

# Affordable Housing Program

## *2016 Funding Round*

### Eastern Pennsylvania

#### **CADES Residential Living Program**

Media, Pa.

Member: PNC Bank, National Association

Sponsor: CADES

Units: 56

AHP Grant: \$650,000

Total Development Cost: \$750,000

Nonprofit developer Children and Adult Disability and Educational Services (CADES) will renovate 56 scattered-site homes to be used as part of its residential living program in Delaware County, southeastern Pennsylvania. The program provides housing to meet the residential and rehabilitation needs of adults with intellectual and physical disabilities, many of whom are medically fragile with numerous issues. Renovations will include installing emergency generators at each property, as well as roof repairs, kitchen and bath updates, and improvements to flooring and windows as needed at each site. CADES offers a comprehensive range of services and 24/7 care, currently serving approximately 600 individuals a year.

#### **Centennial Village**

Philadelphia, Pa.

**Member: PNC Bank, National Association**

Sponsor: Community Ventures

Units: 52

AHP Grant: \$540,000

Total Development Cost: \$19,693,036

Centennial Village will consist of a mixed-generation community with 52 dwelling units and 8,420 square feet of commercial space located in Philadelphia's West Parkside neighborhood. Developed by Community Ventures, in collaboration with the Parkside Association of Philadelphia, the site will transform a blighted block located on an important gateway to West Philadelphia, and will provide a link between a new shopping center and Fairmount Park. Centennial Village will be built to Energy Star standards, including solar arrays.

## **Diamond Park**

Philadelphia, Pa.

### **Member: Customers Bank**

Sponsor: Habitat for Humanity Philadelphia, Inc.

Units: 8

AHP Grant: \$650,000

Total Development Cost: \$1,378,328

The Diamond Park project will construct new energy-efficient units all purchased by Habitat for Humanity Philadelphia partner families. This first phase of the 21-unit development consists of eight contiguous rowhomes built on long-vacant lots. The project fills a need for homeownership opportunities in Philadelphia's Lower North area that are affordable to the working class and lower-income residents that once occupied the district in greater proportions. Each partner family is required to provide 350 hours of sweat equity, show a need for housing and have the financial stability to repay a zero-percent-interest, 30-year mortgage.

## **Mamie Nichols Townhomes**

Philadelphia, Pa.

Member: Customers Bank

Sponsor: Women's Community Revitalization Project

Units: 32

AHP Grant: \$400,000

Total Development Cost: \$10,156,907

Mamie Nichols Townhomes is a new construction, rental housing development consisting of 32 townhome and apartment units for low- and very low-income families. The project is comprised of 11 one-bedroom, 10 two-bedroom and 11 three-bedroom units, a community space and off-street parking in the Point Breeze neighborhood of Philadelphia. This scattered-site infill development enjoys strong support from city agencies and local neighborhood groups because it provides critical affordable housing in a rapidly gentrifying area, and because it serves both veterans and low-income families with children.

## **North 12th Street Family Homes**

Philadelphia, Pa.

Member: Asian Bank

Sponsor: Philadelphia Chinatown Development Corporation

Units: 13

AHP Grant: \$650,000

Total Development Cost: \$1,803,206

Part of a series of multifamily rental developments, the North 12th Street Family Homes project provides affordable housing to mitigate the rising housing costs and substandard living conditions for low-income families in the Chinatown/Spring Garden neighborhoods of Philadelphia. The project will both rehabilitate an abandoned structure and build a new one to create a total of 13 apartments for low- and moderate-income households. Philadelphia Chinatown Development Corporation will provide case management for all tenants, who will be connected to a variety of local bilingual resources such as childcare, after-school programs, English as a Second Language classes, public benefits assistance, financial literacy education, and housing counseling.

## **Philadelphia Block Builds 2017**

### **Philadelphia, Pa.**

#### **Member: Univest Bank and Trust Company**

Sponsor: Rebuilding Together Philadelphia

Units: 50

AHP Grant: \$650,000

Total Development Cost: \$812,308

The Philadelphia Block Builds 2017 project will rehabilitate 50 units of owner-occupied housing in the West Oak Lane and Kensington neighborhoods of Philadelphia. Rebuilding Together Philadelphia (RTP) provides free home repairs to low-income homeowners through a Block Build strategy, leveraging the hard work of between 100 and 300 volunteers, neighbors and homeowners per day to repair 15 to 30 homes at any given time. Work includes homeowner training to maximize the sustainability of home repairs. In 2015, RTP engaged 1,331 volunteers to complete \$1.4 million in repairs.

