

Affordable Housing Program

2017 Funding Round

Eastern Pennsylvania

Diamond Park Phase II

Philadelphia, Pa.

Member: Customers Bank

Sponsor: Habitat for Humanity Philadelphia

Units: 4

AHP Grant: \$372,000

Total Development Cost: \$791,929

Diamond Park Phase II consists of four affordable, energy efficient units for sale to low-income households, with two homes reserved for very low-income families. The project will build homes in the 2000 block of North 16th Street. Families participate in an intensive homeownership program that includes 350 hours of sweat equity in lieu of a down payment. Sweat equity also earns participants a 0 percent interest, 30-year mortgage, ensuring affordability of their home. When complete, Diamond Park will consist of 21 newly constructed energy efficient units all purchased by Habitat partner families.

Easton Housing Initiative

Easton, Pa.

Member: Merchants Bank of Bangor

Sponsor: Redevelopment Authority of Easton

Units: 20

AHP Grant: \$333,500

Total Development Cost: \$333,500

Homeowners in the City of Easton will get a much-needed boost with house and property repairs courtesy of The Redevelopment Authority of Easton. Twenty low-income families, most with very low incomes at or below 50 percent of the area median family income, will benefit. The initiative is part of an ongoing redevelopment effort to address vacant and blighted properties within the metro area. The City of Easton will coordinate efforts with Northampton County and several nonprofit agencies to ensure that a comprehensive approach is taken to revitalize this area.

Esperanza 2018 Hunting Park Home Repair Program

Philadelphia, Pa.

Member: PNC Bank, National Association

Sponsor: Nueva Esperanza

Units: 20

AHP Grant: \$392,480

Total Development Cost: \$530,774

The Esperanza 2018 Hunting Park Home Repair Program will provide home rehabilitation for 20 low-income homeowners in Hunting Park, North Philadelphia. Rehabilitation projects typically include a mix of basic systems and major structural repairs, health and safety upgrades and needed home modifications for aging in place to ensure the safety and security of residents. Securing what is often a low-income family's only financial asset helps to position them for further financial stability. Habitat for Humanity Philadelphia will act as general contractor to work with homeowners and carry out each rehabilitation project.

Gary Isaac Home

Philadelphia, Pa.

Member: Republic First Bank d/b/a Republic Bank

Sponsor: Liberty Housing Development Corp.

Units: 5

AHP Grant: \$336,404

Total Development Cost: \$370,904

The Gary Isaac Home project entails the purchase of a fully renovated, multifamily building on N. 17th Street in Philadelphia to be used as a five-unit affordable development. Gary Isaac Home will provide permanent, supportive housing for low-income families and individuals, and for individuals – some as young as 21 years old – transitioning out of nursing homes and into independent, community-based living. Many individuals with physical disabilities have a strong preference for independent living but are currently residing in nursing homes because it was the only accessible and affordable housing available.

Imani Homes Preservation Project

Philadelphia, Pa.

Member: TD Bank, N.A.

Sponsor: People's Emergency Center

Units: 55

AHP Grant: \$650,000

Total Development Cost: \$11,284,544

The Imani Homes Preservation Project entails the preservation and renovation of existing affordable housing for low-income and homeless special-needs households in West Philadelphia. Sharing 29 row homes, the 55 units are showing major signs of wear, and many are in need of extensive rehabilitation. Improvements will include using new energy-efficient products and green building technology so that tenants will save on utility bills and benefit from better indoor air quality and overall healthier environments. The project will protect affordable housing in an area facing significant change and rising housing costs.

Inglis Methodist Gardens

Philadelphia, Pa.

Member: Firsttrust Savings Bank

Sponsor: Inglis Housing Corporation

Units: 47

AHP Grant: \$650,000

Total Development Cost: \$15,993,998

The Inglis Methodist Gardens project will construct 47 new units within the 22-acre Methodist Family Services Campus in West Philadelphia. The four-story building will serve a special needs population with 23 units equipped with fully accessible features to serve tenants with mobility impairments, and two units equipped to serve tenants with sensory impairments. In addition, the development will serve homeless individuals and families. First floor common space will include a community room, kitchen, pantry, mailroom, social worker suite and property manager office. Also planned is a landscaped garden and terrace.

Lehigh Coal & Navigation Building

Jim Thorpe, Pa.

