

Affordable Housing Program

2015 Funding Round Recipients

Eastern Pennsylvania

4050 Apartments

Philadelphia, Pa.

Member: TD Bank, National Association

Sponsor: People's Emergency Center

Units: 20

AHP Grant: \$500,000

Total Development Cost: \$6,734,163

The 4050 Apartments project will transform a long-term vacant lot in the Lower Lancaster area of Philadelphia into 20 units of affordable housing designed for low-income artists. The development will have 10 one-bedroom units, five two-bedroom units, and five three-bedroom units and will target households with incomes at 20, 50 and 60 percent of area median income. There will also be a community room and a series of economical, detached program spaces: a collective kitchen, shared studio and exhibition space. The units will have features necessary for artist live-work spaces: flexible open layouts, high ceilings, natural light, data ports, 220-volt outlets and connections to outdoor space. The immediate neighborhood has numerous retail shops, restaurants, daycares, grocery stores and a major area hospital. Extensive transit service connects to resources outside the neighborhood.

Alician Senior Apartments

Upper Darby, Pa.

Member: PNC Bank, National Association

Sponsor: Presbys Inspired Life

Units: 53

AHP Grant: \$500,000

Total Development Cost: \$11,854,514

Alician Senior Apartments will include the adaptive reuse of the St. Alice Catholic Parish's vacant Social Center into 53 affordable apartments for seniors age 62 and older. Three apartments will serve residents with incomes 20 percent of area median income (AMI), 29 units will serve residents with incomes 50 percent of AMI and below, and 21 units will serve residents with incomes 60 percent AMI and below. Six units will be ADA accessible, and two are designed for the visually/hearing impaired. Features specifically designed to serve seniors include higher electrical receptacles, flush floor transitions, full access around beds, corner guards, and thermostats with enlarged number displays and control hardware. Unit bathrooms will have roll-in showers, grab bars adjacent to toilets and showers, open knee-space beneath sinks, and lower closet shelving and wall switches. Building amenities will include a conference room, social service office, community meeting room with a kitchen, resident lounge, and laundry facilities.

Building Bridges for Homeless Youth

Philadelphia, Pa.

Member: Citizens Bank of Pennsylvania

Sponsor: Covenant House Pennsylvania

Units: 51

AHP Grant: \$500,000

Total Development Cost: \$762,097

Covenant House Pennsylvania will renovate its 51-bed housing program in Philadelphia, Pa. The project, Building Bridges for Homeless Youth, provides critically needed housing and support services to meet the residential and stabilization needs of homeless youth (ages 18 to 21). These youth are referred from city shelters and other organizations, as well as directly off the street. The project will include interior renovations to the bathrooms, bedrooms and communal space; repairing and repainting the exterior stucco of the building; replacing HVAC units and compressors; and removing and installing a new roof.

Edison 64 Veterans Community

Philadelphia, Pa.

Member: Prudential Savings Bank

Sponsor: 700 Somerset Partners LP

Units: 66

AHP Grant: \$500,000

Total Development Cost: \$12,954,253

The Edison 64 Veterans Community involves the adaptive reuse of an existing public school building into 66 units of affordable housing for adults, with a preference for veterans. Currently, there are no affordable housing units in the primary market area specifically targeted to veterans, and existing affordable units in the area have high occupancy rates and long wait lists. The name of this project is in honor of the 64 former students of Edison High School who died in the Vietnam War. At least eight of the units will be fully accessible to individuals with disabilities. Building amenities will include an exercise room, a community room, offices and an array of on-site services specifically for veterans. The development includes landscaped outdoor space and onsite parking.

Fallbrook

Carbondale, Pa.

Member: Peoples Security Bank and Trust Co.

Sponsor: United Neighborhood Community Development Corporation

Units: 36

AHP Grant: \$200,000

Total Development Cost: \$11,246,751

United Neighborhood Community Development Corporation will develop an intergenerational community in Carbondale, Pa., that includes housing, a full-service active adult center (senior center), a health clinic and a technology center. The development will have 36 apartments, including 12 one-bedroom units marketed to seniors age 62 and older, 12 two-bedroom units marketed to adults age 55 and older, eight three-bedroom units and four three-bedroom units with attached suites.

Francis House

Philadelphia, Pa.

Member: PNC Bank, National Association.

Sponsor: St. Ignatius Nursing & Rehab Center

Units: 60

AHP Grant: \$282,569

Total Development Cost: \$15,500,886

St. Ignatius Nursing & Rehab Center will develop Francis House, the first affordable personal care facility for frail elderly in Pennsylvania, in Philadelphia, Pa. Francis House will include 60 efficiency units, designed as six neighborhoods of 10 units each, to serve low- and very low-income seniors. Each unit will feature a full bathroom, microwave, refrigerator and closet. Common areas will include a parlor, dining room, living room, sun room, kitchen and laundry room. There will also be elevators, a garden, a chapel/library, a conference room and an exercise room. Supportive services will be provided on-site. Francis House will also provide three meals a day for all tenants.

HELP Philadelphia V

Philadelphia, Pa.

Member: TD Bank, National Association

Sponsor: HELP Development Corporation

Units: 37

AHP Grant: \$500,000

Total Development Cost: \$13,338,943

The HELP Philadelphia V development, located in Lower North Philadelphia, will be 37 affordable rental units for seniors age 55 and older with a preference to veterans, including those that are homeless. Twelve of the units will be reserved for households whose incomes do not exceed 20 percent of area median income (AMI), 11 will be reserved for those with incomes 50 percent of AMI and 14 will be reserved for those with incomes 60 percent of AMI. Twelve units will also be set aside for homeless veterans.

Hope Village

Philadelphia, Pa.

Member: Customers Bank

Sponsor: Habitat for Humanity Philadelphia Inc.

Units: 5

AHP Grant: \$325,000

Total Development Cost: \$1,088,675

Through this project, Habitat for Humanity Philadelphia (HFHP) will build Hope Village, which includes five new homes on a long-term vacant, blighted street in the Sharswood neighborhood of Philadelphia. Hope Village homes will have three bedrooms, 1.5 baths and a yard, and will be built using HFHP's standard sustainable construction methods that align with LEED Gold standards or higher. The homes are already matched to hard-working, low-income families in HFHP's homeownership program. Each partner family is required to provide 350 hours of sweat equity, have a need for housing and have the financial stability to repay a zero-percent-interest, 30-year mortgage.