#### **Roberto Clemente Homes**

Philadelphia, Pa.

Member: PNC Bank, National Association

Sponsor: Nueva Esperanza

Units: 38

AHP Grant: \$650,000

Total Development Cost: \$16,509,174

Roberto Clemente Homes will bring 38 units of affordable housing to low-income families and individuals in the growing Hunting Park neighborhood of North Philadelphia. The project involves the partial demolition of an existing six-story building and rehabilitation of the remaining property into a three-story structure. The building will also include a community room in which residents can gather and entertain family and friends. A secured playground will provide recreational space for resident children. Through the rehabilitation of this former middle school into new housing, Roberto Clemente Homes will turn one of the neighborhood's most imposing, blighted influences into a neighborhood asset.

#### **Safe Haven**

Reading, Pa.

Member: Customers Bank

Sponsor: Hope Rescue Mission of the City of Reading PA

Units: 117

AHP Grant: \$650,000

Total Development Cost: \$1,010,000

The Safe Haven project will rehabilitate the first three floors of a building that was originally a YMCA in Reading, Pa. The project preserves 117 units of shelter and transitional affordable housing for mostly very low-income residents. Most of the long-term residents are in a recovery program, and some have progressed to having employment. The top floor is a separate, earlier-construction phase which is in the process of preserving or creating 51 additional units. Services are designed to provide individuals with the emotional, educational, spiritual and economic tools they need to alleviate homelessness.

## **The Whitehall**

Spring City, Pa.

Member: Citizens Bank of Pennsylvania

Sponsor: Mission First Housing Development Corporation

Units: 49

AHP Grant: \$242,125

Total Development Cost: \$12,949,301

Mission First Housing Group will develop The Whitehall, providing 48 affordable apartments for veterans and one superintendent unit in Spring City, Pa. A new construction project, The Whitehall will be attached to the existing historic Whitehall Inn, which will be rehabilitated into community space for residents. Included will be laundry facilities, a community room equipped with kitchen, computer room, and onsite management and services offices. The property will meet Passive House Institute certification requirements for energy efficiency.

## **Witherspoon Senior Apartments**

Philadelphia, Pa.

Member: TD Bank, N.A.

Sponsor: Presbys Inspired Life

Units: 60

AHP Grant: \$650,000

Total Development Cost: \$16,428,692

A former nursing home will be adaptively reused and converted into 60 units of much-needed senior housing in the Kingsessing neighborhood of Southwest Philadelphia. Witherspoon Senior Apartments will provide accessible, safe, energy-efficient housing at affordable rents to seniors in the neighborhood. Unique to this project will be a health and wellness suite, which includes a doctor's office, a salon, a pharmacy and a commissary. The building will include a lobby, reception area, management office, laundry room, community room, reading room, game room and computer room. Seniors will also have access to local community supported agriculture.

## **Central Pennsylvania**

### **Curwensville Area Rehabilitation Program (CARP)**

Curwensville, Pa.

Member: Northwest Bank

Sponsor: Central PA Community Action, Inc.

Units: 8

AHP Grant: \$142,877

Total Development Cost: \$145,277

Eight homeowners in Curwensville, Pa., will benefit from having their homes rehabilitated, providing safe, sanitary and affordable housing. The Curwensville Area Rehabilitation Program project will provide repairs such as new roofing, electrical and plumbing upgrades, and foundation maintenance to selected homes in the area. Central PA Community Action, Inc. will work closely with the homeowners to assess their needs and ensure the repairs improve the living conditions for the residents in the long term. Curwensville is a certified neighborhood in FHLBank Pittsburgh's Blueprint Communities program.

## **Highland Hall**

Hollidaysburg, Pa.

Member: Citizens Bank of Pennsylvania

Sponsor: S&A Homes

Units: 53

AHP Grant: \$500,000

Total Development Cost: \$13,994,583

The Highland Hall project will take a vacant historic building and rehabilitate it, while also constructing a new addition, to create a total of 53 affordable apartments for seniors. Amenities will include a community room, fitness room, kitchen, computer room and library. Highland Hall is an important architectural and cultural asset in Hollidaysburg, Pa. Constructed circa 1840, the Italianate stone structure has served as a girls school, World War II radio school, a school for the Franciscan Order of the Roman Catholic Church, and an annex for county offices. Built with local limestone, mined on site, Highland Hall is listed as one of Preservation Pennsylvania's most endangered buildings.

