



**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.
- ❖ 435 projects completed to date.
- ❖ \$149,865,897 funds awarded to date.

MARCELLUS SHALE FUND

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

“The transformation of a vacant, blighted property into a safe, decent, and affordable home for a young family is exactly what the Land Bank most desires.”

-Dan Lyons,
Redevelopment
Authority of Lebanon

City of Lebanon Land Bank

APRIL 2023

Central Lebanon Acquisition for Resale II Program

Lebanon County, PA

The Program Director for Redevelopment Authority of Lebanon, Dan Lyons, interviewed with PHFA to highlight the community impact of the \$300,000 grant that was awarded to The City of Lebanon Land Bank in 2021.



To combat blight, the Land Bank partnered with the Non-Profit Housing Development Corporation (NPHDC), which has been particularly prosperous in turbocharging the Land Bank’s operations. This special partnership allowed for the redevelopment of the four properties in the City with the first property at 15 S 11th Street being listed for sale in June of 2022.

Development of the remaining three properties in the City are ongoing and are expected to be complete by the end of 2023, all of which were funded by the PHARE program.

A qualified home buyer through the County’s First Time Homebuyer Program was matched to the 15 S 11th Street property and with the help of PHARE funds, a single mother of two was able to purchase a completely renovated, safe, and affordable home to raise her family. This resident had previously lived around the corner from the property and expressed great interest in the project while watching the home turn from



“Blight to Bright”. Projects such as these that combine a strong, proud owner and a fully rehabilitated property have made 15 S 11th Street an anchor of stability in the neighborhood, which wouldn’t have been possible without PHFA’s generous investment, according to Dan Lyons.

The City of Lebanon Land Bank was established in 2017 as an outgrowth of the Mayor’s *Grow Lebanon 2020* Strategic Plan. The Redevelopment Authority of Lebanon was a key player in the implementation of the Land Bank. The RDA currently administers the Land Bank, and other housing-related initiatives and programs in the City, which is a testament to the strong collaborations and partnerships they have built as a result of their affordable housing efforts.