Impact – Senior Vets Tiny House Project

Philadelphia, Pa.

Member: TD Bank, National Association

Sponsor: Impact Services Corporation

Units: 52

AHP Grant: \$500,000

Total Development Cost: \$6,607,184

Impact Services Corporation will create a mixed-income community of 52 permanent supportive housing units for senior veterans in Philadelphia. Eleven of units will be reserved for the homeless, and 11 will be reserved for individuals with special needs, which will likely be wounded warriors suffering from a physical or mental disability or from drug or alcohol abuse. More than 75 percent of the units will be accessible to individuals with a disability. Residents will have access to Impact's full array of supportive services, most of which are less than a mile from the project site. Smaller homes, like the units in this project, are often more energy-efficient because they have less space to heat and cool. To bring further energy efficiency, solar panels will also be provided on the roof to supply electricity.

KenCrest Community Homes for the Disabled

Pottstown, Pa.

Member: Citizens Bank of Pennsylvania

Sponsor: KenCrest Services

Units: 8

AHP Grant: \$450,215

Total Development Cost: \$700,215

For this project, KenCrest will purchase two community group homes (new construction) designed to accommodate individuals with developmental and physical disabilities so that it can move eight medically fragile individuals from an institutional setting to community residential settings. The two homes will be accessible for individuals with disabilities, and KenCrest will assure that the eight individuals receive standard oversight, direct care services, and access to nursing, medical, behavioral and community supports.

Liberty52: Community Integration

Philadelphia, Pa.

Member: Conestoga Bank

Sponsor: Liberty Housing Development Corporation

Units: 24

AHP Grant: \$500,000

Total Development Cost: \$7,164,057

Liberty52: Community Integration is a new construction project that will provide 24 units of permanent supportive housing to individuals with disabilities and seniors age 55 and older in Philadelphia. Six of the units will be set aside for disabled individuals transitioning out of nursing homes. It will also have six units accessible to individuals with a disability and an additional six units for the hearing and visually impaired. All units will include roll-in showers so that the older population may age in place. A large rear patio will provide outdoor space for residents, while the community room will serve as social/recreational space for residents, as well as a community amenity that can be used by local community groups and neighbors. Liberty52 will have an on-site case manager and a full program of supportive services.

NewCourtland Apartments at Allegheny Phase II

Philadelphia, Pa.

Member: PNC Bank, National Association

Sponsor: NewCourtland Elder Services

Units: 45

AHP Grant: \$500,000

Total Development Cost: \$10,894,265

NewCourtland Elder Services is in the process of revitalizing a former industrial brownfield site in North Philadelphia to create an elder care campus with housing and services to enhance seniors' quality of care. The Apartments at Allegheny Phase II will add 45 apartments affordable to seniors with low or very low incomes. Six units will be fully accessible, three will serve sensory-impaired individuals and 23 will be set aside for seniors with physical/mental disabilities. The development will meet Pennsylvania Housing Finance Agency's green-building and energy-efficiency criteria. It will also be part of a condominium that has a shared lobby, community room with kitchenette and common laundry on each floor, Tenants will have access to social, medical and supportive services.

Nicole Hines Townhomes

Philadelphia, Pa.

Member: Citizens Bank of Pennsylvania

Sponsor: Women's Community Revitalization Project

Units: 35

AHP Grant: \$415,400

Total Development Cost: \$12,395,433

The Nicole Hines Townhomes project is a new construction transit-oriented development with 35 apartment units for low- and very low-income families in Philadelphia. The development is located less than a block from the regional rail system, which will connect residents quickly to employment, education and other amenities in the city and neighboring suburbs. Each unit will have its own separate entrance, washer and dryer, central air conditioning and ample floor plan designed to meet the needs of families with children. Shared space includes off-street parking, green space surrounding the parking area, a community room and community garden space. Five two-bedroom units and two three-bedroom units will be accessible for families with physical disabilities; one of these units will be fitted specifically for individuals with hearing or vision impairments.

North Penn Commons

Lansdale, Pa.

Member: Citizens Bank of Pennsylvania

Sponsor: Advanced Living Management and Development Inc.

Units: 60

AHP Grant: \$500,000

Total Development Cost: \$14,597,783

Advanced Living Management and Development Inc. will develop North Penn Commons, a 60-unit affordable rental development for seniors age 62 and older. Six units will be for those with incomes below 20 percent of area median income (AMI), 25 units will be for those with incomes below 50 of AMI and the remaining 29 units will be targeted to those with incomes below 60 percent of AMI. Six units will be fully accessible for the mobility impaired, and two units will be for the hearing and visually impaired. Twelve units will be reserved for households with developmental disabilities. These apartments are part of a larger mixed-use development, which includes a senior center and com-

munity food pantry program. Residents will have access to a community room, health suite, lounge, laundry room and transportation for errands and appointments.

Orinoka Civic House

Philadelphia, Pa.

Member: Citizens Bank of Pennsylvania

Sponsor: New Kensington Community Development Corporation

Units: 51

AHP Grant: \$500,000

Total Development Cost: \$14,355,147

Orinoka Civic House, located in the Kensington neighborhood of Philadelphia, will be a mixed-use redevelopment of a 70,000-square-foot former textile mill into 51 units of sustainable, affordable housing. Six of the Orinoka Civic House's units will be set aside for tenants with incomes below 20 percent of the area median income (AMI), 25 units will be set aside for tenants with incomes below 50 percent of AMI and 20 units will be set aside for tenants with incomes 50-60 percent of AMI. Unit amenities will include electric ranges, frost-free refrigerators, individually controlled heat and air conditioning, ENERGY STAR appliances and abundant natural light. The Civic House will also include laundry facilities on each floor. Community and open space will be available to the residents of the project, as well as to the greater community.

Pennypack Crossing

Philadelphia, Pa.