Member: Peoples Security Bank & Trust Company

Sponsor: United Neighborhood Community Development Corporation

Units: 27

AHP Grant: \$600,000

Total Development Cost: \$5,137,406

The architecturally significant Lehigh Coal & Navigation Building, which consists of 27 Section 8 senior apartments, needs serious attention. Located in downtown Jim Thorpe, the building is owned by the United Neighborhood Community Development Corporation, which will rehabilitate and preserve the building for at least another 30 years. Needed renovations include the elevator, HVAC system and roof, all of which will be replaced. Other improvements include replacing most floor coverings, appliances, fixtures and kitchen cabinets. Apartment entrance doors will be updated to wood, and additional air supply will be added to corridors.

Lillia Crippen Townhomes Preservation Development

Philadelphia, Pa.

Member: Citizens Bank of Pennsylvania

Sponsor: Women's Community Revitalization Project

Units: 46

AHP Grant: \$491,500

Total Development Cost: \$11,508,177

The Lillia Crippen Townhomes Preservation Development will rehabilitate two aging, adjacent properties, which together comprise 46 units of affordable housing for low-income families. As a result of the preservation, the units will gain high efficiency HVAC systems and major upgrades to kitchens and bathrooms. The scope of work also includes complete roof and siding replacement, as well as interior painting. Repairs will also allow the community room to continue functioning as a neighborhood meeting place. The development will reserve ten units for families with physical disabilities and ten units for homeless occupancy.

Philadelphia Home Preservation 2018

Philadelphia, Pa.

Member: Univest Bank and Trust Company

Sponsor: Rebuilding Together Philadelphia

Units: 50

AHP Grant: \$650,000

Total Development Cost: \$834,676

The Philadelphia Home Preservation 2018 project will rehabilitate 50 units of housing for low-income homeowners. Rebuilding Together Philadelphia (RTP) accomplishes this work through a Block Build strategy that utilizes between 100 and 300 volunteers, neighbors and homeowners to repair 15 to 30 clustered homes over several days. This particular project focuses on the neighborhoods of Haddington and Kensington. Work includes critical home repairs, homeowner training to maximize sustainability and connection to local resources for other areas of need. Since being founded in 1988, RTP has transformed 1,523 vulnerable houses into safe, healthy and energy efficient homes.

Willard School

Philadelphia, Pa.

Member: PNC Bank, National Association

Sponsor: Project HOME

Units: 42

AHP Grant: \$300,000

Total Development Cost: \$14,050,000

Project HOME will develop 42 new units of affordable housing – 12 one-bedroom units and 30 efficiencies – at the historic Willard School property located at the corner of East Orleans and Emerald streets in the Kensington neighborhood of Philadelphia. The Willard School project will serve adults who are homeless, are at risk of homelessness or have experienced homelessness, some of whom may be living with disabilities. The project will also include units for persons with low incomes who do not have special needs. Amenities include on-site supportive services, an exercise facility, a bike room and a computer area.

Central Pennsylvania

Molly Pitcher Landing

Chambersburg, Pa.

Member: Chase Bank USA, National Association

Sponsor: Women In Need, Inc.

Units: 48

AHP Grant: \$499,200

Total Development Cost: \$15,689,606

The Molly Pitcher Landing project entails new construction of a 48-unit supportive housing community in Chambersburg, Pa. The project will consist of six buildings of three-story townhouses and a community building. Half of the units will be reserved for victims of emotional or physical domestic violence, with the balance targeted to low-income families. Women In Need (WIN) provides emergency shelter and services to victims and their families in Franklin and Fulton counties. WIN will also provide direct assistance to qualified residents for first month's rent, security and utility deposits as annual funding allocations allow.

Mulberry Street Properties

Harrisburg, Pa.

Member: Fulton Bank, N.A.

Sponsor: Harrisburg Housing Authority

Units: 50

AHP Grant: \$500,000

Total Development Cost: \$16,110,291

Mulberry Street Properties is a proposed 50-unit new construction affordable housing community located in Harrisburg. The project will feature three multistory buildings over parking located on scattered sites in the South Allison Hill neighborhood. The property will also feature community space, as well as neighborhood retail space on the ground floor of one of the buildings. The location of the project, connecting downtown Harrisburg to Allison Hill, will be one of the most visible developments in the city and will eliminate blight along this corridor in the community.

Presbyterian Apartments

Harrisburg, Pa.

