plan, and bilingual support services like quality childcare, workforce development, and adult education. Additionally, they benefit from two years of unrestricted income under the Economic Mobility program to aid in overall life success.

County:

PHILADELPHIA

Proposal Name:

Maple Housing

Organization:

The Maple Corporation

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Homeownership program targeted to assist people with wage insecurity, people of color to afford to purchase a home with an affordable mortgage.

County:

PHILADELPHIA

Proposal Name:

Latino Equitable Development Inter-Agency Referral Program

Organization:

Ceiba

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Ceiba respectfully requests PHARE Funding to enhance the ability of the Latino Equitable Development members to refer clients to one another. Use of the digital AirTable platform will allow the member organizations to increase the number of low-to-moderate income Philadelphians they connect to public benefits, housing counseling, and other financial and social service supports to help stabilize a household's income and thereby keep them in their home or become 1st time homeowners.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Philadelphia Homeownership Health & Stabilization Program

Organization:

Habitat for Humanity Philadelphia

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE funds will support 35 home health and stabilization repair projects for low-income homeowners across the city. Funding will allow for HFHP to provide varying needed scopes of work to more households- and to do so most efficiently and strategically with other leveraged funds. The requested funds cover repair services that support occupants' health, safety, and stability; preserve the useful and reasonable remaining life and integrity of a home; or respond to a critical emergent need.

County:

PHILADELPHIA

Proposal Name:

Homelessness Prevention for Returning Citizens in Philadelphia

Organization:

City of Philadelphia Office of Community Empowerment and Opportunity

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The City of Philadelphia will provide financial counseling and grants of up to \$1,000 assist people returning from criminal legal system involvement to promote their attaining success in reentry. The grants will be used to stabilize housing or related basic needs and the financial counseling will help people plan for their financial futures and achievement of economic mobility in reentry.

County:

PHILADELPHIA

Proposal Name:

HAP Homelessness Prevention Initiative

Organization:

Homeless Advocacy Project

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Homeless Advocacy Project (HAP) will use PHARE funding to support our Homelessness Prevention Initiative, which will assist individuals, children, youth, and families in Philadelphia experiencing or at risk of homelessness particularly within marginalized communities such as Black, Indigenous, and people of color (BIPOC) communities, the LGBTQ+ community, as well as those with chronic medical, physical, and mental health challenges. Through the provision of free legal and short-term case management.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Sacred Heart

Organization:

Project HOME

Funding Reserved:

\$350,000 PHARE/Realty Transfer Tax

Proposal Description:

The project consists of development of a 7,685± SF short-term emergency shelter care space in the Hunting Park neighborhood of Philadelphia for homeless individuals with substance disorders. The project will provide safe, stable housing combined with recovery case management services to help individuals make the journey to recovery, stability, and permanent housing.

County:

PHILADELPHIA

Proposal Name:

Stella Street Portfolio Acquisition

Organization:

New Kensington Community Development Corporation

Funding Reserved:

\$350,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE will fill a funding gap in the acquisition of 25 naturally occurring housing units in the Kensington neighborhood of Philadelphia. These units would otherwise be likely to be purchased by private investors and rented at far higher rates, while NKCDC will maintain the properties at 50% and 60% AMI for at least 42 years. NKCDC's stewardship of these homes will complement other NKCDC real estate development work nearby that is essential to stabilize the area.

County:

PHILADELPHIA

Proposal Name:

Philadelphia Housing Authority Fairhill I Affordable Rental Development

Organization:

PhillySEEDS

Funding Reserved:

\$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

Fairhill Phase I is the 1st of a 3-phase project to reconnect the Fairhill superblock to the North Philadelphia neighborhood. Phase 1 involves the rehab of a 101 unit, 18-story tower, 30 units of new townhomes, as well as a new community center, and road.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Homelessness Prevention & Diversion Program

Organization:

HopePHL

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

HopePHL's Homelessness Prevention & Diversion Program assists Philadelphia households at risk for homelessness - particularly within communities of color and those with chronic illness - by maintaining their current housing or diverting them to alternative, safe options. Through short-term case management, direct financial assistance, mediation of landlord disputes, and access to housing resources, HopePHL helps families maintain permanent housing and avoid homelessness.

County:

PHILADELPHIA

Proposal Name:

Homeownership Site Preparation Project

Organization:

Habitat for Humanity Philadelphia

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE funds will support the necessary demolition, environmental remediation, and predevelopment work to clear six parcels for the eventual vertical construction of 13 new affordable homes. Funding will allow for HFHP to remove any existing health and safety hazards and impediments to construction to provide new homeownership opportunities to a previously blighted vacant lot. This investment will lay the foundation for the creation of more affordable housing options in North Philadelphia.

County:

PHILADELPHIA

Proposal Name:

Congresos First-time Homebuyers Program

Organization:

Congreso de Latinos Unidos, Inc.

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

Congreso's project will support 25 BIPOC first-time potential homebuyers in achieving their savings goals and increasing financial literacy. Congreso will provide up to \$500 in matched funding for every \$100 clients save, with a maximum of \$5,000 provided per household. Clients will be able to save towards either their prepurchase or post-purchase goal: saving toward a downpayment on a new home or developing an emergency home repair fund to prevent foreclosure.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

1432 N 17th Street

Organization:

Pathways to Housing PA

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The proposed development at 1432 North 17th Street is a new construction project, converting a long abandoned, vacant lot into affordable housing for the Sharswood community. The parcel has been an abandoned, vacant lot for over a decade, contributing to blight in the neighborhood and serving as signal of disinvestment to neighbors. Once complete, the building will be a rowhome fitting the existing feel of the neighborhood, offering 5 units of housing affordable at 50% AMI or below.

County:

PHILADELPHIA

Proposal Name:

Will Power Program

Organization:

Affordable Housing Centers of Pennsylvania

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

In Philadelphia's low-income, Black neighborhoods there is a high proportion of tangled titles, which were generated because the property owner failed to prepare a will identifying to whom they want to inherit the home. AHCOPA's will power program educates homeowners about the importance of preparing a will and helps them access legal services through Community Legal Services to prepare their estate planning documents.

County:

PHILADELPHIA

Proposal Name:

Ardella's Village

Organization:

Ardella's House

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

Ardella's House will partner with the Philadelphia District Attorney's Office to establish the Commonwealth's first diversionary housing program for mothers who are primary caregivers to their young children in Ardella's Village - to prevent the family separation that normally results from parental incarceration and to support justice-involved women in establishing self-sufficiency and stable housing for themselves and their children.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Inglis Gardens at Eastwick I & II

Organization:

Diamond and Associates

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The Inglis Gardens at Eastwick I & II development involves the preservation by recapitalization of two properties developed, owned, and operated by Inglis Housing Corporation located in the Eastwick neighborhood of the City of Philadelphia. The 42 units in these properties are specifically designed for residents with physical disabilities, and all units receive rent subsidy from 811 PRACs, meaning that tenant rents are affordable to all income levels.

County:

PHILADELPHIA

Proposal Name:

Walnut Park Plaza Apartments

Organization:

Diamond and Associates

Funding Reserved:

\$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

Walnut Park Plaza Apartments is an existing, LIHTC-subsidized, apartment community located in Philadelphia containing 227 units for seniors aged 55 and older. The property is a historic building, listed on the national register of historic places, that was originally built as a hotel. The property is supported 100% by Section 8 subsidy through a HAP contract with the Philadelphia Housing Authority. The property is in desperate need of capital improvements to extend its useful life.