Member: TD Bank, National Association

Sponsor: Inglis Housing Corporation

Units: 44

AHP Grant: \$500,000

Total Development Cost: \$12,279,407

The Pennypack Crossing development is the adaptive reuse of a former six-story convent into 44 apartments available to seniors 55 years of age and older and physically disabled persons. Twelve of the units will be made affordable to households whose incomes do not exceed 20 percent of area median income. These units will be accessible to individuals with disabilities. Community amenities will include on-site parking, a community room with a kitchenette, a fitness room, a lounge area, a computer area, a multipurpose room, a laundry facility, a health and wellness area, and an exam room. The project incorporates sustainable construction materials and low-flow fixtures and faucets. Services and health/wellness-related opportunities will be provided to residents.

Self Help Movement Transitional Living

Philadelphia, Pa.

Member: Customers Bank

Sponsor: Self Help Movement Inc.

Units: 196

AHP Grant: \$500,000

Total Development Cost: \$600,000

Self Help Movement Inc. (SHM) will rehabilitate its transitional living and treatment facility, which serves 196 very-low-income individuals with special needs, many of whom are homeless. The popularity of the program has caused

heavy usage on building finishes, as well as led to deferred maintenance and operating inefficiencies. SHM will perform needed improvements to the units, hallways and bathrooms, including updates to flooring and paving, and make every effort to use sustainable and environmentally friendly materials. The building has shared bathroom facilities, a shared kitchen facility and dining area, lounge and program space, and offices. Comprehensive on-site supportive services are also provided and designed to build skills and increase each resident level of economic health and independence. The surrounding community is a mixed-use community with a variety of residential and commercial uses. Two nearby roads are major commuter corridors.

St. Francis Villa Senior Housing

Philadelphia, Pa.

Member: PNC Bank, National Association

Sponsor: Catholic Health Care Services

Units: 40

AHP Grant: \$443,991

Total Development Cost: \$12,753,826

St. Francis Villa (SFV) will include 40 units of service-enriched affordable senior housing in the Kensington area of Philadelphia. In addition to the one-bedroom apartments, this new-construction building will include community rooms, laundry facilities, offices for an on-site property manager and supportive services coordinator, and an outdoor garden space for residents. There are two nearby schools and a major transit station within blocks of the site. Local children, students and transit riders all will benefit by having a block-long building full of active, independent seniors on this site.

West Oak Lane Block Build

Philadelphia, Pa.

Member: Univest Bank and Trust Company

Sponsor: Rebuilding Together Philadelphia

Units: 15

AHP Grant: \$235,552

Total Development Cost: \$305,787

Rebuilding Together Philadelphia (RTP) will renovate 15 units of owner-occupied housing in the West Oak Lane section of Philadelphia. The project will include energy efficiency upgrades, safety modifications and healthy home repairs for low- and very low-income households. RTP will collaborate with at least one local community-based organization and utilize several volunteers, neighbors and homeowners as part of a Block Build to assist with the renovations. The Block Build will also help enhance home facades, beautify streets, improve storm water management and enhance shared green spaces.

Central Pennsylvania

Atlas Infill Senior Housing

Atlas, Pa.

Member: FNB Bank, National Association

Sponsor: Housing Authority of Northumberland County

Units: 5

AHP Grant: \$72,500

Total Development Cost: \$665,500

The Atlas Infill Senior Housing project will involve the construction of five garden apartments on a blighted site in Atlas, Pa. The one-bedroom units will be targeted to seniors age 62 and older with incomes at or below 50 percent of the area median income. Households will be offered housing vouchers to ensure the affordability of the rent. The design will feature front porches with a zero-step entrance to accommodate seniors who have mobility issues.

Madison Court Preservation

Shamokin, Pa.

Member: FNB Bank, National Association

Sponsor: Greater Shamokin Area Housing Development Corporation

Units: 32

AHP Grant: \$170,852

Total Development Cost: \$6,540,455

The Greater Shamokin Area Housing Development Corporation will rehabilitate Madison Court Apartments in Shamokin, Pa. The renovations include adding air conditioning, making cosmetic upgrades, installing an up-to-date fire system and new elevator, and upgrading mechanical work. The development will have 32 affordable units for general occupancy, including two units accessible to individuals with disabilities and one unit equipped for the audio-visually impaired. Both of the accessible units will be available to households with incomes at or below 20 percent of area median income (AMI), 15 units will be for households with incomes at or below 50 percent of AMI and 15 units will be for households with incomes at or below 60 percent of AMI. Common area amenities include a combined community room with kitchen, laundry on each floor, a fitness center, an activity room and a lounge.

Western Pennsylvania

Affordable Farrell New Homes

Farrell, Pa.

Member: First National Bank of Pennsylvania

Sponsor: City of Farrell

Units: 4

AHP Grant: \$500,000

Total Development Cost: \$860,000

This project will create four new single-family homes affordable to households with incomes at or below 80 percent of the state median income. One home will be constructed within a somewhat rural neighborhood, and the other three units will be located within an urban area where homeownership is approximately 41 percent.

One of the homes will be reserved for a household that has an individual with special needs. The primary purpose of the development is to create incentives for moderate- to middle-income households to reside within Farrell.

Avis Arbor

Washington, Pa.

Member: Washington Financial Bank

Sponsor: City Mission

Units: 12

AHP Grant: \$500,000

Total Development Cost: \$1,000,000

City Mission's current Avis Arbor location for women and children has been occupied for 12 years and is in need of rehabilitation. The two three-story buildings will receive new windows, exterior and interior doors, bathrooms, HVAC, lighting and flooring. New interior walls will be constructed for a more effective layout and fire suppression added to meet code requirements. The existing foundation and structure will be preserved, while the roof will be repaired and brickwork will be repointed. The result will be 12 units preserved for very low-income individuals, mostly homeless women and children.

Countywide Home Rehabilitation and Access Programs

Washington, Pa.