## **The HUB Veterans Housing**

Harrisburg, Pa.

Member: Fulton Bank, N.A.

Sponsor: Christian Recovery Aftercare Ministry, Inc. (CRAM)

Units: 20

AHP Grant: \$228,502

Total Development Cost: \$5,290,080

The HUB Veterans Housing project will construct a three-story building with 20 one-bedroom units for the chronically homeless and for veterans. Residents will be assisted in gaining meaningful employment and a better quality of life, and will have access to a computer lab and the ability to earn free computers. In an area of high poverty, the need for this development is critical. The project is part of a large-scale revitalization effort to create a living neighborhood by establishing a fully integrated mixed-use, mixed-income campus of rental housing, homeownership opportunities and community services.

## Western Pennsylvania

### **Choice Neighborhood Homeowner Assistance Program Phase 2**

Pittsburgh, Pa.

Member: PNC Bank, National Association

Sponsor: Pittsburgh Housing Development Corp.

Units: 15

AHP Grant: \$150,000

Total Development Cost: \$600,000

The Choice Neighborhood Homeowner Assistance Program Phase 2 project will continue the work of addressing interior repairs for households in the Larimer neighborhood of Pittsburgh, Pa. Improvements to deteriorated properties will increase safety and bring them up to code. Additionally, homeowners will have access to a case management system that creates pathways to social and economic mobility. This includes healthcare services, employment and training programs, and a series of educational programs supporting children from birth to college. Overall, this project will help stabilize the community and make much needed resources available to residents who have suffered from decades of neglect and disenfranchisement.

### **Duquesne New Construction**

Duquesne, Pa.

Member: First Commonwealth Bank

Sponsor: Habitat for Humanity of Greater Pittsburgh

Units: 3

AHP Grant: \$159,828

Total Development Cost: \$442,914

In partnership with the Allegheny County Housing Authority, Habitat for Humanity of Greater Pittsburgh will purchase three empty, blighted lots in the City of Duquesne in order to provide low-income families with decent, affordable housing. Construction of the units is set to begin in the spring of 2017 and be finished by summer 2018. This project will be completed with the help of Pittsburgh Habitat staff, volunteers and the partner families. The homes will be sold to qualified homebuyers through a 30-year, interest-free mortgage.

### **Fraley Street Apartments**

Kane, Pa.

Member: Northwest Bank

Sponsor: McKean County Redevelopment Authority

Units: 4

AHP Grant: \$524,173

Total Development Cost: \$524,173

The Fraley Street Apartments project will renovate the vacant second floor of a two-story building in Kane, Pa., into four one-bedroom apartments for transition-age youth (ages 18 to 24) who are currently homeless or at risk of becoming homeless. The first floor and basement are primarily occupied by Goodwill Industries. Each renovated unit will be equipped with energy-efficient appliances, as well as heating and cooling systems. Residents will have access to supportive services, including vocational assistance and training in budgeting and lifestyle skills, to help them in gaining the independence they need to be successful. Ideally, the youth will graduate from the program within 18 months to find alternative permanent housing.

## **Oakland Affordable Living–2016**

Pittsburgh, Pa.

Member: PNC Bank, National Association

Sponsor: Oakland Planning and Development Corporation

Units: 49

AHP Grant: \$650,000

Total Development Cost: \$15,476,605

Oakland Affordable Living–2016 will provide affordable, accessible, high-quality and energy-efficient housing in a highly desirable neighborhood with rising market values. The project involves the renovation and expansion of Allequippa Place, Pittsburgh's first LIHTC project, last renovated in 1988. The project will also include the development of a new building on adjacent Wadsworth Street. Overall, the project will create 49 units of affordable housing, with a community room and support offices. Comprehensive services, including community engagement and workforce programming, will be available to all residents.

## **Owner-Occupied Rehab in Hazelwood**

Pittsburgh, Pa.