County:

PHILADELPHIA

Proposal Name:

Homelessness Prevention/Rapid Relocation 2024-25

Organization:

Family Promise of Philadelphia

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

To reduce homelessness in 2024-25, Family Promise of Philadelphia will provide case management and landlord/tenant dispute resolution services, financial aid (rent/utility assistance, security deposits) non-financial services and material supports to 70 households under PHARE funding. Combining PHARE dollars with \$400,000 of leveraged funding over 12-15 months FPP will assist up to 150 ethnically diverse households to achieve sustainable affordable housing outcomes.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Housing and Homeownership Acquisition Fund

Organization:

LISC

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Homeownership supports lower and modest income families build wealth, achieve financial stability, and close the racial wealth gap. The Housing and Homeownership Acquisition Fund (HHAF) pilot seeks to take a first step to remediate persistent inequalities and disparities in homeownership through the acquisition and sale of 10 homes to resident buyers at or below 50% to 80% MAI in Black and Hispanic communities in Philadelphia, PA.

County:

PHILADELPHIA

Proposal Name:

Philadelphia Preservation-4%

Organization:

Mission First Housing Group

Funding Reserved:

\$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

Mission First's Philadelphia Preservation-4% project will preserve 83 affordable apartments in four buildings in West Philadelphia, all located near public transit, jobs, and services. More than half of these apartments have project-based rental subsidy and are deeply affordable, serving residents with very low incomes. Nine will be fully accessible for residents with mobility impairments and 9 will serve individuals with special needs.

County:

PHILADELPHIA

Proposal Name:

ULP Housing and Diversion Programs

Organization:

Urban League of Philadelphia

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

ULP Housing and Diversion Programs will educate, counsel, and work one-on-one with thousands of Philadelphia resident families in 2024. Counselors will provide 2,000 with education, 1,000 with one-on-one sessions, and assist 70 families to become first time homebuyers with \$5,000 direct assistance grants, as a direct result of PHARE funding.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

The Behavioral Wellness Center at Girard

Organization:

North Philadelphia Health System

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

The goal of this project is to develop a 20-bed unit for individuals with severe mental illness. The unit will be built using all anti-ligature hardware which will significantly reduce the risk of suicide. The anti-ligature hardware includes, toilets, lighting, door hinges, sinks, faucets, shower heads, doorknobs, secure bedding, dressers, and all electrical placed outside of each room. The unit will provide a safe environment and will be staffed with 24/7 behavioral professionals.

County:

PHILADELPHIA

Proposal Name:

Action Wellness Finding Our Way Forward Project

Organization:

Action Wellness

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

Action Wellness (formerly ActionAIDS) seeks funding in the amount of \$235,500 from PHFAs 2023/24 PHARE Realty Transfer Tax Program to ensure that a minimum of (40) housing insecure families impacted by HIV and residing within Philadelphia County, PA, will remain stabilized in safe and equitable housing, through employment of trauma informed case management and vocational services aimed at enhancing their work readiness and reducing other hardened barriers to sustainable self-sufficiency.

County:

PHILADELPHIA

Proposal Name:

Lead Remediation at Spruce Street

Organization:

Bethesda Project

Funding Reserved:

\$225,000 PHARE/Realty Transfer Tax

Proposal Description:

Funding will support lead remediation at Bethesda Project Spruce Street, a supportive housing residence for 16 seniors who have experienced homelessness and have accompanying disabilities and mental health issues. Significant remediation is required to scrape and repaint common areas and individual resident units throughout the property. Completing these necessary improvements ensures that residents maintain their housing stability in a safe and welcoming environment.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

FRP 25 Forever Homes Belmont Homeownership Initiative

Organization:

Friends Rehabilitation Program

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The FRP 25 Forever Homes Belmont Homeownership Initiative will help 25 households in Belmont become homeowners and build generational wealth.

County:

PHILADELPHIA

Proposal Name:

Women's Housing Stability Initiative

Organization:

Bethesda Miracle Worship Center

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The Women's Housing Stability Initiative is established to assist vulnerable single BIPOC women in stabilizing and obtaining self-sufficiency through housing and life skills coaching and support as well as rapid rehousing services.

County:

PHILADELPHIA

Proposal Name:

EnergyFIT Philadelphia

Organization:

Energy Coordinating Agency of Philadelphia, Inc

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

EnergyFIT Philly takes renewal from the home to the neighborhood- using community engagement and funding alignment to serve the whole block of homes. Serving the neighborhood creates opportunities for neighbor engagement and shared sense of possibility as ECA & our partner address long-term deferred maintenance issues and implement deep energy efficiency upgrades, stabilizing residents in safer and healthier homes where their utility bills are lowered for the long term.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Francisville Preservation

Organization:

Community Ventures

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

This Francisville Preservation Project includes twenty-five affordable units located across sixteen single-family or duplex buildings in the rapidly changing Francisville neighborhood of Philadelphia. The Francisville Preservation Project will make critical capital investments to sustain the affordability of these existing residential units.

County:

PHILADELPHIA

Proposal Name:

Pride Housing: Honeydew House

Organization:

Valley Youth House Committee, Inc.

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE funding will support the Honeydew House, a non-congregate alternative to emergency shelter in Philadelphia for youth who are not safe in general population shelters, and for whom remaining on the streets is particularly dangerous. Valley Youth House provides an immediate safe space for these young people without anywhere else to go, while they work with staff to identify a long-term housing solution.

County:

PHILADELPHIA

Proposal Name:

Southwest Philadelphia Rehab AND Housing Services I

Organization:

Southwest Community Development Corporation

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

\$75,000 of the requested funding will support our Housing Counseling/Financial Literacy program. The remaining \$225,000 will go toward the rehab of 2 houses that will be sold for affordable housing.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Chelten Arms Preservation

Organization:

OH Chelten Partners LP

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Chelten Arms is a thirty-two-unit existing building providing naturally occurring affordable housing (NOAH) in the Germantown neighborhood of Northwest Philadelphia. The project consists of one four-story building with all units being 2-bedroom, 1-bathroom apartments for families/general population. The Chelten Arms Preservation project is proposing to make critical capital improvements to sustain the affordability of these existing residential units.

County:

PHILADELPHIA

Proposal Name:

Latino Equitable Development Collective - Fostering Sustainable Partnerships to Address Affordable Housing Challenges

Organization:

Ceiba

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

To foster sustainable partnerships committed to address housing needs over a significant period in the Hispanic Community of Philadelphia. The grant will be used to retain a Program Coordinator 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:

ROOTS Project

Organization:

Depaul USA

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

The transition from prison to the community is rife with challenges. In the immediate period post-release, some formerly incarcerated people struggle to find housing and to receive addiction and mental health support. The ROOTS (Reentry, Opportunity, Overcoming, Transformation & Success) Project will provide housing to 25 single adults experiencing homelessness and connect them to community services, educational and vocational opportunities so they can avoid recidivism and exit homelessness.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Penrose Transitional Living

Organization:

CATCH, Inc.

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

CATCH is seeking PHFA support to complete critically needed renovations at the Penrose Transitional Living (PTL) program. PTL consists of 54 units of supportive housing for very low-income, chronically mentally ill residents, many of whom are homeless and often have co-occurring disorders. Much of the building infrastructure has not been updated in over 50 years, and the scope of work will make needed improvements to the water supply, resident bathrooms, and the electrical distribution system.

County:

PHILADELPHIA

Proposal Name:

Second Story Collective

Organization:

Writers Room at Drexel University

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Second Story Collective's arts-centered model of intergenerational co-living has emerged over eight years of Writers Room's storytelling work. The core objectives of this Innovative Housing Solution are to 1) foster arts-centered experiential learning and community building across generations of people living in the West Philadelphia neighborhoods contiguous with Drexel's campus and 2) advance a practical model for addressing displacement and aging-in-place in university-adjacent communities.

