

# Affordable Housing Program

## 2019 Funding Round

### Eastern Pennsylvania

#### **Alician Senior Apts. Phase 2**

Upper Darby, Pennsylvania

Member: Wilmington Svgs Fund Society, FSB

Sponsor: Presbys Inspired Life

Project Type: Rental

Units: 50

AHP Grant: \$443,750

Total Development Cost: \$12,293,138

Alician Senior Apts. Phase 2 will repurpose a vacant elementary school in Upper Darby, Pennsylvania, to create affordable rental units for 50 low-income seniors aged 62 and older. Thirty of the residents will have incomes that are 50 percent or less of the area median income (AMI), and the remaining 20 will have incomes that are 60 percent or less AMI. Six of the apartments will be fully accessible to individuals with special needs. The property will be located near public transportation and a retail area, and residents will benefit from on-site supportive services, including case management, health services, financial literacy courses and other programs to help them remain independent and comfortably age in place.

#### **Apartments at New Market West**

Philadelphia, Pennsylvania

Member: TD Bank, N.A.

Sponsor: Mission First Housing Development Corporation

Project Type: Rental

Units: 41

AHP Grant: \$375,000

Total Development Cost: \$15,411,421

The Apartments at New Market West will create 41 affordable rental units for low-income individuals and families in West Philadelphia, Pennsylvania. All households served will have incomes that are 60 percent or less of the area median income. Of the 41 apartments, 28 will have one bedroom and 13 will have two bedrooms. Six units will be fully accessible, and five units will house individuals with special needs. Residents will receive supportive services related to their medical, educational, financial, child-care and counseling needs. Additionally, the location is convenient to public transportation and within walking distance to schools, grocers and retailers.

## **Bank on Broad**

Tamaqua, Pennsylvania

Member: Riverview Bank

Sponsor: Alliance for Building Communities, Inc.

Project Type: Rental

Units: 17

AHP Grant: \$223,342

Total Development Cost: \$5,579,160

Bank on Broad will preserve affordable housing for low-income and special-needs residents in Tamaqua, Pennsylvania, by substantially rehabilitating 17 apartments. The fully occupied Berwick House, which consists of 13 one- and two-bedroom apartments, will receive a roof replacement and other exterior renovations, as well as elevator, HVAC and appliance upgrades. Four uninhabitable units located in nearby buildings will be rehabilitated to create three- and four-bedroom apartments. The project will meet the needs of households with incomes that are 60 percent or less of the area median income and will accommodate four individuals with special needs. Bank on Broad supports Tamaqua's designations as an Opportunity Zone and a City Revitalization and Improvement Zone, and it will contribute to the revitalization of Tamaqua's National Historic District.

## **Brewerytown Sharswood Preservation Program**

Philadelphia, Pennsylvania

Member: Fulton Bank, N.A.

Sponsor: Habitat for Humanity Philadelphia

Project Type: Homeownership

Units: 10

AHP Grant: \$319,592

Total Development Cost: \$332,433

Brewerytown Sharswood Preservation Program will help 10 low-income homeowners in North Philadelphia, Pennsylvania, sustain homeownership in areas where displacement and home abandonment are common concerns. The homes, which will be located in the neighborhoods of Sharswood, Brewerytown and Strawberry Mansion, will require extensive renovations to address structural, health and safety concerns. The renovations will include the repair or replacement of roofs, plumbing and electrical systems, kitchens and bathrooms, and will also include energy-efficiency improvements to help reduce monthly homeowner costs. The majority of the homeowners will have incomes that are 50 percent or less of the area median income (AMI), with four earning no more than 30 percent AMI. Half of the households will include individuals with special needs.

## **Casa Indiana**

Philadelphia, Pennsylvania

Member: TD Bank, N.A.

Sponsor: Hispanic Association of Contractors & Enterprises (HACE)

Project Type: Rental

Units: 50

AHP Grant: \$405,000

Total Development Cost: \$17,305,327

Casa Indiana will transform a brownfield that has been vacant for more than 30 years into an affordable development for 50 low-income seniors in Philadelphia, Pennsylvania. All of the residents will have incomes that are 50 percent or less of the area median income, and many will have language and cultural barriers that limit their access to essential services. The new four-story building will include 50 one-bedroom apartments. All of the units will be visitable and adaptable to allow residents to safely age in place. Residents will have walking access to medical and supportive services, shopping and social activities.

## **Dauphin House**

Philadelphia, Pennsylvania

Member: PNC Bank, National Association

Sponsor: Maze Group Development

Project Type: Rental

Units: 52

AHP Grant: \$500,000

Total Development Cost: \$14,501,404

Dauphin House, a new five-story, senior residential community in North Philadelphia, Pennsylvania, will replace two existing blighted properties with 52 affordable, one-bedroom apartments. To help seniors aged 62 and older comfortably age in place, the building will have an on-site private physician, a community room, a common laundry room and a rooftop patio. Eleven units will accommodate individuals with special needs. Twelve units will be reserved for seniors with incomes that are 20 percent or less of the area median income (AMI), 20 units for those earning between 21-50 percent AMI and 20 units for those earning between 51-60 percent AMI.

### **Gaudenzia Hutchinson Street**

Philadelphia, Pennsylvania

Member: Customers Bank

Sponsor: Gaudenzia Foundation Inc.

Project Type: Rental

Units: 16

AHP Grant: \$750,000

Total Development Cost: \$750,000

Gaudenzia Hutchinson Street will renovate one floor of a vacant building in Philadelphia, Pennsylvania, to create 16 units of transitional housing for mothers dealing with substance abuse and homelessness. Once stable housing is established, the mothers will be reunited with their children and receive comprehensive services. Each woman served will have an income that is 50 percent or less of the area median income (AMI), and some will have incomes that are 30 percent or less AMI. Supportive services will include case management, counseling, life skills and job training. The building will be located within walking distance of public transportation, retail options, schools, health care and recreation areas. On-site childcare will also make it easier for women to participate in supportive services.

### **Haddington Home Preservation 2020**

Philadelphia, Pennsylvania

Member: Univest Bank and Trust Company

Sponsor: Rebuilding Together Philadelphia

Project Type: Homeownership

Units: 20

AHP Grant: \$277,500

Total Development Cost: \$370,369

Haddington Home Preservation 2020 will mobilize between 100 and 300 volunteers over the course of several days to rehabilitate 20 homes belonging to low-income homeowners in Philadelphia, Pennsylvania. The existing homes require critical repairs to eliminate hazardous conditions and to ensure that plumbing, electrical and HVAC systems have a reasonable remaining useful life. The targeted homeowners will be individuals who do not have the financial capacity to make the repairs. Thirteen of the households will have incomes that are 50 percent or less of the area median income (AMI), and the remaining residents will have incomes at or below 80 percent AMI. Four households will include individuals with special needs.