Member: First Commonwealth Bank

Sponsor: Rebuilding Together Pittsburgh

Units: 12

AHP Grant: \$464,595

Total Development Cost: \$569,595

The Owner-Occupied Rehab in Hazelwood project will extensively rehabilitate 12 homes in the Hazelwood neighborhood of Pittsburgh, Pa., to permanently address health and safety issues. All 12 families earn less than 50 percent of the area median income, and six of the rehabilitations 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, Pa.

## **Penn Hills Rehabilitation**

Pittsburgh, Pa.

Member: First Commonwealth Bank

Sponsor: Habitat for Humanity of Greater Pittsburgh

Units: 5

AHP Grant: \$101,989

Total Development Cost: \$467,364

In partnership with the Allegheny County Housing Authority, Habitat for Humanity of Greater Pittsburgh will purchase and rehabilitate vacant, blighted properties within the Penn Hills neighborhood of Verona, Pa. The project will provide five local, low-income families with decent, affordable homes. This project will be completed with the help of Pittsburgh Habitat staff, volunteers and partner families. Partner families typically include veterans, those living with disabilities, senior citizens, single-parents, refugees, and survivors of domestic abuse. Pittsburgh Habitat has served more than 90 families through its homeownership program, and an additional 40 families through its home repair programs, in Allegheny County.

## **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 project will provide assistance to 20 low- to moderate-income households in Washington County. Sixteen homeowners will receive forgivable loans to make needed repairs, lead abatement and energy conservation improvements to their houses. In addition, four physically disabled homeowners who occupy a residence in the county will receive loans to modify their homes. The modifications provide disabled residents with accessibility into and out of their homes, and improve daily living by increasing accessibility to all areas of the house.

## **Delaware**

### **4th & Rodney**

Wilmington, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: United Cerebral Palsy of Delaware, Inc.

Units: 6

AHP Grant: \$650,000

Total Development Cost: \$866,754

The 4th & Rodney project will purchase three properties and demolish them, then construct a three-story building with commercial space for a business incubator on the first floor and six new affordable, accessible apartments on the second and third floors. This project will create a desirable destination for housing and for business development in the Hilltop neighborhood in what is called The West Side community of Wilmington. Four of the apartments will be fully accessible for residents who are wheelchair users, allowing them to live independently. The incubator will provide space for a commercial kitchen, beauticians and barbers, service industries, and a retail and business center.

### **Diamond State CLT in Ingram Village 2**

Ellendale, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: Diamond State CLT, Inc.

Units: 3

AHP Grant: \$186,076

Total Development Cost: \$623,176

The Diamond State CLT in Ingram Village 2 project will build three permanently affordable homes for low- and moderate-income families in Ingram Village, a planned development of 400 homes in Ellendale, Sussex County, Del. The new home builds will bring the number of CLT homes in Ingram Village to six. Ellendale is a targeted Community Development Block Grant community within Sussex County, and one of the impacted communities the county is currently assessing for greater attention.

## **Dover Revitalization II**

Dover, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: Central Delaware Habitat for Humanity, Inc.

Units: 5

AHP Grant: \$250,000

Total Development Cost: \$724,122

For the Dover Revitalization II project, Central Delaware Habitat for Humanity will partner with five low- and very low-income residents of Kent County to provide affordable homeownership opportunities. Three homes will be newly constructed and two others will be renovated into affordable, single-family homes in downtown Dover. All homes will be sold to qualifying homebuyers with a 30-year, zero-percent- interest mortgage. The goal is to improve the housing stock, increase the availability of affordable housing, reduce crime and revitalize the downtown district. Central Delaware Habitat for Humanity has sold or acquired an additional 23 properties to leverage the momentum created by this revitalization.

## **Frederica Neighborhood Revitalization III**

Frederica, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: Central Delaware Habitat for Humanity, Inc.

Units: 4

AHP Grant: \$300,000

Total Development Cost: \$536,751

Central Delaware Habitat for Humanity will partner with four low- and very low-income residents of Kent County to construct four single-family, two-story homes in the town of Frederica, Del. All of the homes will be sold to approved homebuyers with a 30-year, zero-percent-interest mortgage. The homes are being built on either vacant lots or on lots where homes were condemned and razed. The Frederica Neighborhood Revitalization III project will build upon ongoing revitalization efforts in this small community.

## **Ingram Village Phase III**

Ellendale, Del.