Member: First National Bank of Pennsylvania

Sponsor: PHI d/b/a Presbyterian Senior Living

Units: 162

AHP Grant: \$650,000

Total Development Cost: \$840,000

The Presbyterian Apartments project will rehabilitate a HUD mixed-use facility for residents who are 55 and older. Built in 1967 and located in downtown Harrisburg, the 23-story building contains 162 units, including 121 studios and 41 one-bedroom apartments. Each unit includes a fully equipped kitchen with Energy Star appliances, a modern bathroom, individually controlled heating and air conditioning, and an emergency call system. The building also offers a library, fitness area, community room and laundry facilities. Available to residents are on-site primary care health services, structured social and fitness activities, life skills programming and a resident council.

Redevelopment Authority of Union County Housing Rehabilitation Program

Lewisburg, Pa.

Member: Mifflinburg Bank & Trust Company

Sponsor: Redevelopment Authority of Union County

Units: 16

AHP Grant: \$247,866

Total Development Cost: \$252,666

The Redevelopment Authority of Union County Housing Rehabilitation Program will provide repairs and upgrades to 16 owner-occupied homes of qualified low-income applicants within Union County. This program will lower energy costs, increase the affordability of homeownership and allow older citizens to remain in place. It will also help to conserve while enhancing the character and stability of Union County's existing neighborhoods, reduce land consumption and make efficient use of infrastructure and services.

River Valley Place

Mansfield, Pa.

Member: TD Bank, N.A.

Sponsor: Housing and Neighborhood Development Service

Units: 20

AHP Grant: \$650,000

Total Development Cost: \$7,182,956

The River Valley Place project consists of the demolition of two dilapidated buildings and the new construction of a mixed-use building containing 20 apartments of affordable housing and commercial space. Once the two-story building is completed, community service providers will occupy new offices and shared meeting rooms on the first floor, while tenants of Bridge Housing apartments will occupy the second floor. Site improvements include pavement work and parking lot expansion, drainage and lighting upgrades, security enhancements, and the addition of gardens and a cafe. The building will also contain a fitness center and community room for residents.

West Street Church

Bloomsburg, Pa.

Member: First Columbia Bank & Trust Company

Sponsor: Columbia County Housing Corporation

Units: 9

AHP Grant: \$650,000

Total Development Cost: \$2,926,415

This project will convert the donated West Street Church in Bloomsburg, Pa., into nine apartment units for very low-income families and individuals. The project sponsor will work in partnership with The Gate House Shelter and Transitional Housing to provide five of the nine apartment units for local homeless individuals who are ready to move on from a shelter but still require additional assistance and coaching. This partnership will provide a bridge between shelter living and full independence, while The Gate House offers the programming necessary to prepare tenants for self-sustainability.

Western Pennsylvania

Affordable Farrell New Homes II

Farrell, Pa.

Member: First National Bank of Pennsylvania

Sponsor: City of Farrell

Units: 4

AHP Grant: \$646,190

Total Development Cost: \$935,390

The Affordable Farrell New Homes II project will build homes for low-income families in the City of Farrell. This new construction project will add four homes to four others currently being constructed for households with incomes at or below 80 percent of the state median income. The homes will be compatible with existing structures in the neighborhood; having front porches, relatively steep roof pitches and attached garages. All four homes will meet visitability standards and consist of three to four bedrooms. One of the homes will be reserved for a household with at least one family member having special needs.

Boundary Street Rental Development Project

Clarion, Pa.

Member: Northwest Bank

Sponsor: Clarion County Housing and Community Development Corporation

Units: 2

AHP Grant: \$273,993

Total Development Cost: \$273,993

The Community Development Corporation and its partner, the Clarion County Housing Authority, will rehabilitate two foreclosed properties into affordable rentals for the homeless and special needs populations.

Forest Hills Veteran Housing

Pittsburgh, Pa.

Member: BNY Mellon National Association

Sponsor: ACTION-Housing, Inc.

Units: 41

AHP Grant: \$269,000

Total Development Cost: \$13,712,871

The Forest Hills Veterans Housing project will redevelop a former industrial site into 41 units of housing, 21 with a preference for veterans and 20 for seniors. Six of the units will be fully accessible, including two units for hearing and vision impaired individuals. Amenities in the building will include a community room, laundry facilities on each floor, and dedicated offices. A comprehensive suite of supportive services will be provided to all individuals in the building. A partnership with the Veterans Leadership Program will provide an added level of support for veteran residents.

Hazelwood Homeownership Program

Pittsburgh, Pa.

