



**THE PHARE PROGRAM:  
AT A GLANCE**

The PHARE Act was established in 2010 to provide the funding throughout the Commonwealth to assist with the creation, rehabilitation, and support of affordable housing. Currently, the program is funded by two funding sources, the Realty Transfer Tax Fund, and the Marcellus Shale Fund.

**REALTY TRANSFER TAX FUND**

- ❖ Available in all PA Counties.
- ❖ Awarded 883 grants since 2016.
- ❖ 422 projects completed to date.
- ❖ \$149,865,897 funds awarded to date.

**MARCELLUS SHALE FUND**

- ❖ Currently available in 32 Counties.
- ❖ Awarded 393 grants since 2012.
- ❖ 269 projects completed to date.
- ❖ \$70,123,466 funds awarded to date.

**In November 2022, PHFA received nearly 400 applications for the 2022-23 round requesting approximately \$146 Million in requests.**

# Hazelwood Initiative:

March 2023

## Hazelwood Affordable Rental Preservation Project (HARPP) Phase II ALLEGHENY COUNTY, PA

The Senior Director of Real Estate, Dave Brewton discussed with PHFA the community impact of their \$275,000 grant that was awarded to Hazelwood Initiative’s Rental Preservation Program in 2020.

The Hazelwood Affordable Rental Preservation project (HARPP) involved the



acquisition and renovation of 63 scattered site rental units for permanent preservation as affordable rental housing for families earning 60% of the AMI or less.

The units were improved with projects such as kitchen renovations, leaky sinks, broken toilets, damaged ceilings, and other updates to ensure preservation and quality of life for tenants.

Doreen Morse, a long-term tenant (pictured left), was able to benefit from this program to renovate the kitchen in her home while also receiving a lowered rent and utility rate to 30% of her pension and social security income.

For nearly 25 years, Hazelwood Initiative has been a forum for all of Hazelwood to join forces and determine how to positively shape the neighborhood’s future. Within the last seven years the organization has developed approximately 90 units of affordable rent and homeowner housing in the area. Hazelwood’s goal is “Development without Displacement” to begin to close the ever-widening gap between the cost of creating good quality dwelling units and the amount of money low-income families can afford to pay.

**“Bridging the affordability gap is expensive, and we must do it at scale if we are going to achieve our goal of development without displacement.”**  
- Dave Brewton, Senior Director, Hazelwood Initiative