Member: Washington Financial Bank

Sponsor: Redevelopment Authority of the County of Washington

Units: 20

AHP Grant: \$220,000

Total Development Cost: \$546,200

The Redevelopment Authority of the County of Washington (RACW) has administered the Washington County Home Rehabilitation Program (Rehab) since 1977 and the Access Program (Access) since 2005. Rehab provides low- and moderate-income homeowners with forgivable loans to make needed repairs to their houses. Access provides low- and moderate-income, permanently physically disabled homeowners with loans to modify their homes. These modifications provide disabled residents accessibility into and out of their homes and improve activities of daily living. Through this project, RACW will assist 20 households throughout the county, including 16 through the Rehab program and four through the Access program.

Gaudenzia House of the Crossroads

Pittsburgh, Pa.

Member: Allegheny Valley Bank of Pittsburgh

Sponsor: Gaudenzia Foundation Inc.

Units: 30

AHP Grant: \$500,000

Total Development Cost: \$1,404,900

Gaudenzia Foundation Inc. will preserve the supply of supportive rental housing for low-income and homeless adults with special needs by providing 30 transitional housing units and supportive services in Pittsburgh. The project, House of the Crossroads, involves replacing the existing occupied facility with a newly constructed building to continue to provide housing and supportive services to low-income homeless residents who are recovering from substance abuse and often co-occurring disorders. The project also includes communal living and dining space, as well as laundry facilities. The building will be fully accessible to individuals with disabilities. On-site programming provides substance abuse treatment and supportive services that promote sobriety, encourage economic independence and provide a stable residence during an extended recovery period.

Laurelwood Apartments

Johnstown, Pa.

Member: C&G Savings Bank

Sponsor: IDA Community Development Corporation

Units: 40

AHP Grant: \$367,244

Total Development Cost: \$367,244

Laurelwood Apartments is a 40-unit development located in Johnstown, Pa. Residents are 62 years of age or older and/or need the development's accessibility features. This project will update the HVAC units, windows and fire alarm system; install automatic entrance doors; and construct a permanent covered entry. The replacement of the HVAC units and the windows will make the building more energy efficient.

McCausland Restoration

Washington, Pa.

Member: Washington Financial Bank

Sponsor: City Mission

Units: 74

AHP Grant: \$500,000

Total Development Cost: \$3,350,000

Last year, City Mission's men's housing was overcrowded into one building, and a major fire in June 2015 became the spark to ignite a new facility. The rear of the existing building will be torn down and rebuilt. A warehouse behind the existing building will be converted into housing. The space between the two buildings will receive new construction so that all spaces are joined together. The result will be shelter and transitional housing for 74 homeless and very low-income men. The new building will also have lounges, a commercial kitchen, dining rooms, an elevator, classrooms, a computer training room and an exercise room. Residents will receive empowerment initiatives including case management, food service, drug/alcohol counseling, on-site healthcare, job coaching, life skills training, personal counseling and work therapy.

Renew Honor

Washington, Pa.

Member: Washington Financial Bank

Sponsor: City Mission

Units: 23

AHP Grant: \$500,000

Total Development Cost: \$2,250,000

This Renew Honor project involves demolishing two blighted structures and constructing a new three-story building. The result will provide shelter and transitional housing for 23 mostly homeless and very low-income veterans. The resulting space will include residential kitchens, laundry rooms, lounges, a recreation room, a health clinic with a pharmacy, counseling rooms and a conference room. Residents will receive empowerment initiatives and supportive services including case management, food service, drug/alcohol counseling, on-site healthcare, job coaching, life skills training, personal counseling, support groups, aftercare and work therapy.

Residences at Wood Street

Pittsburgh, Pa.

Member: PNC Bank, National Association

Sponsor: The Residences at Wood Street

Units: 259

AHP Grant: \$500,000

Total Development Cost: \$500,000

This project will modernize two existing residential elevators and replace the fire pump in Wood Street Commons (WSC) in downtown Pittsburgh, Pa. WSC provides housing and an array of on-site support services to 259 of the city's most vulnerable individuals. The scope of work will entail replacing most machinery and components to vastly improve reliability and safety, while greatly reducing energy usage and maintenance costs. The residential portion of the building features a recreation room, computer lab, laundry room and common dining area. Seventy percent of residents are 41-60 years old, and nearly 10 percent are veterans. More than 95 percent of residents earn less than 50 percent of the area median income (AMI) and more than 80 percent of residents earn less than 30 percent of AMI. Approximately 75 percent of WSC residents have a disability.

Reynolds West Estates

Greenville, Pa.

Member: Citizens Bank of Pennsylvania

Sponsor: a.m. Rodriguez Associates inc.

Units: 101

AHP Grant: \$355,000

Total Development Cost: \$18,374,730

Reynolds West Estates (RWE) is a 101-unit family townhome development located in Greenville, Pa., for low- and very low-income households. Through this project, RWE will replace the development's HVAC system, tighten the exterior to improve energy efficiency, create new kitchens and bathrooms, and upgrade and reconfigure several units. Sixteen units accessible to individuals with disabilities will be upgraded to modern, fully-accessible standards.

Villa Maria II Preservation

Erie, Pa.

Member: PNC Bank, National Association

Sponsor: Housing and Neighborhood Development Service

Units: 30

AHP Grant: \$479,154

Total Development Cost: \$5,039,905

In 2014, the Housing and Neighborhood Development Service completed a preservation project at the Villa Maria Phase I senior apartments in Erie, Pa. These improvements dramatically improved energy efficiency, enhanced community amenities, and upgraded the appearance and comfort of the apartments. Similar improvements are now needed at the adjacent Villa Maria Phase II apartments, which provides 30 affordable homes for low- and very low-income households, to assure the continued viability of this housing option for families in need. The scope of work will include increased off street parking, enhanced accessibility at the main entrance and in the apartments, new windows, a better location for laundry facilities, additional storage and apartment updates.

Willow Commons

Erie, Pa.

Member: Citizens Bank of Pennsylvania

Sponsor: Housing Services Alliance

Units: 45

AHP Grant: \$228,643

Total Development Cost: \$9,152,932

Willow Commons will be the adaptive re-use of a three-story school building into 45 apartments for low- and very low-income seniors near Erie, Pa. Willow Commons is close to public bus lines, the Federally Qualified Healthcare Center, police and fire departments, the post office, a bank, the YMCA, and major local retail and grocery stores and services. The site is well-situated in an established older suburban neighborhood that is well maintained. The renovation project will exceed Enterprise Green Community Criteria for substantial rehabilitations. Willow Commons will provide residents with long-term support services and energy-efficient units.