Member: First Commonwealth Bank

Sponsor: The Hazelwood Initiative

Units: 3

AHP Grant: \$294,190

Total Development Cost: \$682,466

The Hazelwood Homeownership Program will deeply renovate and sell three properties to low-income families, including one family with a very low income. Two of the units will be reserved for families with special needs. The three units are blighted properties that have been chronically vacant over the years. Each of these homes has lead-based paint and asbestos, which makes the rehab costs higher than average and has deterred private investors from undertaking renovation. Demolition and reconstruction has been contemplated but ruled out due to expense and the will of the community to see these existing houses rehabilitated and preserved.

Midtown Revitalization

Erie, Pa.

Member: Northwest Bank

Sponsor: Housing and Neighborhood Development Service

Units: 25

AHP Grant: \$193,415

Total Development Cost: \$6,065,860

Midtown Revitalization in Erie will provide a total of 25 affordable rental units for lower-income families. The development will preserve 15 existing single-family rental homes. It will also construct ten new rental apartments in a highly energy-efficient building targeted to serve residents with disabilities. The energy efficiencies will help control property operating expenses for the residents and curb environmental impact. The development team has designed a comprehensive supportive service plan by partnering with local service providers. The overarching goal is to stabilize individuals and empower them to work towards an enhanced quality of life.

Owner-Occupied Rehab in Hazelwood Phase II

Pittsburgh, Pa.

Member: First Commonwealth Bank

Sponsor: Rebuilding Together Pittsburgh

Units: 5

AHP Grant: \$163,195

Total Development Cost: \$204,695

The Owner-Occupied Rehab in Hazelwood Phase II project will extensively renovate five homes in the Hazelwood neighborhood of Pittsburgh. The rehabilitation services will permanently address health and safety issues to make the homes habitable for the long term. Families have already been identified, with four of the five families having very low incomes, while one qualifies as low income. Three of the rehabs will be for families with special needs. Since 1993, Rebuilding Together Pittsburgh has been delivering no-cost home repairs to low-income homeowners – primarily seniors, veterans and individuals with a disability – in Allegheny County.

Owner-Occupied Rehab in Homewood

Pittsburgh, Pa.

Member: First Commonwealth Bank

Sponsor: Rebuilding Together Pittsburgh

Units: 12

AHP Grant: \$509,185

Total Development Cost: \$627,785

Twelve very low income homeowners in the Homewood neighborhood of Pittsburgh will benefit from the Owner-Occupied Rehab in Homewood project. Extensive rehabilitations will permanently address health and safety issues, and will include assistance for six families with special needs. The proposed home rehabilitations require hiring more subcontractors and specialized services than typical rehabs performed by Rebuilding Together Pittsburgh (RTP). With 60 percent of the homes in Pittsburgh built prior to 1940, the need for this critical service is greater than ever. By year end, RTP will have assisted 64 families in Homewood.

Owner-Occupied Rehab in The Hill District

Pittsburgh, Pa.

Member: First Commonwealth Bank

Sponsor: Rebuilding Together Pittsburgh

Units: 10

AHP Grant: \$382,400

Total Development Cost: \$478,000

The Owner-Occupied Rehab in The Hill District project will help to underwrite the costs of ten deep rehabs of homes in the Hill District of Pittsburgh. The ten families have already been identified, and all have very low incomes. Five of the rehabs will be for families with special needs. Rebuilding Together Pittsburgh (RTP) takes an Impact Neighborhood approach to its critical home repair and rehabilitation work, allowing it to focus on specific neighborhoods where permanent and lasting change can take effect. Over the past three years, RTP has completed renovations on 54 homes across the Hill District.

Owner-Occupied Rehab in The Hilltop

Pittsburgh, Pa.

Member: Brentwood Bank

Sponsor: Rebuilding Together Pittsburgh

Units: 12

AHP Grant: \$485,485

Total Development Cost: \$545,485

The Owner-Occupied Rehab in The Hilltop project will extensively rehabilitate 12 homes in the Hilltop neighborhood of Pittsburgh – Carrick, Knoxville, Allentown, Mt. Oliver – to permanently address health and safety issues. The families have already been identified. One of the twelve families has a low income, while eleven have very low incomes. Six of the rehabs will be for families with special needs. With 17 percent of Allegheny County residents being 65 years and over, Rebuilding Together Pittsburgh has a clear mission to continue providing services that allow their clients to age safely in their homes.

Washington County 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 Washington County Home Rehabilitation and Access Programs provide low- and moderate-income homeowners with forgivable loans to make needed repairs or modifications to their houses. In the Rehabilitation Program, loans are used to correct present and immanent housing problems, energy conservation improvements, and lead-based paint reduction. The Access Program offers loans for improvements that provide disabled residents accessibility into and out of their homes and increased convenience to bathrooms and other areas of the house. Access lessens the cost of long-term care by reducing the likelihood of institutionalization and allowing individuals to live independently.