Member: Fulton Bank, N.A.

Sponsor: Sussex County Habitat for Humanity, Inc

Units: 8

AHP Grant: \$480,000

Total Development Cost: \$1,269,400

Sussex County Habitat for Humanity, AmeriCorps members, partner families and community volunteers will join together to build eight new homes in the Ingram Village subdivision of the town of Ellendale, Del. The homes in Ingram Village Phase III are located in a development within reasonable commute to employment opportunities, beach resorts, restaurants, houses of worship, schools and shopping centers. All Habitat homeowner applicants are required to attend pre- and post-homeownership classes to prepare them to be successful homeowners. Each household must also contribute at least 200 hours of sweat equity, building their own home and the homes of other families in the program.

## **Liberty Court Apartments**

Dover, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: Delaware State Housing Authority

Units: 100

AHP Grant: \$650,000

Total Development Cost: \$16,154,990

The Liberty Court Apartments project will demolish an existing public housing project with significant structural deficiencies in Dover, Del., redeveloping the property into 100 new apartments for the low-income families who currently reside there, with no permanent displacement. The newly constructed project will consist of 13 buildings developed as garden style apartments. A community building in the center of the site will include laundry facilities, meeting space and a computer room. The development also includes a basketball court, pavilion and onsite parking. Residents will have unlimited access to service-related programs that focus on financial literacy, employment training, nutrition and health care services.

## **Restoring Central Dover Homes**

Dover, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: National Council on Agricultural Life & Labor Research Fund

Units: 7

AHP Grant: \$70,000

Total Development Cost: \$1,477,600

To support homeownership and minimize blight, the Restoring Central Dover Homes project will construct seven affordable houses on vacant lots. These homes will be marketed to current renters in the Central Dover area, as well as to other low-income families interested in becoming homeowners there. Homebuyers have access to pre- and post-homeownership counseling. These efforts – combined with the those of other organizations that deal with economic development, safety and infrastructure improvements – have created a comprehensive approach that will enable this neighborhood to become a strong and vibrant community.

## **West Side Homeowner Repair Program**

Wilmington, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: Cornerstone West Community Development Corporation

Units: 10

AHP Grant: \$300,000

Total Development Cost: \$300,000

The West-Side Homeowner Repair Program will provide housing rehabilitation grants to 10 eligible low-income homeowners in the Hilltop neighborhood of Wilmington's West Side. Two of the units will be targeted to households with a mentally or physically disabled member. Rehabilitation work will focus on eliminating conditions of an immediate health or safety hazard. The project will use community volunteers and require the family, if able, to contribute to their home repairs, which helps generate community awareness and fosters a sense of pride for the homeowner. All participants will have the opportunity to utilize financial literacy classes, education programs, employment training and daycare services.

## **West Street Revitalization**

Wilmington, Del.

Member: Fulton Bank, N.A.

Sponsor: Connections CSP, Inc.

Units: 30

AHP Grant: \$650,000

Total Development Cost: \$1,440,645

West Street Revitalization consists of the substantial rehabilitation of three historic buildings in the Quaker Hill neighborhood of Wilmington, Del., to preserve 30 currently occupied, affordable apartments. The properties will be rehabilitated to address maintenance issues and to make them more energy efficient. One building houses a women's recovery program. Another is home to formerly homeless individuals, a special needs population, and receives funding through an annual HUD Continuum of Care contract. The third houses HIV-infected mothers. Connections CSP will continue to provide comprehensive supportive services to these residents.

## **West Virginia**

### **Building in the Mountains Scattered Sites Project**

Morgantown, W.Va.

Member: MVB Bank, Inc.

Sponsor: Mon County Habitat for Humanity, Inc.

Units: 4

AHP Grant: \$298,800

Total Development Cost: \$646,800

The Building in the Mountains Scattered Sites Project will construct four new energy-efficient houses on three scattered sites located in Monongalia and Marion counties, near Morgantown, W.Va. The project includes housing reserved for homeless individuals or families, as well as special needs households. Using Habitat for Humanity's time-tested model of mutual self-help housing, the future homeowners, or partner families, will invest sweat equity into their home and the homes of others. Volunteer labor as well as donated in-kind materials and professional services will also help to build these homes during 2017 and 2018.