## **HELP Philadelphia VI**

Philadelphia, Pennsylvania

Member: TD Bank, N.A.

Sponsor: HELP Development Corporation

Project Type: Rental

Units: 55

AHP Grant: \$500,000

Total Development Cost: \$20,013,920

HELP Philadelphia VI will rehabilitate and adapt a vacant former school building in a historic area of Lower North Philadelphia, Pennsylvania, to provide 55 units of affordable rental units for seniors aged 55 and older. Eleven of the apartments will be reserved for homeless veterans with incomes that are 20 percent or less of the area median income (AMI), and the remaining 44 apartments will be reserved for residents with incomes that are 60 percent or less AMI. The apartments will comply with the Americans with Disabilities Act and will accommodate six individuals with special needs. The building will include four two-bedroom and 51 one-bedroom apartments, a community room, and access to hundreds of health, educational and vocational services.

## **Kensington Home Preservation 2020**

Philadelphia, Pennsylvania

Member: Univest Bank and Trust Company

Sponsor: Rebuilding Together Philadelphia

Project Type: Homeownership

Units: 30

AHP Grant: \$416,250

Total Development Cost: \$553,684

Kensington Home Preservation 2020 will mobilize hundreds of volunteers to complete critical repairs to 30 houses in the Philadelphia, Pennsylvania, neighborhood of Kensington. The repairs will eliminate hazardous and uninhabitable conditions, and ensure that the electrical, plumbing and heating systems in each home have a reasonable remaining life. Of the 30 homes, 21 will be owned by very low-income families subsisting on 50 percent or less of the area median income. The residents of the other nine homes will have low to moderate-income levels, and six of the 30 will be occupied by individuals with special needs. All homeowners will be trained to help sustain repairs and will be connected to local resources for assistance with other homeownership needs.

## **NewCourtland Apartments at Henry Avenue Phase 1B**

Philadelphia, Pennsylvania

Member: PNC Bank, National Association

Sponsor: NewCourtland Elder Services

Project Type: Rental

Units: 36

AHP Grant: \$750,000

Total Development Cost: \$12,012,863

NewCourtland Apartments at Henry Avenue Phase 1B will revitalize a 14-acre facility in the East Falls area of Philadelphia, Pennsylvania. The project will include the construction of an 18,000-square-foot senior care facility called the Living Independently for Elders (LIFE) Center. The project will provide affordable and independent living for 36 seniors. Once completed, the senior-care campus will house more than 200 seniors. Of the residents included in this phase of construction, 29 will have incomes that are 50 percent or less of the area median income (AMI), and the remaining seven will have incomes that are 60 percent or less AMI. Nine residents will have special needs. In addition to safe housing, residents will benefit from an array of on-site services to help support independent living.

## **Promise Zone Rehabilitation**

Philadelphia, Pennsylvania

Member: Customers Bank

Sponsor: Habitat for Humanity Philadelphia Inc.

Project Type: Homeownership

Units: 15

AHP Grant: \$418,728

Total Development Cost: \$433,154

Promise Zone Rehabilitation will restore safe living conditions for 15 families in Pennsylvania's West Philadelphia Promise Zone, a federally designated high-poverty community. Many of the homes in this community were built in the early 1900s, and they have structural damage and failing HVAC, plumbing and electrical systems. The rehabilitation will prioritize the elimination of hazards, the restoration of each home system and modifications to create a secure living environment. Of the households served, all 15 will have incomes that are 60 percent or less of area median income, and eight will include individuals with special needs. The project will prevent further deterioration and help residents retain their home as a financial asset.

## **School of Nursing**

Philadelphia, Pennsylvania

Member: PNC Bank, National Association

Sponsor: Project H.O.M.E.

Project Type: Rental

Units: 50

AHP Grant: \$750,000

Total Development Cost: \$17,385,670

School of Nursing will create housing for 50 women and men who are homeless, formerly homeless or at risk of homelessness, who are also seeking recovery-focused housing. The project will rehabilitate the historic School of Nursing in the Kensington neighborhood of Philadelphia, Pennsylvania, to provide 50 efficiency rental units, and a communal kitchen and dining area on each floor. All residents will have incomes that are 60 percent or less of the area median income, and 25 will have a history of substance abuse. All units will be visitable, with eight accessible to individuals with mobility or sensory impairments. On-site and off-site supportive services will help residents achieve recovery and independence. The project will also create a short-term safe haven for up to 12 people with drug or alcohol addictions.

## **St. Rita Place**

Philadelphia, Pennsylvania

Member: Wilmington Svgs Fund Society, FSB

Sponsor: Catholic Housing and Community Services

Project Type: Rental

Units: 46

AHP Grant: \$300,000

Total Development Cost: \$14,983,469

St. Rita Place will provide 46 units of affordable rental housing for senior citizens in Philadelphia, Pennsylvania. Sixty percent of the residents will have incomes that are 50 percent or less of the area median income (AMI), and the remaining residents will have incomes that are no more than 60 percent AMI. The new apartments will be built on donated land, and the construction will accommodate 10 residents with physical disabilities. The mixed-use development will also help prevent the displacement of residents due to new development and increasing property values. As an added benefit, residents at St. Rita Place will have easy access to public transportation, senior services and a community center.

**WPRE V**

Philadelphia, Pennsylvania

Member: The Reinvestment Fund Inc.

Sponsor: West Philadelphia Real Estate

Project Type: Rental

Units: 20

AHP Grant: \$254,000

Total Development Cost: \$7,763,950

WPRE V will contribute to the revitalization of the heavily blighted, high-crime neighborhood of Mantua in West Philadelphia, Pennsylvania. Decades of deterioration and loss of businesses have forced the displacement of many residents. To promote revitalization, the community has drawn nationally renowned art installations and is now investing in affordable housing. This project will create 20 affordable apartments through the construction of 19 new units and the substantial rehabilitation of one unit. The units, which are located across 17 different property sites, will provide a combination of two-, three- and four-bedroom apartments. All residents will have incomes that are 60 percent or less of the area median income, with some living on as little as 20 percent AMI.