Delaware

Dover Revitalization III

Dover, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: Central Delaware Habitat for Humanity, Inc.

Units: 5

AHP Grant: \$303,249

Total Development Cost: \$861,387

The Dover Revitalization III project consists of building five single-family homes in partnership with low-income homebuyers to provide affordable homeownership. A majority of the homes will be located in the Downtown Development District. Three properties are currently vacant lots ready for construction and existing substandard homes will be demolished prior to construction to accommodate some of the homes. Since 2015, Central Delaware Habitat for Humanity, Inc., has sold nine properties to Habitat homebuyers. The acquisition and sale of homes is transforming the area block-by-block as it improves the housing stock, increases homeownership and reduces crime.

Downtown Seaford Phase II

Seaford, Del.

Member: Fulton Bank, N.A.

Sponsor: Sussex County Habitat for Humanity, Inc.

Units: 2

AHP Grant: \$130,000

Total Development Cost: \$331,000

The Downtown Seaford Phase II homeownership project will build two homes in the downtown development district of Seaford. The project provides deserving families the opportunity to buy simple, decent, affordable and safe homes. The two project properties – both located on N. Conwell Street – are situated in a well-established residential neighborhood. Existing houses on the project sites will be demolished and replaced with newly constructed Habitat homes that will be architecturally compatible with those in the surrounding neighborhood. The project also will make good use of volunteer labor and donated materials.

Eastside Rising Lacy Redevelopment Project

Wilmington, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: Central Baptist Community Development Corporation

Units: 2

AHP Grant: \$468,924

Total Development Cost: \$544,524

Two very low-income families will benefit from affordable rent through the Eastside Rising Lacy Redevelopment Project. A vacant two-story property on E. 7th Street in Wilmington's Eastside neighborhood will be rehabilitated and put back into use. The property will offer one two-bedroom unit and one three-bedroom unit. The project provides construction jobs and on-site construction training through the Challenge Program – the project's construction manager – and through Central Baptist Community Development Corporation's Eastside Rising Training Center, which offers construction training for community adults. The project also advances Eastside's Blueprint Communities® plan.

Gaudenzia Claymont

Claymont, Del.

Member: Applied Bank

Sponsor: Gaudenzia Foundation Inc.

Units: 26

AHP Grant: \$650,000

Total Development Cost: \$3,412,364

The Gaudenzia Claymont project will provide supportive housing for very low-income individuals and families recovering from substance abuse. The Gaudenzia Foundation plans to relocate its current program for 16 individuals recovering from substance abuse and co-occurring mental health disorders to an existing office building that will be rehabilitated and adapted into 26 units of affordable housing. The foundation will then create a new program for ten women with their children at the site. An elevator will be added to the building and it will become ADA-compliant. Staircases, bathrooms and kitchen/dining facilities also will be added.

Pearl Center

Wilmington, Del.

Member: TD Bank, N.A.

Sponsor: Delaware Center for Homeless Veterans, Inc.

Units: 51

AHP Grant: \$257,550

Total Development Cost: \$11,944,120

The Pearl Center project creates permanent affordable housing for veterans at the former Layton Home on the eastside of Wilmington. Originally constructed in the early 1980s as a nursing home, the four-story building will be completely renovated and modernized into 51 apartments with rents affordable to low- and moderate-income households. In addition to the apartments, the building will also include a property management office, an office for Veterans Affairs staff, a property maintenance shop, and a variety of common areas for resident programs and activities.

West Rehoboth Phase II

Rehoboth Beach, Del.

Member: County Bank

Sponsor: Sussex County Habitat for Humanity, Inc.

Units: 1

AHP Grant: \$80,000

Total Development Cost: \$197,000

A low-income Habitat partner family will be getting a brand new home once the West Rehoboth Phase II home construction project is completed. Sussex County Habitat for Humanity, AmeriCorps and community volunteers will build the home in partnership with West Rehoboth Community Land Trust. The need to address living conditions in West Rehoboth is urgent. The neighborhood is composed of low- and very low-income families that work primarily in the service and retail industries. Most families cannot afford to purchase a home, while many live in substandard, absentee landlord rentals. This project addresses that need.

West Virginia

Bergamont Street Affordable Housing

Morgantown, W.Va.

Member: MVB Bank, Inc.

Sponsor: Mon County Habitat for Humanity, Inc.