Delaware

Collins Street

Milton, Del.

Member: County Bank

Sponsor: Sussex County Habitat for Humanity Inc.

Units: 3

AHP Grant: \$180,000

Total Development Cost: \$411,560

Through the Collins Street project, Sussex County Habitat for Humanity will build three houses for low- and very low-income households on Collins Street in Milton, Del. Collins Street is on Route 16, an east-west route across the county frequently used by travelers to get to the Delaware beaches. Many amenities are within a five-minute drive, including a post office, grocery stores, hardware stores, restaurants, public library, river walk, park and public schools. All Habitat homeowner applicants are required to attend pre- and post-ownership classes to prepare them to become successful homeowners, and each household will be required to contribute at least 200 hours of sweat equity building their home and the homes of other families in the program.

Delmar

Delmar, Del.

Member: Fulton Bank, National Association

Sponsor: Sussex County Habitat for Humanity Inc.

Units: 3

AHP Grant: \$180,000

Total Development Cost: \$379,160

Through the Delmar project, Sussex County Habitat for Humanity will build three homes for low- and very low-income households in Delmar, Del. The neighborhood is close to restaurants, houses of worship, schools, hospital, shopping and employment opportunities. In addition, the homes will be within a short drive to town parks and other green space for recreation. All Habitat homeowner applicants are required to attend pre-and post-ownership classes to prepare them to become successful homeowners, and each household will be required to contribute at least 200 hours of sweat equity building their home and the homes of other families in the program.

Diamond State CLT in Ingram Village I

Ellendale, Del.

Member: Wilmington Savings Fund Society

Sponsor: Diamond State CLT Inc.

Units: 3

AHP Grant: \$104,652

Total Development Cost: \$546,849

Ingram Village is a planned development of 400 homes in Ellendale, Del., in Sussex County. Ellendale is a community that the county is currently assessing for greater attention. One home will serve households with incomes 61-80 percent of area median income (AMI); one will serve households 50-60 percent of AMI and one will serve households at or below 50 percent of AMI.

Dover Revitalization

Dover, Del.

Member: Wilmington Savings Fund Society

Sponsor: Central Delaware Habitat for Humanity Inc.

Units: 8

AHP Grant: \$400,000

Total Development Cost: \$1,237,326

Central Delaware Habitat for Humanity's project, Dover Revitalization, will build eight new construction homes for low- and very low-income households throughout downtown Dover, Del. These eight homes will all be single-family, energy-efficient, two-story homes. The goals of the project are to boost homeownership, transform neighborhoods block by block, increase economic development and reduce crime. All eight homes will be sold to qualified homebuyers with 30-year, zero-percent-interest mortgages.

Downtown Seaford

Seaford, Del.

Member: Fulton Bank, National Association

Sponsor: Sussex County Habitat for Humanity Inc.

Units: 2

AHP Grant: \$120,000

Total Development Cost: \$254,140

For Downtown Seaford, a homeownership project, Sussex County Habitat for Humanity (SCHFH) will build two homes in well-established residential neighborhoods on properties donated to SCHFH by the City of Seaford. The two new architecturally compatible homes will replace two houses that have fallen into disrepair. The neighborhoods are close to restaurants, houses of worship, schools, a hospital, shopping and employment opportunities. In addition, the homes will be within walking distance to town parks and other green space for recreation. All Habitat homeowner applicants are required to attend pre- and post-ownership classes to prepare them to become successful homeowners. Each household is also required to contribute at least 200 hours of sweat equity building their home and the homes of other families in the program.

Dupont St. Townhomes

Wilmington, Del.

Member: Franklin Mint Federal Credit Union

Sponsor: Cornerstone West Community Development Corporation

Units: 6

AHP Grant: \$420,600

Total Development Cost: \$1,220,600

The Dupont St. Townhomes project will create six newly constructed affordable homeownership units in Wilmington's West Side, within the focus area of the West Side Grows Together Blueprint Community. Each townhome will feature 2-3 bedrooms, 1.5 baths and high-efficiency systems, including electrical, plumbing, roofing, windows and doors. All homes will be affordable to buyers with household incomes below 80 percent of area median income. Homebuyers will be recruited through a collaborative outreach campaign by the 27 civic associations, neighborhood planning councils, churches, community organizations and businesses that make up the Steering Committee of West Side Grows Together Blueprint Community, with a focus on reaching renters in the community who are interested in becoming homeowners and employees of West Side establishments who are interested in living near where they work.

The Flats Phase II

Wilmington, Del.

Member: Fulton Bank, National Association

Sponsor: Todmorden Foundation

Units: 108

AHP Grant: \$500,000

Total Development Cost: \$22,879,677

In a multiphase redevelopment, The Flats rental development in Wilmington, Del., will be replaced with 450 modern affordable units. In this second phase, existing aging units will be replaced with 108 modern, affordable units: 11 for individuals earning 40 percent of the area median income (AMI), 11 for individuals earning 50 percent of AMI, and 86 for individuals earning 60 percent of AMI. Twenty-two of the units will be fully ADA compliant and reserved for disabled individuals. Wireless internet will be provided, enabling residents to complete schoolwork, search for jobs and complete other important tasks in their homes. All buildings will be non-smoking, and an on-site community center will provide space for activities and social services.

Ingram Village Phase II

Ellendale, Del.

Member: Fulton Bank, National Association

Sponsor: Sussex County Habitat for Humanity Inc.

Units: 5

AHP Grant: \$325,000

Total Development Cost: \$767,500

Through Ingram Village Phase II, Sussex County Habitat for Humanity will build five new homes for low- and very low-income households in the Ingram Village subdivision of Ellendale, Del. The homes are located within reasonable commute to employment opportunities, beach resorts, restaurants, houses of worship, schools, and shopping. In addition, the homes are within walking distance of the town park and other green space recreation areas. All Habitat homeowner applicants are required to attend pre- and post-ownership classes to prepare them to become successful homeowners, and each household will be required to contribute at least 200 hours of sweat equity building their home and the homes of other families in the program.