County:

PHILADELPHIA

Proposal Name:

Philly House Shelter Renovations

Organization:

Stone Sherick Consulting Group, LLC

Funding Reserved:

\$300,000 PHARE/Realty Transfer Tax

Proposal Description:

Philly Houses headquarters in Center City is one of largest providers of shelter for Philadelphia's homeless population and only provider of three meals a day, 365 days a year for anyone in need. To continue serving the City's homeless population, the facility needs critical upgrades to the ground floor service space. The first-floor program space is essential to serving homeless individuals who seek food, shelter, laundry, restrooms, and health services every day.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Gaudenzia Cathedral Park Homes

Organization:

Stone Sherick Consulting Group

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Gaudenzia Cathedral Park Homes will activate nearly 30 vacant parcels in West Philadelphia with residential infill development, including forty (40) units of subsidized rental housing (20-50% AMI) and nine (9) for-sale homes (45-80% AMI). The overall project will help restore two city blocks that have been vacant for several decades. PHARE RTT Funds will provide a historically disinvested community with quality affordable homeownership and a wealth-building opportunity.

County:

PHILADELPHIA

Proposal Name:

Recovery Case Management at St. Elizabeths Recovery Residence

Organization:

Project HOME

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE support will fund recovery-focused case management staffing for supportive housing as part of Project HOME's new initiative to bridge gaps between housing, services, and hospitals for those at the intersection of homelessness and substance use disorder in Philadelphia. PHARE funding will have crucial impact toward lasting change, providing holistic support to prevent future homelessness, and in turn improving safety and quality of life for all neighborhood residents.

County:

PHILADELPHIA

Proposal Name:

Sojourner House: Longer-Term Housing and Supportive Services for Survivors of Domestic Violence

Organization:

Women Against Abuse, Inc.

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

Sojourner House 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 programs for children, behavioral health services, and economic empowerment programming.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

Safe at Home: Rapid Rehousing and Supportive Services for Survivors of Domestic Violence

Organization:

Women Against Abuse, Inc.

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

Through the Safe at Home program, Women Against Abuse will address the significant and persistent housing needs of survivors of domestic violence and their families by ensuring 12 families who are survivors of domestic violence have access to affordable housing units and comprehensive case management services that allow them to transition into a life of stability and self-sufficiency.

County:

PHILADELPHIA

Proposal Name:

6655 Germantown Avenue Affordable Rental Housing

Organization:

Mt. Airy USA

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Mt. Airy CDC (MACDC) is seeking final gap funding to transform a large vacant lot at 6655 Germantown Avenue into a new 3-story mixed-use building with 6 accessible large one-bedroom residential dwelling units and 1,931 square feet of commercial space. 1 unit will be affordable to an occupant below 20% of median area income (MAI), 1 unit will be affordable to an occupant below 50% MAI, and 4 will be affordable to occupants below 60% MAI.

County:

PHILADELPHIA

Proposal Name:

Unemployment Information Center

Organization:

Unemployment Information Center

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

The Unemployment Information Center's dedicated housing counselors guide and advocate for individuals navigating potential loss of their homes due to foreclosure or eviction. We assist our clients in establishing economic self-reliance, whether they are renters or homeowners, by negotiating reasonable repayment plans, graceful exits, assistance applications, or loan modifications, as appropriate.

2024 PHARE Awards Project Summaries

County:

PHILADELPHIA

Proposal Name:

GPCA Housing Stability Program

Organization:

Greater Philadelphia Community Alliance

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

In Pennsylvania, Black children make up 35 percent of the foster care population and represent 21 percent of potential child abuse victims in child protective service reports. These numbers are striking, considering Black children account for only 13 percent of the total child population of Pennsylvania. Minority children are removed at a much higher rate than other races. Lack of safe and affordable housing is a barrier to reunification or remaining in the home.

County:

PHILADELPHIA

Proposal Name:

Pathway to Homeownership 2.0

Organization:

Philadelphia Chinatown Development Corporation

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

Through our "Pathway to Homeownership 2.0" program, PCDC will leverage our over 50 years of experience to provide direct down payment assistance to Philadelphia's low-income, AAPI immigrant populations. Our Housing Counseling program will provide one-on-one counseling, outreach, and workshops to further support our immigrant community's dreams of homeownership. This program will target displacement and help immigrant populations set down roots in their new home country.

County:

PIKE

Proposal Name:

Pike County Housing Stabilization Program

Organization:

Pike County

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Pike County Housing Stabilization Program is an innovative housing solution that will provide a variety of housing assistance to approximately eighty (80) persons/households. This program will promote housing affordability for approximately twenty-five (25) renter and owner-occupied households with income below 50% of the area median and another fifty-five (55) households with income between 50 and 100% of the area median.

2024 PHARE Awards Project Summaries

County:

POTTER

Proposal Name:

Potter County Homeless Prevention Program

Organization:

Northern Tier Community Action

Funding Reserved:

\$75,000 PHARE/Marcellus Shale

Proposal Description:

Financial Assistance (short- and medium-term rental assistance, security and utility deposits, utility payments). Case management, data collection and evaluation, and administration of the program.

County:

SCHUYLKILL

Proposal Name:

Bridge House Transitional Housing Program

Organization:

Schuylkill Community Action

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

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 substance abuse disorders. Bridge House provides a comprehensive application of services to assist these individuals as they work towards self-sufficiency. Active involvement by program participants in goal planning and implementation helps promote programming tailored to the participant's individual needs.

County:

PHILADELPHIA

Proposal Name:

Homelessness Prevention for Philadelphia Latinx/o/a and Asian Communities

Organization:

City of Philadelphia Office of Homeless Services

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

1) providing homeless prevention rental assistance to those households requiring three or more bedrooms while building capacity to expand access for the Philadelphia underrepresented and marginalized communities 2) training and capacity building of our provider network/homeless service system to address the multifaceted issue of homelessness when identifying suitable affordable quality housing PLUS 3) expand these same efforts and reach for in Philadelphia's Immigrant and Refugee communities.

2024 PHARE Awards Project Summaries

County:

SOMERSET

Proposal Name:

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

Organization:

Tableland Services, Inc.

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

NextGEN STEPS - a youth focused housing program that will serve young adults between the ages of 18-24 years of age with a housing first focus. This client driven model focuses on assisting a high priority target population of vulnerable youth with a flexible and uniquely designed focus to best serve this generation. We are proposing that 10 households will be assisted with a scattered site model and an extensive system of mainstream resources.

County:

SOMERSET

Proposal Name:

Cherry Lane Mobile Home Park Infrastructure Improvements

Organization:

Redevelopment Authority of Somerset County

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE funds will be loaned to Somersetshire, Ltd. under a five-year forgivable loan to undertake water system improvements in the Cherry Lane Mobile Home Park located in Somerset, Borough, Somerset County.

County:

STATEWIDE

Proposal Name:

Innovative Legal Advocacy for Families

Organization:

Pennsylvania Legal Aid Network, Inc.

Funding Reserved:

\$500,000 PHARE/Realty Transfer Tax

Proposal Description:

The Pennsylvania Legal Aid Network (PLAN) is proposing a significant expansion to its legal advocacy project designed to prevent homelessness by providing legal assistance to low- and moderate-income households at risk of homelessness facing eviction, unaffordable utilities & disruptions to service, housing discrimination, tax sales and foreclosures. This expansion will replicate successful projects to more of the state, implement new projects, and incorporate more services providers.

2024 PHARE Awards Project Summaries

County:

STATEWIDE

Proposal Name:

Comprehensive Financial Counseling for Consumers Struggling with Housing Stability

Organization:

Advantage Credit Counseling Service

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Advantage Credit Counseling Service, Inc. provides financial counseling for consumers who are struggling with their finances. Counselors do an in-depth review of the client's income, expenses, and debt. It is often during this review that the counselor discovers that the client is struggling with housing stability. The client will learn money management techniques, how to prioritize expenses and resources available to help stabilize housing.