Units: 6

AHP Grant: \$425,000

Total Development Cost: \$799,564

The Bergamont Street Affordable Housing project will transform a blighted property into six affordable townhouse units just outside Morgantown. These new energy efficient townhouses will be constructed on three adjacent lots that were donated to Mon County Habitat for Humanity earlier this year. The project includes three units to be reserved for homeless individuals or families, as well as three units for special needs households. The future homeowners will invest sweat equity into the building of their home and the homes of others. Other volunteer labor and donated materials and professional services will assist the project.

Golden Rule Rehabilitation 2017 Application

Belington, W.Va.

Member: Citizens Bank of West Virginia

Sponsor: Woodlands Development Group

Units: 10

AHP Grant: \$650,000

Total Development Cost: \$1,536,222

The Golden Rule Rehabilitation project involves the rehabilitation of The Golden Rule building – a historic former department store and blighted property in downtown Belington – into ten units of affordable rental housing. Additionally, the ground floor will serve as a commercial space and business incubator. The Durbin-Greenbrier Railroad, which operates a number of tourist train rides, will board from the property. The rest of the first floor will be used as office space and a gift shop for the railroad, a restaurant with outdoor dining and a small business cooperative.

Greenville Senior Living and Community Center – Phase II

Greenville, W.Va.

Member: The Bank of Monroe

Sponsor: Monroe County Council on Aging

Units: 4

AHP Grant: \$650,000

Total Development Cost: \$650,000

Part of a five-year project to expand senior services in Monroe County by redeveloping the Greenville School property, the Greenville Senior Living and Community Center – Phase II project will construct a new apartment building for rent to four seniors or persons with disabilities. This will be the third building of a planned four-building development. The Monroe County Council on Aging currently operates four senior centers and offers senior services such as meals and transportation. Also onsite is the Greenville Senior Center, which provides a variety of community services, including training, education and recreation.

Mon County Rehab Program

Fairmont, W.Va.

Member: MVB Bank, Inc.

Sponsor: Fairmont Housing Authority

Units: 10

AHP Grant: \$178,257

Total Development Cost: \$181,337

Ten families will benefit from modest repairs to their owner-occupied homes through the Mon County Rehab Program. Repairs will be made to increase habitability and access, and might include roofs, windows, gutters, foundation work, electrical upgrades, accessibility improvements, new heating units and basic safety features. Homeowners will receive a five-year forgivable loan. The program benefits families all across Monongalia County (excluding the City of Morgantown). Program funding through this project will serve three very low-income families, one low-income family and six moderate-income families.

My Choice, My Home 2018

Weston, W.Va.

Member: Clear Mountain Bank

Sponsor: Northern West Virginia Center for Independent Living

Units: 32

AHP Grant: \$650,000

Total Development Cost: \$659,600

My Choice, My Home 2018 is an owner-occupied rehabilitation project of the Northern West Virginia Center for Independent Living. The project will assist 32 individuals with disabilities to rehabilitate their homes. Recognizing that accessibility is the number one barrier to housing for people with disabilities, the home rehabilitation project is critical to ensuring that individuals with disabilities can age safely in place while avoiding unnecessary entrance into more costly institutional settings. Enabling individuals with disabilities to remain in their own homes and live independently eases the burden on state-funded institutions and reduces Medicaid and Medicare expenditures.

Phase V Fairmont City Rehab Program

Fairmont, W.Va.

Member: MVB Bank, Inc.

Sponsor: Fairmont Housing Authority

Units: 15

AHP Grant: \$272,855

Total Development Cost: \$272,855

The Phase V Fairmont City Rehab Program will target 15 single-family, owner-occupied residential homes, providing modest repairs needed to increase habitability and accessibility. Repairs might include roofs, windows, gutters, foundation work, accessibility improvements, electrical upgrades, new heating units and basic safety features. This project will serve a diverse income population including four very low-income households, two low-income households and nine moderate-income households in the City of Fairmont.

Williams Way AHP Project

Lewisburg, W.Va.

Member: Pendleton Community Bank

Sponsor: Almost Heaven Habitat for Humanity

Units: 1

AHP Grant: \$90,000

Total Development Cost: \$165,934

Almost Heaven Habitat for Humanity will partner with a low income family to construct a safe, decent and energy efficient home on Williams Way in Lewisburg, Greenbrier County. The home will be sold for no profit and financed with a zero-percent interest, affordable mortgage. The future homebuyer for this project has already been selected. This household has two family members who are physically disabled, and the family is currently homeless. Using the proven Habitat for Humanity model, the partner family will invest sweat equity into the construction of their own home and the homes of other partner families.