Village at McKee Branch

Dover, Del.

Member: TD Bank, National Association

Sponsor: Milford Housing Development Corporation

Units: 66

AHP Grant: \$230,000

Total Development Cost: \$15,248,972

With this project, Milford Housing Development Corporation will acquire, substantially demolish and reconstruct an apartment complex originally constructed in the 1990s. The development will be known as the Village at McKee Branch. The scope of work includes a complete redesign of the floorplans and major site plan, including the addition of a community building, enhanced site amenities, storm water management and exterior facades.

Walnut Ridge Phase I

Wilmington, Del.

Member: Wilmington Savings Fund Society

Sponsor: Habitat for Humanity of New Castle County

Units: 4

AHP Grant: \$160,000

Total Development Cost: \$757,133

Habitat for Humanity of New Castle County (HFHNCC) will build nine townhouses for low- and very low-income households at its Walnut Ridge site in Wilmington, Del. The first phase will consist of four new homes. Homeowners must complete the HFHNCC homeownership training program, including financial and construction classes enabling potential homebuyers to financially and physically take care of their homes.

Willing Street Artist Village Phase I

Wilmington, Del.

Member: Artisans' Bank

Sponsor: Interfaith Community Housing of Delaware Inc.

Units: 12

AHP Grant: \$120,000

Total Development Cost: \$2,220,495

This project, the Willing Street Artist Village, represents the initial affordable housing endeavor of the Wilmington Creative District Vision Plan and anchors the artist homeownership goal through 12 newly developed housing units where low- to moderate-income artists work and live. The homes will be located in the historic Quaker Hill community in Wilmington, Del. Wilmington's Creative District will be the city's creative center, focused on both creative production and consumption, where local creative entrepreneurs (artists, musicians, designers, manufacturers) and residents thrive and locally designed goods and original works are made and sold.

West Virginia

Deckers Court Phase II

Morgantown, W.Va.

Member: MVB Bank Inc.

Sponsor: Mon County Habitat for Humanity Inc.

Units: 5

AHP Grant: \$250,000

Total Development Cost: \$679,525

This project, Deckers Court Phase II, is the continuation of the Deckers Court Development. Phase II will build five single-family detached houses, which will be built to EPA ENERGY STAR 3.0 standards and targeted to low-income families. One unit will be for a family with an income that is 51-60 percent of area median income (AMI), and four units will serve families with incomes at or below 50 percent of AMI. One unit will be reserved for a homeless family, and one unit will be reserved for a special needs family with a physical or mental disability.

Granville Housing Rehab

Morgantown, W.Va.

Member: United Bank

Sponsor: Fairmont-Morgantown Housing Authority

Units: 10

AHP Grant: \$148,850

Total Development Cost: \$154,423

Fairmont-Morgantown Housing Authority (FMHA) will create an owner-occupied housing rehabilitation program for homeowners for living in the Granville neighborhood of Morgantown, W.Va. The project, known as Granville Housing Rehab, will target single-family, residential homes in need of repairs to items such as roofs, windows, gutters, foundation work, accessibility, electrical, heating units, and basic safety features. FMHA will complete modest home rehabilitation for 10 homeowners: three households with incomes at or below 50 percent of area median income (AMI), one household with 51-60 percent of AMI and six households with 61-80 percent of AMI.

Hammering in the Hills

Petersburg, W.Va.

Member: Grant County Bank

Sponsor: Almost Heaven Habitat for Humanity

Units: 2

AHP Grant: \$125,000

Total Development Cost: \$271,720

Hammering in the Hills is a scattered-sites project of Almost Heaven Habitat for Humanity, who will partner with two families with incomes 61-80 percent of area median income to construct safe, decent and energy-efficient housing in Grant County, W.Va. The families will invest sweat equity into the construction of their own home and the homes of other Habitat partner families. The homes will be sold for no profit and financed with zero-percent-interest, affordable mortgages.

Phase III Fairmont City Rehab Program

Fairmont, W.Va.

Member: United Bank

Sponsor: Fairmont-Morgantown Housing Authority

Units: 10

AHP Grant: \$151,923

Total Development Cost: \$154,423

The Fairmont-Morgantown Housing Authority (FMHA) will create an owner-occupied housing rehabilitation program for homeowners within the city limits of Fairmont. This project, known as Phase III Fairmont City Rehab Program, will target areas in the city that are blighted and neglected due to lack of available resources. The project will be a five-year forgivable grant program, and FMHA will complete modest home rehabilitation for 10 homeowners: three households with less than 50 percent of area median income (AMI), one household with 51-60 percent of AMI and six households with 61-80 percent of AMI. Repairs may include roofs, windows, gutters, foundation work, accessibility, electrical, heating units and basic safety features.

Recovery Point of Charleston

Charleston, W.Va.

Member: Summit Community Bank

Sponsor: Recovery Point of Huntington Inc.

Units: 84

AHP Grant: \$500,000

Total Development Cost: \$2,020,911

Recovery Point of Charleston (RPC), is a multi-agency partnership developed to reduce recidivism of felony offenders who have substance-use disorders by offering viable alternative sentencing options to the Judiciary in Kanawha County. RPC will establish an 84-bed facility with a detox center in Charleston, W.Va., through the adaptive reuse of a vacant facility on Stockton Street. The long-term residential program will use a social model of recovery through peer mentoring and personal accountability without pharmaceutical intervention.

Summers Hinton Home Help 101

Hinton, W.Va.

Member: First Century Bank Inc.

Sponsor: Hinton Area Foundation

Units: 4

AHP Grant: \$50,700

Total Development Cost: \$52,080

This project, known as Summers Hinton Home Help 101, will provide an owner-occupied housing rehabilitation program for homeowners within the city limits of Hinton, W.Va. Many housing units in the city are owned by elderly, low-income and disabled families and are in need of modest repairs. The five-year forgivable grant program will target four single-family residential homes, providing modest home repairs needed to bring them up to code and increasing accessibility and habitability. Repair needs include plumbing, roof repairs, window repairs, gutter repairs, accessibility improvements, electrical upgrades, new heating and air unit, and basic safety features. The program will serve a population with household incomes at or below 50 percent of the area median income. More than 50 percent will be qualified as disabled.