County:

STATEWIDE

Proposal Name:

Innovative Housing Solutions for Domestic Violence Survivors

Organization:

Pennsylvania Coalition Against Domestic Violence

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

PCADV requests \$1,000,000 to support innovative housing solutions that keep survivors and their children safely and securely housed, particularly marginalized survivors and/or those in rural areas. Utilizing a three-pronged strategy of landlord engagement and risk mitigation, homelessness prevention & shelter diversion, and survivor-informed strategies, PCADV will work in collaboration with member programs, the CoCs, and other community partners to leverage PHARE with other funds and supports.

County:

STATEWIDE

Proposal Name:

Eastern PA CoC & Western PA CoC Landlord Engagement

Organization:

United Way Pennsylvania

Funding Reserved:

\$450,000 PHARE/Realty Transfer Tax

Proposal Description:

The proposed project is twofold, comprised of a flexible landlord incentive fund and capacity building activities with 300 anticipated households served and tangible work products, as outcomes, respectively. Funds and activities will be made across the entire 53 county footprint of the Eastern PA CoC and Western PA CoC, as well as strategically targeted areas to address those with notable racial disparities compared to the rest of the CoC (Section 3).

2024 PHARE Awards Project Summaries

County:

STATEWIDE

Proposal Name:

Outreach, Policy analysis, and Legal Services for Energy-Efficient Housing

Organization:

Commonwealth Housing Legal Services

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

CHLS will utilize the services of Regional Housing Legal Services (RHLS) attorneys and outreach/policy/communications professionals to provide comprehensive legal and technical assistance for the development and preservation of affordable housing with a focus on energy efficiency.

County:

STATEWIDE

Proposal Name:

Comprehensive Housing Counseling

Organization:

Advantage Credit Counseling Service

Funding Reserved:

\$50,000 PHARE/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 realistic spending and savings plan and an action plan outlining steps to meeting financial goals. It also includes helping individuals overcome barriers to homeownership, helping homeowners avoid a mortgage foreclosure and helping seniors determine if a reverse mortgage is a good option.

County:

SULLIVAN

Proposal Name:

Sullivan County Housing Stability Program

Organization:

Sullivan County Human Services and Housing Authority

Funding Reserved:

\$100,000 PHARE/Marcellus Shale

Proposal Description:

In addition to the Rental Assistance Program that this grant has provided over the last 11 years, this application will include expanding the program for income-eligible homeowners with mortgage assistance (Principal and Interest) and/or basic utility assistance. Also, the program will have the ability to assist with emergency offsite shelter if needed/available.

2024 PHARE Awards Project Summaries

County:

SUSQUEHANNA

Proposal Name:

New Milford Affordable Housing Project

Organization:

Susquehanna County

Funding Reserved:

\$1,000,000 PHARE/Marcellus Shale

Proposal Description:

Susquehanna County proposes to construct 5 units of duplex/triplex style housing for those over 55. Rents will be affordable to provide safe, sanitary housing options for our older residents over age 55.

County:

SUSQUEHANNA

Proposal Name:

Susquehanna County Rental and Utility Assistance Program

Organization:

Trehab

Funding Reserved:

\$125,000 PHARE/Marcellus Shale

Proposal Description:

Trehab, submitting on behalf of Susquehanna County, is requesting \$125,000 in PHARE funds for the purposes of 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 one-time rent and utility costs, as well as to pay part of a staff member's salary to assist those in need.

County:

SUSQUEHANNA

Proposal Name:

Susquehanna County Homeownership Assistance Program

Organization:

Trehab

Funding Reserved:

\$350,000 PHARE/Marcellus Shale

Proposal Description:

Trehab, submitting on behalf of Susquehanna County, is requesting \$350,000 in PHARE funds for the purpose of mitigating the effects of the Marcellus Shale housing shortage on low-mid income residents. Funds will be used to provide down payment and closing cost grants or repair funding (for repairs necessary for loan approval, general livability, or safety).

2024 PHARE Awards Project Summaries

County:

TIOGA

Proposal Name:

Sister Jenny's Charities - Renovations & Restorations & United Christian Ministries, Inc. - Homelessness Prevention

Organization:

United Christian Ministries

Funding Reserved:

\$600,000 PHARE/Marcellus Shale

Proposal Description:

1) Modernize & renovate existing units at Kenner Court, a former motel which houses specifically homeless men and modernize & renovate existing units & unutilized spaces into efficiency apartments at Garnet House & UCM Mission which houses specifically women in distress. 2) Continue Homelessness Prevention at said Kenner Court & Garnet House as well as David's by the Lake which houses 3 adults with families.

County:

WASHINGTON

Proposal Name:

Financial Capabilities Center

Organization:

Blueprints

Funding Reserved:

\$50,000 PHARE/Marcellus Shale

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 Washington County families served through rent and utility assistance programs for group and individual financial literacy sessions through December 2025.

County:

WASHINGTON

Proposal Name:

Reentry Housing & Self-Sufficiency Program

Organization:

Blueprints

Funding Reserved:

\$150,000 PHARE/Marcellus Shale

Proposal Description:

Blueprints is requesting \$150,000 in PHARE Funding to continue a Reentry Housing & Self-Sufficiency Program for incarcerated persons 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 in order to maintain their housing.

2024 PHARE Awards Project Summaries

County:

WASHINGTON

Proposal Name:

Century Plaza Apartments Project

Organization:

Redevelopment Authority of the County of Washington

Funding Reserved:

\$650,000 PHARE/Marcellus Shale

Proposal Description:

This project will involve renovations at Century Plaza Apartments located in North Franklin Township, which provides 79 units of affordable housing for income eligible elderly residents. The renovations will include replacement of approximately 235 apartment windows, 24 exterior doors, and 65 PTAC units. The existing windows and doors are original to the building and are difficult to open and close, rusting, and unsightly.

County:

WASHINGTON

Proposal Name:

Canon House Parking Lot and Steps Replacement Project

Organization:

Redevelopment Authority of the County of Washington

Funding Reserved:

\$75,000 PHARE/Marcellus Shale

Proposal Description:

This project will involve replacement of the concrete steps between Canon House and Canon Apartments and installation of a canopy over the steps. The steps are deteriorating and in disrepair creating a hazard for all residents, employees, and visitors. The installation of a canopy over the steps will protect users during inclement weather and reduce the risk of falls. This project will also include the addition of three accessible parking spaces at Canon House.

County:

WASHINGTON

Proposal Name:

Char House Entry Access System Project

Organization:

Redevelopment Authority of the County of Washington

Funding Reserved:

\$10,500 PHARE/Marcellus Shale

Proposal Description:

This project involves the replacement of an entry access system at the 104-unit Char House elderly housing facility.

2024 PHARE Awards Project Summaries

County:

WESTMORELAND

Proposal Name:

Homeless Prevention Assistance Program

Organization:

Westmoreland Community Action

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Westmoreland Community Actions Homeless Prevention Assistance Program provides necessary support 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.

County:

WESTMORELAND

Proposal Name:

The Troutman Building

Organization:

M & L Associates, Inc.

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

Located in the beautiful downtown Historic District of the City of Greensburg, the Troutman Building will be restored to its full glory and maintained as a critical structure for the community. The Troutman Building is a 57,798 sf, six-story building. The first three floors serve as offices for the Westmoreland County Area Agency on Aging (AAA) and the top three floors contain 27 affordable one-bedroom rental units for Seniors 62+. All apts. receive rental assistance through Section 8 Program.

