PHARE
Pennsylvania Housing Affordability & Rehabilitation Enhancement Fund

THE PHARE PROGRAM: AT A GLANCE

The PHARE Act was established in 2010 to provide 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.

Did You Know?

The 2024/2025 Request for proposals for PHARE was opened on September 16th, 2024, and will close on November 15th, 2024 at 2pm.

Housing Authority of the County of Chester

Housing Opportunity Program (formerly Housing Locator Program)

Chester County, PA

Streamlining, networking, and collaboration are just a few words used to describe the work that the Director of the Housing Opportunity Program, Tanja van den Tol (pictured in the middle photo to the right), and her team are bringing to Chester County residents. This program is the only housing search assistance initiative of its kind in Chester County and plays a pivotal role in helping individuals and families move into permanent housing, while also promoting landlord risk reduction funds and landlord incentives.

With the end of ERAP funding—an emergency rental assistance program implemented during the COVID-19 pandemic—the Authority found itself under budget with its awarded 2022 PHARE grant for Housing Locator services. The Authority was able to take swift action to modify the remaining funds to create a rental assistance program that would continue to assist households in the county once ERAP funds had been exhausted. This quick thinking allowed the Authority to keep individuals housed while many were still feeling the deep financial impact caused by the pandemic. At the final closeout of the grant, the Authority served close to 140 households, with 47 of those receiving direct assistance. With the program's originally awarded grant of $300,000, 100% of the households served were at or below 50% of the median income for the county.

The Authority has established a solid foundation in building a network of landlords through its landlord engagement program, which often presents a barrier for most housing authorities throughout the state. When asked how they run a successful program, Tanja explained advocating for subsidy programs to combat the stigma and provide financial security to landlords is crucial. Additionally, the Housing Opportunity Program collaborates with other providers in the County to maximize services available to households and offers Case Management to ensure the program's long-term success. For more information about the housing authority and the work they are doing, visit HACC's website.

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