Sunrise Gardens

Romney, W.Va.

Member: Summit Community Bank

Sponsor: Garrett County Community Action Committee Inc.

Units: 32

AHP Grant: \$500,000

Total Development Cost: \$6,578,511

The Sunrise Gardens project will involve the new construction of 32 housing units, approximately three miles from Romney, W.Va., for households with incomes that are 40-60 percent of area median income. The units will include geothermal heating and cooling and electricity generated by on-site solar panels. Water-conserving fixtures will also be used for toilets, showerheads and faucets. All units will have entrances that are accessible to individuals with disabilities. The units will be close to a supermarket, a pharmacy, a bank, several restaurants, a high school and middle school, a hospital and a clinic.

Out of District

Abba's House

Asheville, N.C.

Member: PNC Bank, National Association

Sponsor: Western Carolina Rescue Ministries Inc.

Units: 22

AHP Grant: \$500,000

Total Development Cost: \$676,635

Western Carolina Rescue Ministries provides the homeless people of Asheville, N.C., a place to come in from the cold, have a warm meal and get the help they need to turn their lives around. The organization is located in a pair of 100-year-old buildings that are in the process of being renovated. This project, Abba's House, will convert 6,376 square feet of building space into 16 units for 22 households of women and women with children. Construction includes upgrades to HVAC, electrical, fire suppression, plumbing, bathrooms, hot water heaters, insulation, doors, exterior stairs, interior partition walls, drywall, interior doors and trim, and flooring. The exterior will also be restored in keeping with its original appearance in the 1920s. Residents will receive supportive services, including case management, food service, chemical dependency counseling, job coaching, GED completion, life skills training, personal counseling, support groups, aftercare and work therapy.

Carriage Town Ministries Family Center

Flint, Mich.

Member: PNC Bank, National Association

Sponsor: Carriage Town Ministries

Units: 19

AHP Grant: \$500,000

Total Development Cost: \$1,094,550

Carriage Town Ministries provides residency-based programs aimed at breaking the cycle of alcohol and drug dependency by serving the mentally ill, teaching life skills and providing residents with supportive services and aftercare to maintain long-term, sustained independence. The organization currently operates 81 housing units in an area of Flint, Mich., targeted for revitalization. This project will renovate the organization's Family Center, creating 19 units of housing with flexibility for single women, women with children, and teen mothers with children. Programs are designed to take six months to complete, and residents may stay beyond that time frame.

Cerebral Palsy Association of NY State Scattered Sites 2015

Staten Island, N.Y.

Member: TD Bank, National Association

Sponsor: Cerebral Palsy Associations of New York State

Units: 28

AHP Grant: \$500,000

Total Development Cost: \$6,795,000

Through this project, the Cerebral Palsy Associations of New York State will renovate three duplex buildings and construct new residential units on a currently vacant site. The scattered sites are located in metropolitan New York City. The units will be designed to meet the needs of the special needs target population and targeted to low- and very low-income individuals with disabilities. Extensive supportive services and empowerment activities will also be provided at no cost to the residents.

Dove Recovery House for Women

Indianapolis, Ind.

Member: PNC Bank, National Association

Sponsor: Dove Recovery House for Women Inc.

Units: 38

AHP Grant: \$500,000

Total Development Cost: \$1,353,782

The Dove Recovery House for Women (Dove House) is committed to empowering women to become substance free, self-sufficient and healthy by providing safe housing, quality programming and, above all, hope for their future. The current wait list for Dove House is, on average, two months, and the existing building, which houses 22 women, is old, run down and doesn't have any room for growth. This project will help Dove House expand operations and secure a larger home. The new home, which will have 38 housing units, will not only provide expanded transitional supportive housing, but also include permanent supportive housing for women in recovery.

EDEN Portfolio Preservation Phase II

Lakewood, Ohio

Member: PNC Bank, National Association

Sponsor: Emerald Development and Economic Network Inc.

Units: 7

AHP Grant: \$500,000

Total Development Cost: \$588,617

Through this project, Emerald Development and Economic Network (EDEN) will renovate a seven-unit brick building in Lakewood, Ohio, in a National Historic District known as "Birdtown." The building is fully occupied by low-income individuals with severe mental illness, and will continue to serve this population after renovation. Two of the units will be handicap accessible. The project will install energy efficient windows and a new HVAC system; upgrade the electrical service; patch, repair and paint all surfaces; reconstruct handicap ramp handrails; and replace kitchens and bathrooms. Exterior improvements include tuck pointing, new building signage and energy-efficient lighting.

Freedom's Path First Step

Augusta, Ga.

Member: Chase Bank USA, National Association

Sponsor: Affordable Housing Solutions Inc.

Units: 20

AHP Grant: \$500,000

Total Development Cost: \$2,722,593

The Freedom's Path First Step project will redevelop an existing historic building on the site of the Charlie Norwood VA Medical Center in Augusta, Ga., into housing for 20 veterans. The project is part of a comprehensive veterans housing development, which includes two additional buildings. Residents will benefit from the proximity to the Medical Center and its full range of medical, mental health, substance abuse and treatment programs.

Each studio unit will contain a private bathroom and full kitchen facilities, including a sink, stove and refrigerator. The building will include a community room, computer center and laundry room, as well as office space for staff and smaller rooms for counseling and private meetings.

Garfield School Senior Residences

Moline, Ill.

Member: PNC Bank, National Association

Sponsor: Gorman & Company Inc.