Out of District

332 59th Street SRO Rehabilitation

West New York, N.J.

Member: TD Bank, N.A.

Sponsor: Helping Arms, Inc.

Units: 27

AHP Grant: \$650,000

Total Development Cost: \$1,884,316

A total of 27 low-income individuals will find homes through the 332 59th Street SRO Rehabilitation project in West New York, N.J. The project is supported by numerous community organizations, many of which rely on this building to serve their own target populations. These organizations provide rental assistance and an array of social services to residents. Veterans, persons with disabilities and homeless persons are prioritized. The project includes replacement of the roof, upgrade of systems to meet current code, and rehabilitation of interior living areas. Accessible features and quality of life improvements will be added to improve visitability and self-sufficiency.

Brandon Hall Rehabilitation 2017

Indianapolis, Ind.

Member: PNC Bank, National Association

Sponsor: Volunteers of America of Indiana, Inc.

Units: 153

AHP Grant: \$650,000

Total Development Cost: \$1,991,167

The Brandon Hall Rehabilitation project entails needed repairs and updates of a four-story building built in 1917. Once completed, the site will provide 153 beds to those in the community facing major life transitions, including U.S. veterans transitioning out of homelessness, men reassimilating into the community from the federal and state criminal justice system, and men needing various levels of addiction treatment. Capital needs addressed in the project include exterior maintenance, roof replacement and repair, utilities updates, alarm and security improvements, safety and accessibility renovations, and installation of a new elevator.

Central Florida Teen Challenge Phase 1

Sanford, Fla.

Member: PNC Bank, National Association

Sponsor: Teen Challenge of Florida

Units: 42

AHP Grant: \$650,000

Total Development Cost: \$1,304,161

The Central Florida Teen Challenge Phase 1 project entails new construction of 42 units of housing for very low-income men in Sanford, Fla. Teen Challenge of Florida has been providing housing for 23 years in this location, and the current modular units are deteriorating. These structures will be demolished and replaced with four single-story buildings. Two of the structures will provide housing, while the other two will be used for empowerment services and administrative offices. Programming is designed to support and help individuals make the changes that will allow them to recover and succeed in life.

Cline Street Group Home

Huntington, Ind.

Member: PNC Bank, National Association

Sponsor: Pathfinder Services, Inc.

Units: 7

AHP Grant: \$550,000

Total Development Cost: \$663,000

The Cline Street Group Home project will build a new group home to serve seven current clients. The home is targeted to residents with developmental disabilities, the majority of whom have very low incomes. The one-story house will have seven bedrooms, two full baths, an accessible garage and a large congregate space. It will be designed to resemble a traditional single-family home that integrates well into this neighborhood and improves the quality of existing housing stock in the area. Pathfinder provides all support services typically needed by the target population, including recreational, employment and therapeutic services.

Fox Meadows NFP

McLeansboro, Ill.

Member: PNC Bank, National Association

Sponsor: Fox Meadows NFP

Units: 30

AHP Grant: \$100,000

Total Development Cost: \$6,278,386

The Fox Meadows NFP project will construct 30 units of senior housing on the site of an obsolete high school in McLeansboro. The school was vacated and left abandoned, creating a haven for crime, vandalism and drugs. It was demolished to make way for a new two-story elevator building designed to meet National Green Building Standards, including energy efficiencies. Apartments will be targeted to households earning 30 percent to 60 percent of the area median income. The building amenities include a library, workout room, lounge with fireplace, onsite management office, laundry room, community area and meeting space.

Home E

Youngstown, Ohio

Member: PNC Bank, National Association

Sponsor: Safe House Ministries, Inc.

Units: 12

AHP Grant: \$562,705

Total Development Cost: \$597,705

The Home E project involves the new construction of a youth home to be built in a manner similar to the existing two homes on the project site. Each house is structured as two six-unit wings, providing a smaller group living environment for the residents. Virtually all residents are homeless and have a mental disability, and nearly half are recovering from substance abuse. Residents receive a well-balanced set of empowerment and supportive services including case management, counseling, transportation, employment training and financial literacy. The rural location helps residents avoid many of the negative influences of their home town or city.

Hope Haven Dilworth Housing

Charlotte, N.C.

Member: PNC Bank, National Association

Sponsor: Hope Haven, Inc.