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

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

The Greenville Senior Living and Community Center Project will construct a single, four-unit apartment building in a planned senior living complex in Greenville, W.Va. The building will be part of a development serving lower-income seniors in independent living and assisted living circumstances, and will include a community center. The complex will eventually consist of four to five buildings to be built on the grounds of the Greenville School, an 11-acre property donated to the Monroe County Council on Aging in 2014. The Council on Aging currently operates one of its five senior citizen support centers on the Greenville School property.

## **Man Village**

Man, W.Va.

Member: United Bank

Sponsor: Logan County Housing Authority

Units: 36

AHP Grant: \$523,693

Total Development Cost: \$6,991,000

The Man Village project will construct 36 elderly housing units on the site of a former school in Man, W.Va. Closed since 2006 and not structurally sound, the abandoned school is an eyesore to the community. The project includes a community room for use by both the residents and the neighborhood at large. It will also preserve adequate green space surrounding the building. Completion of this project will provide much-needed elderly housing while improving the overall appearance of the neighborhood.

## **Muddy Creek Project**

Lewisburg, W.Va.

Member: Pendleton Community Bank

Sponsor: Almost Heaven Habitat for Humanity

Units: 1

AHP Grant: \$70,000

Total Development Cost: \$142,551

For the Muddy Creek project, Almost Heaven Habitat for Humanity will partner with one family to construct safe, decent and energy-efficient housing in Lewisburg, Greenbrier County, W.Va. Using the time-tested and proven Habitat for Humanity model, the partner family will invest sweat equity into the construction of their own home and into the homes of other partner families. The home will be sold for no profit, financed with an affordable, zero-percent-interest mortgage.

## **My Choice, My Home 2017**

Clarksburg, W.Va.

Member: Clear Mountain Bank

Sponsor: Northern West Virginia Center for Independent Living

Units: 32

AHP Grant: \$611,787

Total Development Cost: \$621,387

My Choice, My Home 2017 is an owner-occupied rehabilitation project of the Northern West Virginia Center for Independent Living. A total of 32 households with senior citizens and people with disabilities in Weston, W.Va., will benefit from home repairs and renovations. As the population of seniors and those who are disabled continues to grow in the area, the project will allow more residents to age in place. They will be able to remain in the home of their choice, ensuring their dignity and retaining them as vibrant, contributing members of their own community.

### **New Construction for Richwood**

Richwood, W.Va.

Member: The Mars National Bank

Sponsor: Hosanna Industries, Inc.

Units: 5

AHP Grant: \$100,000

Total Development Cost: \$461,500

The New Construction for Richwood project will build five new homes for households whose former homes were complete losses after the monumental flood that inundated West Virginia in June 2016. The new construction will be performed in and around Richwood, W.Va., which was hard-hit in the flood. Approximately 250 homes were destroyed or damaged in the local area. Hosanna Industries will utilize full-time staff and volunteers to build the new homes.

### **Phase IV Fairmont City Rehab Program**

Fairmont, W.Va.

Member: United Bank

Sponsor: Fairmont Housing Authority

Units: 20

AHP Grant: \$410,840

Total Development Cost: \$410,840

The Phase IV Fairmont City Rehab Program will continue previous efforts by offering home repairs to 20 low-income homeowners in the city of Fairmont, W.Va. This program provides modest repairs needed to increase habitability. Repairs may include roofs, windows, gutters, foundation work, accessibility improvements, electrical upgrades, new heating units and basic safety features. Many of the units in need of the most repair are owned by elderly, low-income and disabled families. These homeowners desire to stay in the community and live in their home but lack the resources to maintain their home in a sustainable condition.

### **Recovery Point Parkersburg**

Parkersburg, W.Va.

Member: United Bank

Sponsor: Recovery Point of Huntington, Inc.

Units: 80

AHP Grant: \$650,000

Total Development Cost: \$1,779,016

The Recovery Point Parkersburg project will perform major renovations to adapt a vacant U.S. armory into an 80-bed facility with a detox center in Parkersburg, W.Va. Recovery Point of Huntington will lease space in the building to provide a culturally competent, innovative residential recovery program for the addicted and the homeless. In addition to providing recovery support networks, the goals of the program include establishing independence and creating employment and self-sustainability among residents in Wood County.

## **Restored Coalfield Housing**

Kincaid, W.Va.