Units: 57

AHP Grant: \$500,000

Total Development Cost: \$12,261,005

Garfield School Senior Residences will be the historic redevelopment of the decommissioned Garfield Elementary School. The project will create 57 units of affordable senior housing for individuals ages 55 and above. Twelve units will be reserved as permanent supportive housing for frail elderly, veterans and residents with physical or mental disabilities. These units will be targeted toward residents earning 30 percent of area median income. The existing school gym will be converted to a multipurpose room available for events and classes. This space will also include a fitness center, a warming kitchen, and a health and wellness center with space dedicated for resident services. There will also be a laundry room for resident use and a manager's office. Additional amenities include fully equipped kitchens with green ENERGY STAR appliances and an outdoor play area for visiting grandchildren and community members.

Garrett Owner-Occupied Home Rehabilitation

Oakland, Md.

Member: Clear Mountain Bank

Sponsor: Garrett County Community Action Committee Inc.

Units: 4

AHP Grant: \$50,000

Total Development Cost: \$52,500

Through this project, the Garrett County Community Action Committee will assist four low-income homeowners in Oakland, Md., in making health and safety improvements/repairs to their homes. Examples of improvements include the installation of ramps and handrails, the addition of insulation and roof repair/replacement. All targeted homeowners will have incomes at or below 50 percent of the area median income.

Green Street Housing

Battle Creek, Mich.

Member: PNC Bank, National Association

Sponsor: Haven of Rest Ministries Inc.

Units: 32

AHP Grant: \$500,000

Total Development Cost: \$706,018

The Green Street Housing project site in Battle Creek, Mich., was originally purchased in 1985. Over time, nonprofit Haven of Rest Ministries renovated the first floor and a portion of the second floor to be used as housing for homeless persons. After 30 years, the building is in need of renovations, including the roof and windows. Haven of Rest Ministries will also convert the remainder of the second floor into housing, creating four more bedrooms and a large living area for residents. Additional renovations include the creation of an intake room and upgrades to existing units throughout the building. In addition to housing, residents receive empowerment and supportive services, including case management, counseling, employment training, financial literacy and onsite primary health care. The goal of these services is to economically empower individuals and move them from homelessness to housing.

Marlborough Revitalization

Baltimore, Md.

Member: PNC Bank, National Association

Sponsor: Housing Preservation Inc.

Units: 227

AHP Grant: \$500,000

Total Development Cost: \$54,913,586

Housing Preservation Inc. (HPI) will rehabilitate the 227-unit Marlborough Apartments in Baltimore, Md. Marlborough is currently subsidized by a Section 8 Housing Assistance Payment contract that covers 99 percent of the units. The property has historically maintained 98 percent occupancy with a waiting list. As part of this project, HPI will be able to reserve 60 percent of the project units for tenants at or below 50 percent of area median income and preserve this affordable housing development for another 15 years and beyond.

MS Hayworth Court

Rocky Mount, N.C.

Member: PNC Bank, National Association

Sponsor: South Eastern North Carolina Community Development Corp. Inc.

Units: 8

AHP Grant: \$500,000

Total Development Cost: \$1,259,413

The MS Hayworth Court project includes the construction and financing of eight new rental units targeted to extremely low-income and very low-income households that have individuals with disabilities. Land for the project includes a parcel donated by the City of Rocky Mount, a vacant parcel acquired from a private individual and conveyance of a portion of vacant land owned by the Rocky Mount Housing Authority. Residents will benefit from on-site services and amenities already available to residents in other nearby affordable housing projects. The location is close to transportation and other services.

Nazareth Homes 2015-2016

St. Louis, Mo.

Member: PNC Bank, National Association

Sponsor: LCMS National Housing Support Corporation

Units: 4

AHP Grant: \$472,197

Total Development Cost: \$872,324

Through this project, the LCMS National Housing Support Corporation (NHSC) will construct four units of affordable housing in the St. Louis neighborhood of College Hill. The Nazareth Homes development is one piece of a broader concept plan that includes owner-occupied rehab, resident empowerment, the enactment of safety initiatives, the creation of a broader development plan, the demolition of vacant and deteriorated property, new pocket parks, infrastructure improvements, economic development and quality of life initiatives. Altogether, Phase I of the overall development will create approximately 20 homes. NHSC will secure down payment assistance for its homebuyers and is currently offering scholarships for buyers to participate in eight hours of homebuyer education.

Sunny Crest Youth Ranch Home #3

Sunfield, Mich.

Member: PNC Bank, National Association

Sponsor: Sunny Crest Youth Ranch

Units: 11

AHP Grant: \$500,000

Total Development Cost: \$655,995

Located on 18 acres of rural land in Sunfield, Mich., Sunny Crest Youth Ranch is a working ranch operation designed to provide the experiences and activities that at-risk youth need to develop and mature into responsible adults. This project involves the new construction of a third youth home to be built onsite, which will add 11 additional units of new low-income housing. Each house is structured as a family unit and has a common kitchen, eating area, living area, shared bedrooms and a House Parent apartment. Virtually all residents are homeless and recovering from abuse or neglect. In addition to housing and supervision, residents receive empowerment and supportive services, including case management, counseling, education, employment training and financial literacy.

Swayze Court Apartments

Flint, Mich.

Member: Chase Bank USA, National Association

Sponsor: Communities First Inc.

Units: 36

AHP Grant: \$400,000

Total Development Cost: \$8,560,377

Swayze Court Apartments, located in downtown Flint, Mich., will include 36 independent housing units, 28 of which will be designated permanent supportive housing for persons with special needs, homeless persons and persons at-risk for homelessness. The remaining eight units will be targeted to low-income individuals in Flint and surrounding communities. The apartment complex will include dedicated community space/supportive services space that can be used to provide opportunities to project residents, such as enrichment classes or employment training.

West Arbor

Ann Arbor, Mich.

Member: Chase Bank USA, National Association

Sponsor: Ann Arbor Housing Commission

Units: 46

AHP Grant: \$500,000

Total Development Cost: \$13,580,340

The West Arbor project will include the construction of 42 new residential units and the rehabilitation of four existing residential units by the Ann Arbor Housing Commission (AAHC). Thirty-one of the units will preserve affordable housing for those households whose annual income is either at or below 60 percent of area median income (AMI). Twelve units will be set aside as permanent supportive housing, with four of those units targeted to chronically homeless households. The identified supportive housing units will be targeted to those households with incomes at or below 30 percent of AMI.



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