## Central Pennsylvania

### **Creating Innovative Solutions For The Homeless In Blair County**

Altoona, Pennsylvania

Member: Reliance Bank

Sponsor: Family Services Incorporated

Project Type: Rental

Units: 41

AHP Grant: \$750,000

Total Development Cost: \$3,322,673

Creating Innovative Solutions For The Homeless in Blair County will help meet the immediate needs of individuals and families who are homeless, many of whom will have special needs. Because of an ongoing lack of resources, the Family Shelter in Altoona, Pennsylvania, turns away approximately 500 such service requests each year. To help remedy this, Family Services will rehabilitate two buildings on a property purchased through a partnership between Family Services and numerous public and private organizations in Blair County. The project will include the renovation of a 35-bed family shelter that complies with the Americans with Disabilities Act and the addition of six double-occupancy rental units. The shelter will provide comprehensive case management to help residents secure jobs and permanent housing.

### **Parkview Corner**

Chambersburg, Pennsylvania

Member: Farmers & Merchants Trust Company

Sponsor: Valley Community Housing Corporation

Project Type: Rental

Units: 40

AHP Grant: \$247,455

Total Development Cost: \$11,583,734

Parkview Corner will provide affordable, high-quality housing for 40 seniors aged 62 and older in Chambersburg, Pennsylvania. The fully visitable apartments, which will replace a vacant, recently demolished building, will include 36 one-bedroom and four two-bedroom apartments. Several apartments will be fully accessible, with two reserved for residents earning 20 percent or less of the area median income (AMI). The remaining elderly residents will have incomes that are 60 percent or less AMI.

## Western Pennsylvania

### **10,000 Friends for the New Castle South Side Healthy Neighborhood Partnership Program - The South Side**

New Castle, Pennsylvania

Member: First Commonwealth Bank

Sponsor: DON Enterprises, Inc.

Project Type: Homeownership

Units: 2

AHP Grant: \$180,553

Total Development Cost: \$305,653

10,000 Friends for the New Castle South Side Healthy Neighborhood Partnership Program – The South Side will construct two homes in the South Side of New Castle, Pennsylvania, where home values are often well below the cost of new construction. Because low-income families do not have the resources to close that financing gap, they often struggle to obtain a mortgage. DON Enterprises and 10,000 Friends will provide the money necessary to close the gap and make homeownership a reality for two families with incomes that are 60 percent or less of the area median income. The new homes will range in size from 1,524 to 1,744 square feet and sell for an average of \$45,500. Both homes will be accessible to individuals with physical disabilities.

### **Building New Castles – The Court St. Project**

New Castle, Pennsylvania

Member: First Commonwealth Bank

Sponsor: DON Enterprises, Inc.

Project Type: Homeownership

Units: 9

AHP Grant: \$750,000

Total Development Cost: \$1,333,200

The Court St. Project will result in the construction of nine homes as part of a larger initiative – Building New Castles – to increase affordable housing options in New Castle, Pennsylvania. Homebuyers will include four families with incomes that are at or below 50 percent of the area median income (AMI), four families with incomes at or below 60 percent AMI, and one family at or below 80 percent AMI. All of the homes will be visitable, and three will be reserved for families with special needs. The homes will be sold at an estimated price of \$44,000 for a two-bedroom home and \$49,000 for a three-bedroom home, prices that are well below the fair market value of surrounding homes.

**Burrows-CLT**

Pittsburgh, Pennsylvania

Member: WesBanco Bank, Inc.

Sponsor: Oakland Planning and Development Corporation

Project Type: Homeownership

Units: 4

AHP Grant: \$407,276

Total Development Cost: \$1,799,300

The Burrows-CLT project will provide affordable, energy-efficient, single-family homes in the Pittsburgh, Pennsylvania, desirable neighborhood of West Oakland, where investor interest continues to diminish affordable housing options. The project will make homeownership possible for four households with incomes that are 80 percent or less of the area median income. The four-bedroom homes will be built on vacant property that has been blighted for decades. Each home will be fully visitable, and two will serve the needs of residents with special needs. The project – which requires that the homes remain permanently affordable and owner-occupied – will further stabilize West Oakland as a neighborhood of opportunity for low- to moderate- income families by providing better access to jobs, social services, transportation, parks and other amenities.

**Gaudenzia Erie**

Erie, Pennsylvania

Member: PNC Bank, National Association

Sponsor: Gaudenzia Foundation, Inc.

Project Type: Rental

Units: 79

AHP Grant: \$750,000

Total Development Cost: \$1,750,500

Gaudenzia Erie will preserve 79 units of critically needed supportive housing for individuals in recovery from substance abuse. In addition to transitional housing, residents will receive supportive services to address sobriety, primary health care, mental health treatment, life-skills development and job-skills training. All of the current residents have incomes that are 50 percent or less of the area median income, and many are at risk of homelessness. Many also have co-occurring mental health disorders. The renovations, which will include the replacement of plumbing, HVAC, electrical and fire suppression systems, will be completed without displacing any of the current residents. Residents will benefit from their proximity to downtown Erie, Pennsylvania, and convenient access to public transportation, retailers and recreational areas.

### **Hazelwood Homeownership Program – Phase 3**

Pittsburgh, Pennsylvania

Member: First Commonwealth Bank

Sponsor: The Hazelwood Initiative

Project Type: Homeownership

Units: 6

AHP Grant: \$745,000

Total Development Cost: \$1,233,800

Hazelwood Homeownership Program – Phase 3 will renovate six severely blighted properties that have been vacant for several years. Once the removal of lead paint, the replacement of concrete walls and stairs, and other rehabilitation work is complete, the renovated homes will be sold to six low- to moderate-income families, half of whom have family members with special needs. The project makes homeownership possible for families who otherwise would not be able to purchase a home in the Hazelwood community of Pittsburgh, Pennsylvania, where home prices are rising rapidly due to the community's proximity to downtown Pittsburgh.

### **Homewood II**

Pittsburgh, Pennsylvania

Member: First Commonwealth Bank

Sponsor: Habitat for Humanity of Greater Pittsburgh

Project Type: Homeownership

Units: 3

AHP Grant: \$300,000

Total Development Cost: \$764,034

Homewood II will provide affordable housing for three families in the Pittsburgh, Pennsylvania, community of Homewood, where affordable housing is disappearing at a rapid rate. Each of the families will earn 50 percent or less of the area median income and be currently living in overcrowded or unhealthy conditions. The newly constructed homes will also serve the needs of individuals with special needs. The homes will be built on lots owned by Habitat for Humanity of Greater Pittsburgh. Homeowners will invest 350 hours of "sweat equity" by assisting with home construction, and another 30 hours of financial literacy and homeownership training to help manage debt, repair credit and budget effectively.