Member: United Bank

Sponsor: Southern Appalachian Labor School

Units: 10

AHP Grant: \$81,200

Total Development Cost: \$380,000

Restored Coalfield Housing, a project of the Southern Appalachian Labor School (SALS), will provide community service opportunities, education and civic values to full-time, at-risk high school dropouts who seek high school degrees. The students will rehabilitate and repair ten dilapidated and energy-inefficient homes for low- and very low-income homeowner families in rural, economically devastated coalfield communities in Fayette County, W.Va. The project is located in the Central Appalachian Empowerment Zone.

## **Richwood Flood Recovery Home Repairs**

Richwood, W.Va.

Member: The Mars National Bank

Sponsor: Hosanna Industries, Inc.

Units: 40

AHP Grant: \$650,000

Total Development Cost: \$850,000

In the wake of devastating flooding in West Virginia, the Richwood Flood Recovery Home Repairs project will assist 40 impoverished homeowners with home repairs in and around Richwood, W.Va. Climatologists cited the June 2016 flood as a rare 1,000-year rainfall event. Richwood has approximately 2,000 residents, and about 250 homes were destroyed or damaged by the flood waters. Hosanna Industries will utilize full-time staff and local volunteers to repair and renovate damaged homes.

## **Serenity Pointe**

Williamson, W.Va.

Member: First National Bank of Williamson

Sponsor: Housing Authority of Mingo County

Units: 60

AHP Grant: \$650,000

Total Development Cost: \$2,450,000

The Housing Authority of Mingo County will construct Serenity Pointe, an affordable housing project that will provide 60 units of permanent housing for individuals transitioning out of substance abuse facilities in Williamson, W.Va. All 60 units will be reserved for residents with incomes at or below 50 percent of the area median income. The project will offer social services to help residents with undergoing detoxification, learning housing skills and finding employment.

## Out of District

### **Abington, Race and Pleasant**

Cincinnati, Ohio

Member: Chase Bank USA, National Association

Sponsor: Cornerstone Corporation for Shared Equity

Units: 50

AHP Grant: \$650,000

Total Development Cost: \$13,681,409

The Abington, Race and Pleasant project will renovate five scattered-site historic buildings in the walkable Over-the-Rhine neighborhood of Cincinnati, Ohio. These vacant and blighted buildings will be brought back to life as affordable apartments for 50 families in an area that has experienced dramatic revitalization and has few opportunities left to create or preserve new affordable housing. The five historic structures will use federal historic tax credits. Cornerstone Corporation for Shared Equity, a local nonprofit, will provide services to residents, while The Model Group will manage the property.

### **Broadway Housing**

Lexington, Ky.

Member: PNC Bank, National Association

Sponsor: Lexington Rescue Mission

Units: 13

AHP Grant: \$650,000

Total Development Cost: \$844,200

The Broadway Housing project will purchase a professional building and renovate it to provide 13 units for homeless persons. The renovated building will include bedrooms, enlarged bathrooms, a common dining room and kitchen, office space and a classroom. With 16 years of experience in providing care to the homeless, Lexington Rescue Mission will offer residents a well-balanced set of empowerment initiatives designed to help them to recover and succeed in life. Lexington Rescue Mission also owns and operates a medical clinic to provide medical services to their residents.

### **Eagledale Senior Apartments**

Indianapolis, Ind.

Member: PNC Bank, National Association

Sponsor: TWG Development, LLC

Units: 65

AHP Grant: \$577,199

Total Development Cost: \$12,230,734

The Eagledale Senior Apartments project will restore the historic Flackville 100 School, which has sat vacant more than 30 years, in Indianapolis, Ind. The project will transform the school and construct an additional building on site to provide high-quality affordable housing for low-income seniors. All of the 65 units will be handicapped accessible or adaptable. Tenants will experience well-being and health with a variety of activities and services including pet therapy, a Zen garden, senior-friendly exercise equipment, and a bike hub with free bikes. The project will showcase green development by using the highest quality materials available and renovating to green building standards.

## **Escher Street SRO**

Trenton, N.J.

Member: Customers Bank

Sponsor: Helping Arms, Inc

Units: 115

AHP Grant: \$650,000

Total Development Cost: \$4,023,713

The Escher Street SRO project will make capital improvements to the building that houses the Escher Street Homeless Housing Program in Trenton, N.J. The Escher Street building includes 115 units – 100 for permanent housing and 15 for transitional housing. The program has been serving Mercer County's homeless population for the past 18 years. With its single-room occupancy (SRO) units, transitional housing and a wide network of human services, the Escher Street program has created many successes where there were previously only failures.