County:

WESTMORELAND

Proposal Name:

Transitional Age Living Homes

Organization:

Westmoreland Community Action

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

The main goal of the Transitional Age Living Homes Housing Program is to prevent homelessness and support young adults as they prepare for independence to six transition-age young adults (ages 18-24) who are homeless or at-risk for homelessness. All enrolled young adults will receive supportive services from a Peer Support Specialist and Housing Coach including assessing educational needs, job skills, financial stability, and transportation needs.

2024 PHARE Awards Project Summaries

County:

WESTMORELAND

Proposal Name:

Housing Counseling Money Management Center

Organization:

Westmoreland Community Action

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Westmoreland Community Action's Housing Counseling Money Management Center will provide various types of housing counseling, including pre and post purchase financial education, foreclosure prevention, and other forms of direct client counseling to assist homeowners and renters. This support is accompanied by case management to ensure the assistance will make a lasting impact and provide the tools necessary to help the individual or family reach self-sufficiency.

County:

WESTMORELAND

Proposal Name:

Supporting the Homeless Diversion and Intervention Programs including Natural Disaster Relief Funds Program

Organization:

Union Mission of Latrobe, Inc.

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Union Mission will use PHARE funds for our Homeless Diversion & Intervention programs to divert households away from homelessness, & when not possible, provides the crisis housing necessary to assist vulnerable populations while engaging them in the resolution of housing barriers as a part of their goal to achieve safe, stable housing. An important part of diversion includes providing temporary housing/support to low-income families when natural disasters damage/destroy their homes.

County:

WESTMORELAND

Proposal Name:

Westmoreland County Homeownership Program

Organization:

Redevelopment Authority of the County of Westmoreland

Funding Reserved:

\$225,000 PHARE/Realty Transfer Tax

Proposal Description:

The Westmoreland County Homeownership Program will dedicate monies to rehabilitate and modify single-family homes for low-income families in Westmoreland County- especially for veterans, persons with disabilities, and first-time homebuyers- all in an effort to promote homeownership and support integrated housing opportunities for vulnerable populations.

2024 PHARE Awards Project Summaries

County:

WYOMING

Proposal Name:

Wyoming County Rent and Utility Assistance for Those in Recovery

Organization:

Trehab

Funding Reserved:

\$120,000 PHARE/Marcellus Shale

Proposal Description:

Trehab, submitting on behalf of Wyoming County, is requesting \$120,000 in PHARE funds for the purposes of homelessness diversion and mitigating the effect of the Marcellus Shale housing shortage on low-income residents in recovery from substance misuse. Funds will be used for direct assistance to pay limited rent and utility costs, as well as to pay part of a staff member's salary to assist those in need of these services.

County:

YORK

Proposal Name:

Eastwood Terrace

Organization:

York Housing Authority

Funding Reserved:

\$350,000 PHARE/Realty Transfer Tax

Proposal Description:

YHA's request for PHARE-RTT funds is to complete substantial repairs to its Eastwood Terrace portfolio consisting of 23 single-family townhomes across scattered sites in the heart of the City of York. Rehabilitating these homes, built forty years ago with minimal renovations since, is part of YHA's larger plan to update and preserve the area's affordable housing supply. Once complete, the 23 units will be general occupancy targeting extremely low-income households at 30%AMI or below.

County:

YORK

Proposal Name:

TrueNorth Wellness Services Community Residential Rehabilitation Program

Organization:

TrueNorth Wellness Services, Inc.

Funding Reserved:

\$175,000 PHARE/Realty Transfer Tax

Proposal Description:

The mission of the TrueNorth Wellness Services CRRS is to prevent psychiatric hospitalization, homelessness, and recidivism by providing supportive services and connecting individuals with community resources. PHARE Funds will be utilized to increase, maintain, and secure safe affordable housing to vulnerable populations.

2024 PHARE Awards Project Summaries

County:

YORK

Proposal Name:

YWCA York Emergency Shelter, Bridge Transitional Housing & Victim Assistance Center

Organization:

Young Women's Christian Association of York

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

In an effort to address homelessness prevention in our York community, YWCA York aims to address various structural, and exterior repairs to four of our confidential victim services locations on S. George Street, York City offering shelter, housing, and counseling to victims of domestic violence. These facilities comprise our emergency shelter, our Bridge Transitional Housing apartments, and our free, trauma-informed counseling center for victims of violence- the Victim Assistance Center.

County:

YORK

Proposal Name:

The Beacon Day Shelter & Resource Center

Organization:

Friends & Neighbors of Pennsylvania

Funding Reserved:

\$175,000 PHARE/Realty Transfer Tax

Proposal Description:

Friends & Neighbors (F&N) of PA recently assumed management of The Beacon Day Shelter & Resource Center in York City (formerly the Coffee Spot), which serves over 120 clients/day; 60% are at risk of homelessness, 40% are unsheltered or in emergency shelter. Funding is sought to expand to larger space, specifically requesting 60% of specific operating costs, the portion of those receiving homelessness prevention services.

County:

YORK

Proposal Name:

York City Low-income Housing Initiative

Organization:

Y Community Development Corp

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The Downtown York City Low-Income Housing Initiative will renovate 28 low-income housing units as part of the Y Community Development Corp's community-wide efforts to revitalize and stabilize the downtown neighborhoods of York City, empowering individuals, and families from low-income and historically marginalized backgrounds to live rich and fulfilling lives in safe and high-quality spaces.

2024 PHARE Awards Project Summaries

County:

YORK

Proposal Name:

Homeless Prevention Coordinator

Organization:

York Area Development Corporation (dba Affordable Housing Advocates)

Funding Reserved:

\$44,000 PHARE/Realty Transfer Tax

Proposal Description:

Supportive Services at the Dutch Kitchen SRO (single-room occupancy housing) will involve case management and other supportive services. The goal is to take a holistic approach to helping alleviate the challenges of homelessness. By augmenting the program with other supportive services, we can provide our clients a whole host of tools necessary to prevent them from returning to homelessness.

County:

YORK

Proposal Name:

Housing Counseling and Education

Organization:

Community Progress Council

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Community Progress Council provides comprehensive, integrated services to empower individuals and families to move toward self-sufficiency. Housing Counseling and Education is integral to stabilizing families and helping them to achieve their goals. The program works with individuals along the housing continuum - from unhoused through homeownership.

2024 PHARE Awards Project Summaries

County:

YORK

Proposal Name:

South George Street Homeownership Opportunity

Organization:

York Area Development Corporation (dba Affordable Housing Advocates)

Funding Reserved:

\$400,000 PHARE/Realty Transfer Tax

Proposal Description:

Affordable Housing Advocates seeks to acquire vacant lots from the City of York's Redevelopment Authority. The goal is to create two affordable homeownership opportunities in the City of York. This will immediately help to eliminate blight and enhance the ongoing neighborhood revitalization that are taking place in the Southeast neighborhood of York. Affordable Housing Advocates wants to spearhead this effort by making concerted efforts to revitalize the housing stock.

County:

YORK

Proposal Name:

Foreclosure Intervention for Senior Homeowners

Organization:

Community Progress Council

Funding Reserved:

\$36,750 PHARE/Realty Transfer Tax

Proposal Description:

Many senior homeowners (62+) face foreclosure as the result of property tax delinquency. The York Tax Claim Office offers payment plans to delinquent seniors, but without financial coaching and housing counseling services, some homeowners are unable to pay the taxes, and risk losing their homes to tax sale. With the assistance of Community Progress Council's Housing Counseling program, seniors are able to resolve the tax delinquency and develop a sustainable budget to pay future taxes.

County:

YORK

Proposal Name:

York County Rapid Re-Housing for Young Adults

Organization:

Valley Youth House Committee, Inc.