## **Meadow View Apartments**

Uniontown, Pennsylvania

Member: First National Bank of Pennsylvania

Sponsor: City Mission-Living Stones, Inc.

Project Type: Rental

Units: 8

AHP Grant: \$750,000

Total Development Cost: \$1,797,400

Meadow View Apartments will transform blighted property in Uniontown, Pennsylvania, into affordable rental housing for eight families. The newly constructed buildings will include four one-bedroom apartments and four two-bedroom apartments. Of the residents served, five will have incomes that are 50 percent or less of the area median income (AMI), and three will have incomes that are 51 to 80 percent AMI. Four individuals will have special needs.

## **OBB Affordable Rental Program**

Pittsburgh, Pennsylvania

Member: First Commonwealth Bank

Sponsor: Operation Better Block, Inc.

Project Type: Rental

Units: 4

AHP Grant: \$750,000

Total Development Cost: \$996,542

OBB Affordable Rental Program will help preserve decent housing for residents in the Homewood neighborhood of Pittsburgh, Pennsylvania, where affordable housing is diminishing at a rapid rate. Operation Better Block has acquired and will rehabilitate two duplexes, creating a total of four housing units. The duplex units will then be rented to three families with incomes that are 50 percent or less of the area median income (AMI) and one family with an income that is 80 percent or less AMI. One rental unit will be reserved for an individual with special needs. This continued pattern of rehabilitating existing properties is helping Homewood residents age in place, and it is spurring commercial growth and economic revitalization.

## **OOR in East Liberty Phase II**

Pittsburgh, Pennsylvania

Member: First Commonwealth Bank

Sponsor: Rebuilding Together Pittsburgh

Project Type: Homeownership

Units: 8

AHP Grant: \$594,685

Total Development Cost: \$647,085

OOR in East Liberty Phase II will extensively rehabilitate eight homes in the Pittsburgh, Pennsylvania, neighborhoods of Enright Court and East Liberty. Seven of the eight families will have incomes that are 50 percent or less of the area median income. Many of the residents will be elderly, and four will have special needs. The 100 homes in Enright Court were built in the 1970s, and the substandard quality of materials and workmanship has resulted in the need to address critical health and safety needs. Unfortunately, most residents lack the financial ability to make the necessary improvements. To help residents maintain homeownership, the repairs will be made at no cost, allowing residents to maintain homeownership and safely age in place.

## **OOR in Hazelwood Phase III**

Pittsburgh, Pennsylvania

Member: First Commonwealth Bank

Sponsor: Rebuilding Together Pittsburgh

Project Type: Homeownership

Units: 12

AHP Grant: \$648,890

Total Development Cost: \$702,490

OOR in Hazelwood Phase III will thoroughly rehabilitate 12 homes in the Hazelwood neighborhood of Pittsburgh, Pennsylvania – at no cost to the homeowners. Of the 12 planned rehabilitations, 11 homeowners will have incomes that are 50 percent or less of the area median income, and six households will include individuals with special needs. While housing values as a whole are rapidly increasing in Hazelwood and neighboring communities, these residents will have home values that are well below market value. This project – which is part of a broader focus on community revitalization – will support vulnerable residents who otherwise might not be able to remain in their homes.

### **OOR in The Hilltop Phase III**

Pittsburgh, Pennsylvania

Member: Brentwood Bank

Sponsor: Rebuilding Together Pittsburgh

Project Type: Homeownership

Units: 12

AHP Grant: \$633,660

Total Development Cost: \$687,260

OOR in The Hilltop Phase III will remediate health and safety needs through the extensive rehabilitation of 12 homes in the Hilltop community of Pittsburgh, Pennsylvania. Nearly 60 percent of the homes in this area were constructed prior to 1940, and many homeowners do not have the resources to make critical home repairs. The homeowners helped by this project, many of whom are elderly, will have incomes that are 50 percent or less of the area median income. Six of the 12 homes will accommodate individuals with special needs. This project is part of a more comprehensive revitalization that will allow homeowners to age in place.

### **Opening New Doors: Madison**

Pittsburgh, Pennsylvania

Member: WesBanco Bank, Inc.

Sponsor: Light of Life Ministries Inc.

Project Type: Rental

Units: 50

AHP Grant: \$749,999

Total Development Cost: \$6,378,666

Opening New Doors: Madison – a project in Pittsburgh, Pennsylvania – includes the construction of a 24,600-square-foot building to help address a long-standing need for people impacted by addiction, abuse and mental illness. The building will be accessible to people with special needs and have 24-7 on-site staff. The first floor will provide two daily meals and case management to meet immediate and critical needs. The second floor will provide temporary housing for men who want to receive long-term recovery programming. The third floor will provide overnight or transitional housing for 18 women who will benefit from early-recovery programming, supportive services and childcare.

## **Uptown Flats**

Pittsburgh, Pennsylvania

Member: PNC Bank, National Association

Sponsor: Bethlehem Haven

Project Type: Rental

Units: 58

AHP Grant: \$736,774

Total Development Cost: \$10,819,153

Uptown Flats will renovate transitional housing for individuals in Pittsburgh, Pennsylvania, who have special needs and are chronically homeless. Additionally, new units will be constructed on an adjacent lot, bringing the total units of housing to 58. The new units will be apartment-style and used as a temporary solution for individuals who are ready to move from supportive to independent housing. While at Uptown Flats, individuals will receive coordinated health care, counseling, job training, financial literacy and programming for chronic mental illness. Rental subsidies will help keep costs manageable, since residents will earn 50 percent or less of the area median income.



## Delaware

### **706 Port Penn PSH Home**

Middletown, Delaware

Member: Wilmington Svgs Fund Society, FSB

Sponsor: Connections CSP, Inc.

Project Type: Rental

Units: 10

AHP Grant: \$549,905

Total Development Cost: \$1,942,907

706 Port Penn PSH Home will create permanent and safe housing for 10 individuals with special needs. Each will have an income that is 30 percent or less of the area median income. The 4,023-square-foot ranch home will be constructed on acreage in Delaware's rural New Castle County. The house, which will have 10 bedrooms and shared living, dining and office spaces, will comply with the Americans with Disabilities Act. Residents will be referred based on their status as homeless and in need of supportive housing. Onsite staff will be available to provide support and structure, and to ensure that residents have a clean and safe living environment.