Units: 12

AHP Grant: \$539,000

Total Development Cost: \$584,788

The Hope Haven Dilworth Housing project will renovate a facility built in 1992 in response to a need for safe and affordable permanent housing for individuals trying to break the cycle of alcohol and drug dependency. The building includes 12 units and is in need of renovation, repair and energy efficiency upgrades. Upon completion of the project, the building will continue to provide each resident with individual sleeping quarters, a shared bath, and a common kitchen, living and dining area. Residents have access to empowerment initiatives, including drug/alcohol counseling, job coaching, life skills training and personal counseling.

SECU Lakeside Reserve Phase 2

Wilmington, N.C.

Member: PNC Bank, National Association

Sponsor: Good Shepherd Ministries

Units: 24

AHP Grant: \$400,000

Total Development Cost: \$2,794,865

The SECU Lakeside Reserve Phase 2 project will construct 24 units of supportive housing adjacent to Phase 1 on the site of a former military reserve center. Residency will be restricted to very low-income single men and women transitioning from homelessness to housing, and will include seniors, veterans and persons with disabilities. Each of the six one-story buildings will feature four apartments that include a kitchen, living area, bedroom, bath and ample storage. Residents will have full access to the common areas and onsite staff and activities.

South Capitol Affordable Housing

Washington, D.C.

Member: Chase Bank USA, National Association

Sponsor: Michaels Community Service Corp. d/b/a Better Tomorrows

Units: 195

AHP Grant: \$650,000

Total Development Cost: \$58,694,910

The South Capitol Affordable Housing project is located in Bellevue, a predominately low income neighborhood in Washington, D.C. Its 195 units will benefit households with incomes from 30 percent to 60 percent of area median income. Deeper affordability for 40 units will be achieved through D.C.'s Local Rent Subsidy Program. Of those units, 20 will be set aside as permanent supportive housing units for the homeless. Among the empowerment activities available to residents will be education, counseling, employment training, financial literacy, life skills, and youth and afterschool programs.

State Street Apartments

Zeeland, Mich.

Member: PNC Bank, National Association

Sponsor: Good Samaritan Ministries

Units: 4

AHP Grant: \$500,000

Total Development Cost: \$842,551

Four lower-income families and individuals will benefit from new construction of the State Street Apartments in Zeeland, Mich. The building will include two 1-bedroom and two 3-bedroom units. Each unit will have a full kitchen and bathroom, dining and living area, and a washer and dryer. The project site is in a residential area within a half mile of a grocery store, banks, an elementary school, a high school, a variety of retail stores and several large local employers. Good Samaritan Ministries manages 30 units of affordable housing and will provide extensive services to the residents.

Transformational Housing

St. Louis, Mo.

Member: PNC Bank, National Association

Sponsor: Humanitri

Units: 4

AHP Grant: \$649,696

Total Development Cost: \$665,696

The Transformational Housing project will renovate four four-bedroom units in one building in historic Tower Grove Park in St. Louis. The property will be used to provide affordable housing to program participants in the agency's Transformational Housing Program, including families who are homeless or facing homelessness after domestic violence or other destabilizing crises. Humanitri's clinical-professional staff – composed of a trauma therapist and social workers – will work with families to address the behaviors that resulted in homelessness. Transformational Housing services will be provided at no fee to residents.

Volunteers of America Chesapeake

Baltimore, Md.

Member: Fulton Bank, N.A.

Sponsor: Volunteers of America Chesapeake

Units: 92

AHP Grant: \$650,000

Total Development Cost: \$25,918,047

The Volunteers of America Chesapeake project will convert the existing Paca House project from transitional housing to permanent supportive housing in order to assure its long term viability in the marketplace. The current buildings will be renovated to preserve 82 units of housing for the homeless or those at risk of homelessness, 19 of which will be reserved for U.S. military veterans. The construction of a new wing will add ten more units for a final unit mix of 41 efficiencies and 51 one-bedroom units. Five units will be targeted to individuals with disabilities.

Women and Children's Center

Rochester, N.Y.

Member: Northwest Bank

Sponsor: Open Door Mission

Units: 11

AHP Grant: \$650,000

Total Development Cost: \$1,259,500

In response to an overwhelming community need for transitional housing for single women and women with children, Open Door Mission is developing a Women and Children's Center designed to address the root causes of homelessness and strengthen families, breaking the cycle of generational extreme poverty. The 11-unit project includes the acquisition and renovation of a former convent in neighboring Gates Township. Constructed in 1955 and vacant for many years, the two-story brick structure with a full basement was originally designed for communal living and is ideally suited for a transitional shelter.



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