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

York County Rapid Re-Housing for Young Adults provides housing, case management, and support services to formerly homeless individuals ages 18-24 and any of their accompanying children. While in the program, youth work with a Housing Stability Coach to develop a goal plan to complete their education, attain employment, and gain the skills and resources they need to maintain stable housing after exiting the program. Typically, clients are in the program for 12 months with a limit of 24 months.

2024 PHARE Awards Project Summaries

County:

13 COUNTIES

Proposal Name:

Housing PA's Older Adults with ECHO and SHARE

Organization:

Pennsylvania Association of Area Agencies on Aging, Inc.

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

2 additional ECHOs will be placed in Pike & the Luzerne/Wyoming region by Neighborworks NEPA. They are up to 600sq.ft. & allow senior to live on the side or rear yard of a friend or family member. It will relocate at least once to serve someone else when original senior no longer needs it. SHARE (PA Dept. of Aging's home sharing program) will provide shallow subsidies to better facilitate matches. 40 households will receive subsidies to benefit 80 total households in the home sharing process.

County:

19 COUNTIES

Proposal Name:

Community Approaches to Solve Eviction

Organization:

Housing Alliance of Pennsylvania

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

This initiative will support communities to take action to replicate effective homeless and eviction prevention program models, resulting in plans for five new local program strategies. Program strategies will focus on the communities with the highest number of eviction filings which are also communities with higher percentages of people of color and female-headed households with children.

County:

2 COUNTIES

Proposal Name:

PHARE 2023 Bedford & Fulton Counties HP

Organization:

Center for Community Action

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

The program will provide homelessness prevention assistance services to eligible clients in the form of short-term emergency shelter and 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 housing stock.

2024 PHARE Awards Project Summaries

County:

2 COUNTIES

Proposal Name:

Community Action Homes: Healthy Homes Project

Organization:

Community Action Committee of the Lehigh Valley

Funding Reserved:

\$300,000 PHARE/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 and transform homes that lack proper maintenance, are exposed to hazardous conditions, do not meet Local Codes, and endanger the health and safety of the family members into healthy homes, preventing moisture, increasing ventilation to provide health environment for respiratory systems, creating space to increase accessibility.

County:

2 COUNTIES

Proposal Name:

Revitalize- Re-Enter - Re-New

Organization:

Anthony's Way Foundation

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Anthony's Way Foundation will implement a re-entry Housing program aimed at preventing homelessness among men in the York and Adams County communities. This initiative aligns seamlessly with our organizational goals and the broader mission of providing support and resources for homeless men transitioning back into the community from incarceration and or behavior health and or addiction rehabilitation programs.

County:

2 COUNTIES

Proposal Name:

Intensive Housing Locator Program

Organization:

Urban Affairs Coalition/Center for Hope

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Center for Home (CFH) is proposing to implement the Intensive Housing Locator (IHL) Pilot Program. This pilot program will engage landlords who have vacant housing units. CFH's program will address the challenges that have landlords hesitant to rent well-maintained residences to BIPOC participants with mental health and substance use diagnoses who are exiting emergency shelters. These challenges include incomplete applications, timeliness in rent payments, and issues with property maintenance.

2024 PHARE Awards Project Summaries

County:

2 COUNTIES

Proposal Name:

Tenfold's Financial, Housing, and Eviction/Foreclosure Prevention Counseling Services

Organization:

Tenfold

Funding Reserved:

\$90,000 PHARE/Realty Transfer Tax

Proposal Description:

This project will sustain and expand Tenfold's financial, housing, and eviction/foreclosure prevention counseling services, helping individuals and families achieve and maintain housing stability. This expansion will include increasing the number of households served by our financial counselors, reducing client wait times, and increasing virtual and flexible scheduling options for clients.

County:

2 COUNTIES

Proposal Name:

Lancaster Lebanon Habitat for Humanity 2024 Multi-Site Builds

Organization:

Lancaster Lebanon Habitat for Humanity

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Habitat will rehab four shovel-ready homes in Lancaster and Lebanon Cities. We will sell these homes to families working through our first-time homebuyers' program with an affordable 0% interest mortgage. Habitat will finance the 0% mortgage for qualified low- to moderate-income first-time homebuyers between 40-80% of the area median income), demonstrating a need for housing, willingness to partner and capacity to repay the affordable Habitat mortgage.

County:

2 COUNTIES

Proposal Name:

LVRHAB Landlord Engagement Program

Organization:

United Way of the Greater Lehigh Valley

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

The LVRHAB Landlord Engagement Program is a comprehensive strategy to house low-income households more efficiently in the Lehigh Valley. Landlord engagement has been determined to be the priority need by the LVRHAB. PHARE funding will be used to stably house at least 120 low-income households in appropriate rental units. This addresses the PHARE funding priority of Homelessness Prevention through landlord outreach and engagement.

2024 PHARE Awards Project Summaries

County:

2 COUNTIES

Proposal Name:

Project Homelessness Prevention

Organization:

Family Promise of Monroe County

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

Family Promise of the Poconos, Inc. will provide critical case management to households facing a housing crisis with support for rent/utility arrears; where employment is jeopardized due to lack of dependable transportation offer minimal repair assistance/gas cards/bus passes; and/or assist with childcare costs so parents can apply for and obtain full-time employment.

County:

2 COUNTIES

Proposal Name:

Blair County Community Action Program Housing Counseling Services

Organization:

Blair County Community Action Program

Funding Reserved:

\$80,000 PHARE/Realty Transfer Tax

Proposal Description:

Our philosophy is one of commitment to personal empowerment. BCCAP addresses the multidimensional and dynamic influences that impact low-income and socially disadvantaged individuals and families. Our Housing Counseling and Budget Counseling Services' mission is to provide education, assistance, guidance, and focus on increasing financial literacy to potential homeowners and tenants to assist them in improving their housing conditions and meeting the responsibility of homeownership or tenancy.

County:

2 COUNTIES

Proposal Name:

Blair County Community Action Program Homelessness Prevention

Organization:

Blair County Community Action Program

Funding Reserved:

\$100,000 PHARE/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. Our program's mission is to promote self-sufficiency among our clients by administering services, counseling, and education.

2024 PHARE Awards Project Summaries

County:

2 COUNTIES

Proposal Name:

PHARE 2023 Juniata & Mifflin Counties HP

Organization:

Center for Community Action

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

The program will provide homelessness prevention assistance services to eligible clients in the form of short-term emergency shelter and 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 housing stock.

County:

2 COUNTIES

Proposal Name:

Comprehensive Housing Program

Organization:

Union-Snyder Community Action Agency

Funding Reserved:

\$150,000 PHARE/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, supportive services, and re-entry case management through the Justice Bridge program. The program will foster and strengthen sustainable partnerships and promote regional strategic planning with the goal that no one will experience homelessness or housing instability in the two-county region.

County:

2 COUNTIES

Proposal Name:

Enhancing Housing Opportunities for All

Organization:

Housing Opportunities of Beaver County

Funding Reserved:

\$80,000 PHARE/Realty Transfer Tax

Proposal Description:

This dynamic project, led by Housing Opportunities, harnesses the momentum and innovative spirit of the organization. Through the strategic increase in capacity, advanced training in rental counseling and tenants' rights, the increase of our grants and cutting-edge workshop sessions, we're creating a movement towards more sustainable homeownership and bolstered housing stability for individuals of all backgrounds.

2024 PHARE Awards Project Summaries

County:

2 COUNTIES

Proposal Name:

Community Action Inc. Emergency Shelter and Rental Assistance (ESRA) Project

Organization:

Community Action, Inc.

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Community Action Inc.'s PHARE ESRA Project serves Jefferson and Clarion Counties. 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. Rental assistance in the form of rent, utilities, and security deposits for apartments, and payments for hotel rooms to assist households who are homeless obtain emergency shelter. Case management is provided to all consumers.