### **Central Dover Initiative II**

Dover, Delaware

Member: Wilmington Svgs Fund Society, FSB

Sponsor: Central Delaware Habitat for Humanity, Inc.

Project Type: Homeownership

Units: 5

AHP Grant: \$300,000

Total Development Cost: \$874,892

Central Dover Initiative II will build five single-family homes in Dover, Delaware. The homes will be built on vacant properties, some of which have been donated. All of the homeowners will have incomes that are 60 percent or less of the area median income, and one home will serve the needs of an individual with special needs. To help maintain affordability, 30-year mortgages will be offered with zero-percent interest. Homeowners will also invest in the purchase of their home by participating in its construction and by attending pre- and post-homeownership training. As a result of projects like this, Central Delaware Habitat for Humanity, Inc. and other community organizations have collaborated to transform more than 50 properties from vacant lots or blighted structures into owner-occupied homes.

### **Life Lines III**

Wilmington, Delaware

Member: Fulton Bank, N.A.

Sponsor: Cornerstone West Community Development Corporation

Project Type: Rental

Units: 10

AHP Grant: \$750,000

Total Development Cost: \$950,352

Life Lines III will help ease the transition of 10 young people from foster care to independent living. Without this project, these young people are vulnerable to homelessness, unemployment, drug addiction and incarceration. The construction of two buildings and the rehabilitation of three more will eliminate the remaining vacant and blighted properties in a four-block radius in the West Side of Wilmington, Delaware. One of the new buildings will be ADA-compliant to accommodate six young people with special needs, and one building will be rehabilitated to serve as a community center. Life Lines – which provides transitional and permanent supportive housing – will increase its overall capacity to 31 residents as a result of this project. To aid the independence of the residents, the housing will be located near public transportation, a hospital and a retail area.

### **Nat Turner St.**

Bridgeville, Delaware

Member: Community Bank Delaware

Sponsor: Sussex County Habitat for Humanity, Inc.

Project Type: Homeownership

Units: 1

AHP Grant: \$65,000

Total Development Cost: \$134,000

The Nat Turner St. project will provide a newly constructed, single-family home to a family earning 50 percent or less of the area median income (AMI). The home will be built on donated land in the Coverdale community of Bridgeville, Delaware. According to a 2016 study, residents in this community have an average annual income of \$22,257, or 36 percent of Sussex County's AMI, illustrating the urgent need for affordable, quality housing in the area. To help sustain affordability, the home will be constructed by volunteers and the homeowners will receive a zero-percent-interest, 30-year mortgage. The homeowners will further invest in the project by participating in 200 hours of construction time and by attending classes to learn about budgeting, insurance, predatory lending, foreclosure avoidance and home maintenance.

## **Quaker Arts**

Wilmington, Delaware

Member: Wilmington Svgs Fund Society, FSB

Sponsor: Connections CSP, Inc.

Project Type: Rental

Units: 53

AHP Grant: \$750,000

Total Development Cost: \$15,131,501

The Quaker Arts project will support the Wilmington, Delaware, Downtown Development District and City Creative District plans by creating affordable housing with rental preference given to artists. The renovation of three residential properties and the transition of one commercial building will result in 53 housing units – a combination of efficiencies and one-, two- and three-bedroom apartments – for individuals and families with incomes ranging between 30 and 80 percent of the area median income. Twenty-three of the units will have in-unit studio spaces, and all residents will benefit from building amenities, including art studios, music rooms, a fitness studio and a computer lab. Eleven of the units will be home to individuals with special needs.

## **West Rehoboth Phase III**

Rehoboth Beach, Delaware

Member: County Bank

Sponsor: Sussex County Habitat for Humanity, Inc.

Project Type: Homeownership

Units: 1

AHP Grant: \$80,000

Total Development Cost: \$227,000

The West Rehoboth Phase III project will construct a single-family home in the West Rehoboth community of Rehoboth Beach, Delaware. The new homeowners will have an income that is 50 percent or less of the area median income, and their home will be designed to accommodate a family member with special needs. In addition to creating safe and affordable housing for this family, the project is part of a broader plan to revitalize a historic, urban and primarily African-American community. The new homeowners will complete 200 hours of "sweat equity" and attend pre- and post-homeownership classes on budgeting, insurance, predatory lending, foreclosure avoidance and home maintenance.

## West Virginia

### **Affordable Sustainable Housing Opportunities Require Empowerment (ASHORE)**

Morgantown, West Virginia

Member: Clear Mountain Bank

Sponsor: Bartlett Housing Solutions, Inc.

Project Type: Rental

Units: 4

AHP Grant: \$700,000

Total Development Cost: \$1,273,564

Affordable Sustainable Housing Opportunities Require Empowerment (ASHORE) will build four units of transitional housing on donated land in Morgantown, West Virginia – an area where many struggle to find affordable, multi-bedroom housing that is acceptable according to rental-subsidy program guidelines. The region also has a high rate of veterans with disabilities and individuals with a history of substance abuse. While residents will benefit from reliable, short-term housing, they will also receive resources to help them move from the threat of homelessness to permanent housing. An estimated 18 to 24 families will be helped annually, with each having an income that is 50 percent or less of the area median income. The apartments will also provide housing for individuals with special needs. The project is located in a U.S. Department of Agriculture rural development area.

### **CHRHA-OOR 2019**

Clarksburg, West Virginia

Member: MVB Bank, Inc.

Sponsor: Clarksburg-Harrison Regional Housing Authority

Project Type: Homeownership

Units: 5

AHP Grant: \$164,050

Total Development Cost: \$164,050

CHRHA-OOR 2019 will rehabilitate five homes in the Monticello Avenue area of Clarksburg, West Virginia. Homeowners benefitting from the project will include four families with very low incomes and one family with a moderate income. Four of the households will include individuals with special needs. The home repairs will address electrical, plumbing and heating problems, as well as structural and roof repairs. Monticello was recently designated as one of FHLBank Pittsburgh's Blueprint Communities®, a program that helps communities establish the momentum necessary to accomplish broad community revitalization. CHRHA-OOR 2019 is part of a larger plan that has already accomplished a community cleanup, created a community center, re-opened a historic theater and built more than \$500,000 in new, affordable housing units.