## **Home F**

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 F project involves new construction of a youth home to be built in a manner similar to two existing homes on the project site in Youngstown, Ohio. Each house is structured as two six-unit wings, providing a smaller, group living environment for residents. Virtually all residents are homeless and have a mental disability, and nearly half are recovering from substance abuse. In addition to housing and supervision, residents receive a balanced set of empowerment and supportive services, including case management, counseling, transportation, employment training and financial literacy. This environment is supportive but also holds residents accountable, thereby minimizing juvenile delinquency risks.

## **Jessup Street Group Home**

Huntington, Ind.

Member: PNC Bank, National Association

Sponsor: Pathfinder Services, Inc.

Units: 8

AHP Grant: \$525,000

Total Development Cost: \$625,000

The Jessup Street Group Home project will serve eight low-income adults with developmental disabilities on the south side of Huntington, Ind. The new single-story house incorporates shared space, including a kitchen, laundry and living room. Although a larger group home, this project is designed to resemble a traditional single-family home and will integrate nicely into the neighborhood, improving the quality of existing housing stock in that area. Pathfinder provides all support services typically needed by the target population, including recreational, employment and therapeutic services.

## **Raven's Outreach Apartments**

Baton Rouge, La.

Member: PNC Bank, National Association

Sponsor: Gulf Coast Housing Partnership

Units: 60

AHP Grant: \$520,364

Total Development Cost: \$9,142,922

The Raven's Outreach Apartments project will develop a new 60-unit, supportive housing complex in Baton Rouge, La. The development will primarily serve veterans, with half the units reserved for special needs populations and half for homeless households. Special needs populations include individuals with physical, mental and developmental disabilities, as well as persons recovering from substance abuse and persons with HIV/AIDS. The site is centrally located in Mid-City Baton Rouge and will expand Raven's Outreach Center's existing services to offer permanent supportive housing.

## **Sunny Crest Youth Ranch Youth Home #4**

Sunfield, Mich.

Member: PNC Bank, National Association

Sponsor: Sunny Crest Youth Ranch

Units: 11

AHP Grant: \$550,000

Total Development Cost: \$741,290

The Sunny Crest Youth Ranch Youth Home #4 project involves new construction of a fourth home at Sunny Crest Youth Ranch, which focuses on reaching young people who are abandoned and at risk. Virtually all residents are homeless and recovering from abuse or neglect. Located on 18 acres of rural land in Sunfield, Mich., the working ranch provides the experiences and activities children need to develop and mature into responsible adults. Combining this safe and structured atmosphere with additional services has proven an effective way to help break the cycle of destructive life patterns too many children endure.

## **Trinity House Group Home Project**

Indianapolis, Ind.

Member: PNC Bank, National Association

Sponsor: Lutheran Child and Family Services

Units: 10

AHP Grant: \$650,000

Total Development Cost: \$1,124,000

The Lutheran Child and Family Services–Trinity House Group Home Project will construct a 10-bedroom group home reserved for young men ages 14 to 21 with mental health diagnoses in Indianapolis, Ind. These young people have exited the foster care system and have no permanent residence available. The program provides not only housing but also the services needed to change the trajectory of these young lives. While in the program, the residents will receive comprehensive mental health services, training on developing daily living skills and financial literacy, and career planning and employment assistance. To encourage health and physical fitness, the facility will include outdoor space for recreation.

## **Woodbine Homes**

Detroit, Mich.

Member: PNC Bank, National Association

Sponsor: Build It Detroit

Units: 7

AHP Grant: \$650,000

Total Development Cost: \$719,366

The Woodbine Homes project will renovate seven single-family homes in Detroit, Mich., for rental to low-income families. The project is part of the Build It Detroit initiative, which now includes 34 properties. The programs at Build It Detroit are designed to support and help individuals to make the spiritual, physical and vocational changes they need to allow them to recover and succeed in life. Residents receive a balanced set of empowerment initiatives, including counseling, computer education classes, employment training, financial literacy, and direct financial assistance. There is no length of stay limitation in Build It Detroit's housing.



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