County:

2 COUNTIES

Proposal Name:

Comprehensive Housing Counseling Initiative

Organization:

Affordable Housing Centers of Pennsylvania

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

AHCOPA will be offering housing counseling services to low and moderate-income households of color helping them achieve their housing goal. Despite legislation and recent actions taken by the Department of Justice, the homeownership rate for Black and Latino households has declined in the past 30 years. Counselors will work directly with households to improve their financial capacity in order for them to achieve home purchase, avoid eviction or prevent foreclosure.

County:

2 COUNTIES

Proposal Name:

Integrated Supports within Housing for Persons with Disabilities (ISHPD) Project

Organization:

Indian Creek Foundation

Funding Reserved:

\$250,000 PHARE/Realty Transfer Tax

Proposal Description:

ICF will renovate 7 bathrooms, add 5 ADA access ramps, renovate and/or expand 3 kitchens, replace failing home HVAC system, install an exterior deck for access, and expand an existing driveway to accommodate a wheelchair accessible van. Additionally, Peer Support Programming will be provided to 80 residents who are dually diagnosed with both a Mental Illness and intellectual/developmental disability which will ensure that these historically marginalized individuals remain in their homes.

2024 PHARE Awards Project Summaries

County:

2 COUNTIES

Proposal Name:

Blight Remediation 2023 Bethlehem, PA

Organization:

Redevelopment Authority of City of Bethlehem

Funding Reserved:

\$375,000 PHARE/Realty Transfer Tax

Proposal Description:

The Redevelopment Authority of the City of Bethlehem is requesting PHARE funds to support the redevelopment of a blighted property in the City of Bethlehem as well as provide assistance to the City of Bethlehem Housing Rehabilitation program through a facade improvement grant program targeting exterior improvements to owner-occupied residences in the City.

County:

2 COUNTIES

Proposal Name:

DIRT

Organization:

West Oak Lane CDC

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

DiRT is a partnership between West Oak Lane CDC and Tru-Nature Inc. Tru-Nature will provide training/mentoring to participants in the craft and art of horticultural and property maintenance. Intiiially, Tru-Nature will provide training in the development and maintenance of 2 vacant lots owned by West Oak Lane CDC. WOLCDC will provide mentees with financial literacy and capability. Moving forward the project will further expand into essential property refresh and rehabilitation.

County:

2 COUNTIES

Proposal Name:

Scranton Bond

Organization:

HDC Mid Atlantic

Funding Reserved:

\$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

The Scranton Bond project calls for the renovation and preservation of 123 units of existing affordable housing across 4 properties in Lackawanna and Luzerne Counties. The renovation will address deferred maintenance and include upgrades to more efficient HVAC systems, accessible unit upgrades to meet current ADA regulations, and other necessary repairs to ensure that we fulfill our commitment to providing high-quality affordable housing to the region.

2024 PHARE Awards Project Summaries

County:

2 COUNTIES

Proposal Name:

Direct Assistance Fund

Organization:

Auberle - McKeesport, PA

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

Auberle proposes the creation of a Direct Assistance Fund for individuals and families struggling with homelessness and housing instability. Most individuals are one unexpected expense or one missed paycheck away from the inability to pay regular monthly bills. Individuals facing a financial crisis will supply documentation, complete a household budget, and be reviewed for eligibility for assistance with the expense.

County:

2 COUNTIES

Proposal Name:

The Alley House Program: An Innovative Model for Expanding Affordable Housing Supply, Access and Equity

Organization:

City of Bethlehem

Funding Reserved:

\$500,000 PHARE/Realty Transfer Tax

Proposal Description:

The Alley House Program leverages Multi-Sector Partnerships to implement and refine an innovative end-to-end development model for affordable accessory dwelling units in Bethlehem, PA, as an effective solution to the region's crisis-level housing supply shortage through zoning reform while lowering barriers to entry for low-income homeowners and renters. The novel development process is inherently scalable and can be replicated statewide to ensure long-term housing access and affordability.

County:

2 COUNTIES

Proposal Name:

Community Action Development Bethlehem - Community Organizing and Tenant Advocacy

Organization:

Community Action Development Bethlehem

Funding Reserved:

\$150,000 PHARE/Realty Transfer Tax

Proposal Description:

The Community Organizing and Tenant Advocacy program, led by Community Action Development Bethlehem (CADB), is an initiative aimed at addressing the escalating housing affordability crisis in the City of Bethlehem. This project focuses on two objectives: One-on-One Advocacy and Case Management, and Community Advocacy and Engagement. The goal is to create an equitable housing landscape by involving the community in decision-making processes and providing support to those at risk of displacement.

2024 PHARE Awards Project Summaries

County:

20 COUNTIES

Proposal Name:

Continuation of a Homeless Action Board in Partnership with the Western PA Continuum of Care

Organization:

Union Mission of Latrobe, Inc.

Funding Reserved:

\$25,000 PHARE/Realty Transfer Tax

Proposal Description:

Union Mission is continuing our partnership w/ the Western PA Continuum of Care to administer a Homeless Action Board (HAB). Ending homelessness is only possible when the voices of people with lived experience are utilizing their expertise to change systems. Comprised of individuals who have experienced homelessness, housing instability or other systems involvement, the HAB works to help make homelessness rare, brief & non-recurring by collaborating with CoC to guide planning & policy decisions.

County:

24 COUNTIES

Proposal Name:

The Salvation Army WPA Comprehensive Social Services & Pathway of Hope - Homelessness Prevention

Organization:

The Salvation Army

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The Salvation Army is requesting funding for two of its programs which aid in preventing homelessness throughout the Western Pennsylvania Division: Comprehensive Social Services & Pathway of Hope. If granted funding, up to 640 struggling households will be given rental/mortgage and/or utility assistance through Comprehensive Social Services & up to 40 families striving for financial stability & self-sufficiency will be given case management & other supportive care through POH.

County:

27 COUNTIES

Proposal Name:

Urgent Homelessness Prevention for Voices For Independence Personal Care Attendants

Organization:

Voices For Independence

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

If awarded, Voices will use the funds to assist personal care attendants stay in their homes by assisting in emergency situations such as behind on rent with letters of eviction notices. If someone is behind on utility payments with imminent shut offs, VFI will assist when proper documentation is received. If their vehicle needs repaired and they do not have easy access to public transportation, support will be given so they can get to work to assist their consumers with disabilities.

2024 PHARE Awards Project Summaries

County:

3 COUNTIES

Proposal Name:

Tri-County Homebuyer Counseling Program

Organization:

Tri-County HDC, Ltd.

Funding Reserved:

\$40,000 PHARE/Realty Transfer Tax

Proposal Description:

Tri-County is seeking \$50,000 in PHARE funds to support the Tri-County Homebuyer Counseling Program (Program). Tri-County is dedicated to the sustained provision of this Program, aiming to deliver invaluable guidance and advice that empowers low-income families and individuals to enhance their housing conditions and embrace the responsibilities of homeownership. The requested funds will be used of offset costs associated with the third year of operations.

County:

3 COUNTIES

Proposal Name:

Liberty Resources Inc. Continued Support for Housing Counseling in Delaware, Montgomery, and Chester Counties.

Organization:

Liberty Resources Inc.

Funding Reserved:

\$60,000 PHARE/Realty Transfer Tax

Proposal Description:

LRI seeks PHARE funding to assist disabled and senior individuals, emphasizing accessible housing. This aid will empower us to offer vital housing counseling services, promoting independent living in Delaware, Montgomery, and Chester Counties. With PHARE's support, we aim to sustain our regional presence and retain skilled housing counselors, thereby preventing unnecessary institutionalization and fostering integrated, accessible community-based housing.