## **Greenville Senior Living and Community Center Project**

Greenville, West Virginia

Member: The Bank of Monroe

Sponsor: Monroe County Council on Aging

Project Type: Rental

Units: 4

AHP Grant: \$730,000

Total Development Cost: \$730,000

Greenville Senior Living and Community Center Project is another step in a five-year effort to expand senior services in West Virginia's Monroe County. The project will include the construction of a four-unit building that will house seniors with low to moderate incomes. Two of the residents will have special needs. The building, when combined with three previously constructed buildings, will increase the availability of on-site affordable housing to 16 seniors. To help maintain long-term affordable housing, residents will receive rental subsidies.

## **Loganwood 2019**

Logan, West Virginia

Member: First National Bank of Williamson

Sponsor: Logan Housing Corporation

Project Type: Rental

Units: 18

AHP Grant: \$750,000

Total Development Cost: \$3,599,835

Loganwood 2019 will transform a blighted lot in Logan, West Virginia, into 18 units of affordable housing. Each of the 18 rehabilitated apartments will be leased to families with incomes that are 60 percent or less of the area median income, and half of the units will be reserved for individuals with special needs. Veterans will receive leasing preference. The project will create walking traffic, benefit local businesses and provide residents with employment opportunities.

## **Mason County Homeless Shelter Project**

Point Pleasant, West Virginia

Member: City National Bank of West Virginia

Sponsor: Southwestern Community Action Council, Inc.

Project Type: Rental

Units: 15

AHP Grant: \$650,000

Total Development Cost: \$756,932

Mason County Homeless Shelter Project is a necessity in a rural area that has one homeless shelter capable of serving only 15 people across five counties and 2,243 square miles. In the past year, more than 100 families with children and 50 single adults requesting assistance were turned away. The newly constructed shelter will replace an existing 90-year-old structure and double the number of people who can be served. The new shelter will include three dorms used to house families with children, an expanded men's dorm, and a better-equipped soup kitchen and food pantry to serve low-income families in the community.

## **MOC-OOR 2019**

Clarksburg, West Virginia

Member: MVB Bank, Inc.

Sponsor: Mountain Opportunities Corporation

Project Type: Homeownership

Units: 5

AHP Grant: \$161,577

Total Development Cost: \$161,577

MOC-OOR 2019 will rehabilitate five homes in Clarksburg, West Virginia, to preserve affordable and safe housing for low-income, elderly homeowners. Three of the homeowners will have incomes that are 50 percent or less of the area median income (AMI), and two others will have incomes that are 80 percent or less AMI. One home will serve an individual with special needs. The renovations will repair HVAC, electrical, plumbing, roofing and structural systems to ensure that each has a minimum of five years of remaining useful life. The homes are located in the historic district of Glen Elk.

## **New Day Apartments LLC**

Fort Gay, West Virginia

Member: Summit Community Bank

Sponsor: Wayne County Housing Authority

Project Type: Rental

Units: 8

AHP Grant: \$568,565

Total Development Cost: \$1,495,000

New Day Apartments LLC will convert a blighted high school building into affordable rental units for eight individuals in Fort Gay, West Virginia. Five community groups have collaborated to develop a comprehensive local revitalization plan – called New Day in Fort Gay – and this affordable housing project is a primary component of the plan. By increasing the availability of affordable housing, local leaders hope to reverse rapidly increasing socioeconomic challenges and position Fort Gay to benefit economically from a regional \$30 million construction project that is expected to result in hundreds of new jobs in the next five years. The rehabilitation will include a new building roof and the replacement of electrical and plumbing systems in each unit.

## **Riverview Apartments**

Ronceverte, West Virginia

Member: The Bank of Monroe

Sponsor: Laurel Run Management Group, LLC

Project Type: Rental

Units: 16

AHP Grant: \$116,800

Total Development Cost: \$963,721

The Riverview Apartments project will rehabilitate an outdated property in need of repairs for 16 seniors in Ronceverte, West Virginia. All residents will have incomes that are 50 percent or less of the area median income, and two apartments will house individuals with special needs. The rehabilitation will include the repair or replacement of HVAC units, appliances, cabinets, plumbing, vanities, floor coverings, windows and doors. In addition to creating comfortable and healthy living conditions, the project will ensure the economic viability of the property.

## **Rocky Hill Road**

Ronceverte, West Virginia

Member: Pendleton Community Bank

Sponsor: Almost Heaven Habitat for Humanity

Project Type: Homeownership

Units: 1

AHP Grant: \$88,700

Total Development Cost: \$159,748

The Rocky Hill Road project will construct a home in Ronceverte, West Virginia, an area that is still recovering from the devastating effects of flooding. The newly constructed, single-family home will be purchased by a family with an income at or below 80 percent of the area median income and will accommodate a family member with special needs. To maintain affordability, the home will be sold at no profit and financed with a zero-percent-interest mortgage. Additionally, the homebuyers will contribute "sweat-equity" by working alongside a team of volunteers to assist in the construction of their home and the homes of others. The homeowners will also benefit from pre- and post-homeownership instruction in budgeting, insurance, predatory lending, foreclosure avoidance and home maintenance.

## **Ronceverte Village Apartments**

Ronceverte, West Virginia

Member: The Bank of Monroe

Sponsor: Laurel Run Management Group, LLC

Project Type: Rental

Units: 24

AHP Grant: \$175,200

Total Development Cost: \$1,560,922

The Ronceverte Village Apartments project will rehabilitate an existing apartment complex to lower utility costs and improve the comfort and safety of 24 families in Ronceverte, West Virginia. In addition to building-wide plumbing repairs, other significant changes will be made to maintain the economic viability of the apartments, including the repair or replacement of HVAC units, appliances, cabinets, vanities, floor coverings, windows and doors. All resident households will have incomes at or below 50 percent of area median income. Six of the apartments will provide safe and affordable housing to individuals with special needs.



## Out Of District

### **95 Renaissance**

Atlanta, Georgia

Member: PNC Bank, National Association

Sponsor: St. Jude's Recovery Center, Inc.

Project Type: Rental

Units: 54

AHP Grant: \$750,000

Total Development Cost: \$1,054,764

The 95 Renaissance project will include a building renovation and the addition of five units of affordable living space at St. Jude's Recovery Center in Atlanta, Georgia. The added units will allow the center to serve 54 individuals, 42 of whom will have a history of substance abuse. Many of the residents will have no income, and at least 30 percent will be homeless when they arrive at the center. Residents will receive six months or more of structured programming to help them achieve sobriety and move toward permanent housing. The supportive services will include family therapy, education, therapeutic childcare, life- and social-skills training, employment readiness, physical health assessments and basic medical care. Shared dining, kitchen, recreation, shower and laundry areas will also be available.