County:

3 COUNTIES

Proposal Name:

Home Helps Program

Organization:

Servants, Inc.

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Servants, Inc's Home Helps Program completes critical home maintenance and repairs for senior homeowners living with low incomes in York, Lancaster, and Adams Counties. By providing home repairs and necessary modifications to improve safety, health, and independence, Servants preserves the homeowner's investment in their property and keeps them in their home for as long as possible. For seniors and other low-income households, "home preservation" is the best and most affordable housing option.

2024 PHARE Awards Project Summaries

County:

3 COUNTIES

Proposal Name:

Transition Assistance Program (T.A.P.)

Organization:

Greater community corporation

Funding Reserved:

\$125,000 PHARE/Realty Transfer Tax

Proposal Description:

The Transformative Assistance Program (T.A.P), initiated by GCDC, addresses housing instability in Monroe, Lehigh, and Northampton Counties. T.A.P swiftly moves individuals and families from unstable conditions to permanent housing, complemented by emergency shelters for immediate needs. It offers extensive case management, guiding participants through housing processes and connecting them to essential services like job training and healthcare.

County:

4 COUNTIES

Proposal Name:

Restoration Home Project

Organization:

Greenlight Operation

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Greenlight Operation is launching a long-term restoration home dedicated to aiding sex-trafficked women in the greater Harrisburg area. Our residential program will accommodate 6 women for up to 12 plus months. Upon arrival, survivors will be welcomed into a comprehensive restorative program, offering individually tailored support encompassing trauma therapy, counseling, life skills workshops, job training opportunities, access to medical/dental care, and a secure, safe place to call home.

County:

5 COUNTIES

Proposal Name:

Equitable Homeownership Strategy

Organization:

NeighborWorks Western Pennsylvania

Funding Reserved:

\$80,000 PHARE/Realty Transfer Tax

Proposal Description:

NeighborWorks Western Pennsylvania (NWWPA) is requesting continued support for a community-based approach to homeownership in targeted neighborhoods with a goal of creating a pipeline of qualified LMI homebuyers for available for sale properties. The requested 2023 PHARE grant would reinforce programs and outreach to increase Black homeownership in the Pittsburgh region while simultaneously increasing rural and suburban homeownership in LMI communities.

2024 PHARE Awards Project Summaries

County:

4 COUNTIES

Proposal Name:

PHARE 2023 Everett Hardwoods Permanent Supportive Housing

Organization:

Center for Community Action

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Center for Community Action proposes to develop the upper two floors of the Everett Hardwoods, a former millwork manufacturing building, into Permanent Supportive Housing that will provide 24 apartments, consisting of one- and two-bedroom units for those most in need.

County:

4 COUNTIES

Proposal Name:

Cupboards of Care- Nutritional Support for Vulnerable Seniors

Organization:

HumanGood Pennsylvania

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

Cupboards of Care was launched in 2016 to address the dilemma of food insecurity among low-income older adults in HumanGood's affordable housing communities. With the generosity of charitable partners, including individuals, corporations and foundations, the program provides nutritional counseling and direct financial assistance in the form of purchase cards to our low-income, food insecure senior residents for the purchase of healthy food items, including fresh produce and lean meats.

County:

4 COUNTIES

Proposal Name:

NeighborWorks Northeastern Pennsylvania - Homeowner Resiliency

Organization:

NeighborWorks Northeastern Pennsylvania

Funding Reserved:

\$75,000 PHARE/Realty Transfer Tax

Proposal Description:

NeighborWorks Northeastern PA (NWNPA) will provide homeownership stability and loss mitigation services to clients with measurables to include changes to credit scores, debt obligations, and housing retained. We aim to increase Latino and African American clients served and expand foreclosure diversion programs to at least two new rural counties. NWNPA will conduct a community needs assessment to design and implement a non-delinquency post-purchase housing counseling program.

2024 PHARE Awards Project Summaries

County:

4 COUNTIES

Proposal Name:

NWCS Comprehensive Financial Education Initiative

Organization:

Northwest Counseling Service, Inc.

Funding Reserved:

\$60,000 PHARE/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, by applying strategies that: reduce the incidence of rental and mortgage delinquency; and encourage responsible home ownership among prospective and existing (and, particularly, PHFA borrowers) homeowners in and around the Philadelphia metropolitan area.

County:

4 COUNTIES

Proposal Name:

Pocono Housing Assistance Program

Organization:

Pocono Mountains United Way

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

The Pocono Housing Assistance Program will address several PHARE funding priorities including homeless prevention; innovative solutions including eviction diversion or prevention programs, legal assistance or representation, landlord/tenant mediation, and magisterial district judge partnership programs; homeownership and housing counseling and financial education in the Pocono Regional Homeless Advisory Board (RHAB) area - Carbon, Monroe, Pike and Wayne Counties.

County:

4 COUNTIES

Proposal Name:

The Synergy Project - Lehigh Valley, Bucks County, and Montgomery County

Organization:

Valley Youth House Committee, Inc.

Funding Reserved:

\$100,000 PHARE/Realty Transfer Tax

Proposal Description:

The Synergy Project will provide mobile street outreach services to young adults and families that are homeless or unstably housing in Lehigh, Northampton, Bucks, and Montgomery County. Outreach Workers address emergency needs, provide community connections, and aid with connecting clients to long-term housing solutions to end their homelessness.

2024 PHARE Awards Project Summaries

County:

5 COUNTIES

Proposal Name:

Enabling roof repairs and electrical upgrades in low-income households

Organization:

Philadelphia Green Capital Corp

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

PGCC is seeking funding to increase low-income solar access in Philadelphia by funding roof and electrical repair projects, which together will enable an additional 200 low-income households to add rooftop solar. This will increase asset values, reduce energy burden, and help low-income families stay in their homes.

County:

5 COUNTIES

Proposal Name:

Housing Counseling and Financial Education

Organization:

Genesis Housing Corporation

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE funds would be used to support our housing counseling staff to better serve our community. The funds would be to support the assistant housing counseling position and the required training to become a second HUD certified counselor. With only one HUD certified counselor and limited support staff, Genesis Housing has been using a single counselor for all aspects of our housing counselor programs.

County:

7 COUNTIES

Proposal Name:

"Opportunity Knocks" (Down Payment Assistance Grant Program 2023)

Organization:

Neighborhood Housing Services of Greater Berks, Inc.

Funding Reserved:

\$200,000 PHARE/Realty Transfer Tax

Proposal Description:

NHS of Greater Berks will place their emphasis on the major cities of each county referenced above. The cities identified have high levels of people in poverty, has a large population of Hispanic and people of color, and has a low rate of owner-occupied housing. The primary objective for these cities is to support the low-income homebuyer (a minimum of 50% AMI and lower) and in the process improve the homeownership in the low-income communities in the respective cities.

2024 PHARE Awards Project Summaries

County:

7 COUNTIES

Proposal Name:

Fair Housing Counseling

Organization:

Housing Equality Center of Pennsylvania

Funding Reserved:

\$50,000 PHARE/Realty Transfer Tax

Proposal Description:

This project will respond to allegations of housing discrimination and reduce discrimination based on race, color, religion, national origin, sex (including sexual orientation and gender identity), familial status, and disability in Southeastern Pennsylvania. Fair housing counseling, assistance with negotiating reasonable accommodations and modifications, and assistance in exercising fair housing rights will be provided to victims of housing discrimination.

County:

7 COUNTIES

Proposal Name:

Ruth Matthews Bourger Women with Children Program at Misericordia University

Organization:

Misericordia University

Funding Reserved:

\$125,000 PHARE/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 provides the year-long housing that is vital for this program to exist and sustain itself for up to 18 families. (18 mothers, up to 36 children, year-round.)