### **Access West Cook**

Maywood, Illinois

Member: PNC Bank, National Association

Sponsor: IFF

Project Type: Rental

Units: 42

AHP Grant: \$530,000

Total Development Cost: \$17,101,955

Access West Cook will use vacant and foreclosed properties acquired in four separate communities to create housing for 42 individuals with disabilities. Twenty-four residents will have incomes that are 50 percent or less of the area median income (AMI), and the remaining residents will have incomes between 51 and 60 percent AMI. The project will include the construction or renovation of 16 buildings, with the new buildings being wheelchair-accessible. To ensure that the housing remains affordable, residents will receive rental subsidies. The homes – which will be located in Illinois' suburban Cook County – will help reduce the Illinois Housing Authority's affordable housing waitlist.

## **Cedar Avenue Homes**

Niles, Ohio

Member: PNC Bank, National Association

Sponsor: Trumbull County Land Reutilization Corporation

Project Type: Homeownership

Units: 4

AHP Grant: \$567,366

Total Development Cost: \$807,366

The Cedar Avenue Homes project will use donated, blighted properties for the construction of four single-family homes. Two of the families will have incomes at or below 50 percent of the area median income (AMI), and two families will have incomes at or below 60 percent AMI. All of the houses will be located in Niles, Ohio, a community with an overwhelming need for quality, affordable housing. Each of the four houses will be fully visitable, and one will be serve the needs of an individual with special needs. To maintain affordability, the homes will be sold for \$60,000, a significant reduction from the \$98,000 fair market value of other homes in the area.

## **Colonial Park Apartments**

Indianapolis, Indiana

Member: PNC Bank, National Association

Sponsor: Partners in Housing

Project Type: Rental

Units: 106

AHP Grant: \$750,000

Total Development Cost: \$12,711,403

Colonial Park Apartments will rehabilitate three historic buildings and preserve affordable housing for 106 families in Indianapolis, Indiana. The project will provide several two-bedroom apartments, which are rarely available to families receiving rental vouchers. Of the families served, 79 will have incomes that are 60 percent or less of the area median income, and 22 residents will have special needs. Additionally, the project will provide housing for at least 22 homeless families. Each of the buildings will receive a new roof and upgraded mechanical and plumbing systems. The buildings will also be more secure and accessible to individuals with physical disabilities.

### **Grace Place**

Lexington, Kentucky

Member: PNC Bank, National Association

Sponsor: Lexington Rescue Mission

Project Type: Rental

Units: 11

AHP Grant: \$750,000

Total Development Cost: \$827,350

Grace Place will help individuals who are currently homeless transition from supportive to independent housing. In this case, 11 individuals – six of whom will have a history of substance abuse – will live in a renovated home with shared dining, kitchen, classroom and office space. To help break the cycle of homelessness and substance abuse, each person will receive 12 months of counseling, medical care, life-skills training and vocational support. Individuals who are ready to transition to permanent housing will continue to receive supportive services to help sustain independence. The Grace Place project will expand Lexington Rescue Mission's transitional housing capacity to support 38 homeless individuals.

### **Miracle Village Phase 3**

Greenville, South Carolina

Member: PNC Bank, National Association

Sponsor: Miracle Hill Ministries, Inc.

Project Type: Rental

Units: 24

AHP Grant: \$750,000

Total Development Cost: \$971,872

Miracle Village Phase 3 will provide housing for 24 low-income individuals through the construction of four homes – each consisting of six rental units – in Greenville, South Carolina. The project is part of a larger program designed to help people break the cycle of alcohol and drug dependency and achieve long-term independence. Miracle Hill Ministries provides residential programming – including life-skills and vocational training – to more than 650 individuals. Of those who will be served by Miracle Village Phase 3, 19 will have incomes that are 60 percent or less of the area median income (AMI), and five will have incomes that are 80 percent or less AMI.

## **Ogden Park Apartments**

Chicago, Illinois

Member: PNC Bank, National Association

Sponsor: Interfaith Housing Development Corporation

Project Type: Rental

Units: 25

AHP Grant: \$750,000

Total Development Cost: \$5,800,171

Ogden Park Apartments will provide affordable housing for 25 individuals with a history of homelessness or who are capable of transitioning from institutional to supportive housing. The rental units will represent the adaptive reuse of a building that has been vacant in the West Englewood neighborhood of Chicago, Illinois, since the 1990s. Of the 25 new residents, all will have special needs and incomes that are 50 percent or less of the area median income. Residents will share a laundry room, a bike room, common storage and on-site empowerment services. The location will also be convenient to public transportation.

## **OOR in Hillsborough County**

Tampa, Florida

Member: PNC Bank, National Association

Sponsor: Rebuilding Together Tampa Bay

Project Type: Homeownership

Units: 22

AHP Grant: \$750,000

Total Development Cost: \$985,000

OOR in Hillsborough County will provide the extensive rehabilitation of 22 homes in Florida's Hillsborough County. The affordable housing needs in this area have intensified as a result of Hurricane Irma's devastation in 2017, and many of the targeted homeowners have been on a waiting list for some time. The project will improve the health and safety of the homeowners, 12 of whom have incomes at or below 50 percent of the area median income (AMI) and 10 of whom have incomes at or below 80 percent AMI. Specifically, the project will eliminate code violations, make the homes less susceptible to hurricane damage and meet the needs of 11 homes occupied by individuals with special needs.

## **Responsive to Our Community AHP 2019**

Syracuse, New York

Member: Northwest Bank

Sponsor: Responsive to Our Community

Project Type: Rental

Units: 9

AHP Grant: \$750,000

Total Development Cost: \$767,683

Responsive to Our Community AHP 2019 will offer two benefits – affordable housing for low-income families and career training for underemployed veterans. Two dilapidated apartment buildings located on donated land in Syracuse, New York, will be renovated to provide nine housing units, eight of which will be reserved for occupancy by individuals or families with special needs. Veterans or their family members who are employed during the renovations will be trained and given the opportunity to become nationally certified construction workers.

## **REVITALIZE South Side**

Youngstown, Ohio

Member: PNC Bank, National Association

Sponsor: Youngstown Neighborhood Development Corporation

Project Type: Homeownership

Units: 20

AHP Grant: \$750,000

Total Development Cost: \$750,000

REVITALIZE South Side will provide extensive repairs for 20 homeowners living in the south side of Youngstown, Ohio. The homes will be located in a predominantly low-income neighborhood on properties that are certified as blighted. Of the households included in this rehabilitation project, 15 will have incomes that are 50 percent or less of the area median income (AMI), and the remaining will have incomes of no more than 80 percent AMI. Half of the homes will be occupied by individuals with special needs.

## **Sidney Crossing**

Sidney, Ohio

Member: PNC Bank, National Association

Sponsor: Bridges Community Action Partnership

Project Type: Rental

Units: 48

AHP Grant: \$389,000

Total Development Cost: \$9,414,175

Sidney Crossing will provide housing for 48 individuals, 29 having incomes that are 50 percent or less of the area median income (AMI) and 19 having incomes between 61 and 80 percent AMI. The homes, which will be located in Sidney, Ohio, will be built on a nine-acre site and include 10 one-bedroom, 24 two-bedroom and 14 three-bedroom apartments, all of which will have Energy Star-rated appliances and central HVAC units. Ten units will be reserved for residents who have special needs. Residents will benefit from indoor and outdoor common areas, a community building, a fitness area, a laundry room and access to supportive services.

## **St. Vincent's Rehab**

Fall River, Massachusetts

Member: Santander Bank N.A.

Sponsor: Saint Vincent's Services, Inc.

Project Type: Rental

Units: 85

AHP Grant: \$750,000

Total Development Cost: \$1,100,000

St. Vincent's Rehab will restore the residential facilities of the one of the largest special needs programming providers in the state of Massachusetts. St. Vincent's provides quality residential treatment for children and young adults through the age of 22 who have special needs. The multiple residential buildings constructed more than 40 years ago require significant renovation to maintain safe housing for 85 youth. The renovations will include new roofs for eight buildings, new windows for seven buildings and updated interiors for four buildings.

## **Sulphur Springs Redevelopment**

Tampa, Florida

Member: TD Bank, N.A.

Sponsor: Rebuilding Together Tampa Bay

Project Type: Homeownership

Units: 10

AHP Grant: \$750,000

Total Development Cost: \$2,277,264

The Sulphur Springs Redevelopment project will construct 10 affordable, single-family homes in the Sulphur Springs area of Tampa, Florida. The area's tourism economy and its proximity to Orlando, Florida, have pushed property values out of reach for many low- to moderate-income households. More recently, damage from 2017's Hurricane Irma has further reduced the availability of affordable housing. To help address the shortage, the Sulphur Springs Redevelopment project will build the new homes on vacant and neglected lots and sell them to families with incomes at or below 80 percent of the area median income. Two of the homes will provide safe, quality housing for individuals with special needs.

## **TNP Rehabs for Sale 2**

Warren, Ohio

Member: PNC Bank, National Association

Sponsor: Trumbull Neighborhood Partnership

Project Type: Homeownership

Units: 4

AHP Grant: \$272,560

Total Development Cost: \$418,760

TNP Rehabs for Sale 2 will result in the rehabilitation of four single-family homes that will then be sold to homeowners at an average price of \$36,250. This sale price will ensure safe and affordable housing for very low- to moderate-income families in Warren, Ohio, a community that has an overwhelming need for quality affordable housing. One home will accommodate an individual with special needs. All of the homes will be built on redeveloped blighted land, and three of the four will be located in an area where homeownership rates dip below 50 percent. This project will build on TNP's successful rehabilitation of 30 vacant properties since 2013.

## **Town Side at Pre Emption**

Geneva, New York

Member: Santander Bank, N.A.

Sponsor: Genesis Housing Development Corporation

Project Type: Rental

Units: 88

AHP Grant: \$435,000

Total Development Cost: \$19,017,572

Town Side at Pre Emption, located in Geneva, New York, will support 88 at-risk individuals with incomes ranging from zero to 60 percent of the area median income (AMI). Eight buildings are currently under construction. One is a three-story building that will house 44 homeless seniors, including potential referrals from nursing homes. The seniors will benefit from a full-time, on-site care coordinator and access to supportive services. The construction of seven additional buildings will create a non-supportive, unrestricted housing option for 44 other individuals. Of the 88 residents served, 44 have special needs. Residents in all eight buildings will all have access to laundry facilities, a community-center kitchenette, an exercise space, a community garden and computers. Rental subsidies will help keep the rental units affordable for the residents.

## **Victory Point Apartments and Townhomes**

Lexington, Kentucky

Member: WesBanco Bank, Inc.

Sponsor: AU Development, LLC

Project Type: Rental

Units: 50

AHP Grant: \$615,000

Total Development Cost: \$12,297,864

Victory Point Apartments and Townhomes in Lexington, Kentucky, will provide affordable housing for 50 veterans and their families who are homeless or at risk of homelessness. Six buildings will be built to accommodate 24 households, and four heavily renovated buildings – all having historic value – will be adaptively reused to create an additional 26 rental units. The housing, which will be located on 10 acres of land donated by the Department of Veterans Affairs, will reserve 25 units for individuals with special needs. All residents will have incomes that are 60 percent or less of the area median income.



## **Wabash Group Home**

Wabash, Indiana

Member: PNC Bank, National Association

Sponsor: Pathfinder Services, Inc.

Project Type: Rental

Units: 7

AHP Grant: \$575,000

Total Development Cost: \$705,000

Wabash Group Home, located in Wabash, Indiana, will replace existing, substandard housing with a newly constructed, fully accessible home for seven adults with special needs. The home will be located on donated property, in a new location that eliminates the high-crime threat prevalent in the previous area. Each of the residents will have a bedroom and shared bathrooms that comply with the Americans with Disabilities Act, along with the use of a fully accessible garage and shared kitchen, living room and laundry areas. The residents – who will have incomes that are 50 percent or less of the area median income – will benefit from recreational and therapeutic services and the proximity to counseling services, a hospital and a grocery store.

## **Westlawn Renaissance III**

Milwaukee, Wisconsin

Member: PNC Bank, National Association

Sponsor: Housing Authority of the City of Milwaukee

Project Type: Rental

Units: 94

AHP Grant: \$750,000

Total Development Cost: \$33,964,921

Westlawn Renaissance III will create 94 affordable rental units through the construction of two buildings. The buildings will be located in a designated U.S. Department of Housing and Urban Development (HUD) Choice Neighborhood in Milwaukee, Wisconsin. In total, 53 one-bedroom and 41 two-bedroom apartments will be made available. More than 60 percent of the units will be rented to households making 50 percent or less of the area median income. The property's LEED certifications, shared amenities, and easy access to parks, schools and community services represent a fresh start for a site that was once part of Wisconsin's largest public housing development.



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