

Conditional Reservation of Low Income Housing Tax Credits:

Development Name: Gaudenzia West Mill Place

Location: 916-936 N. 51st Street Philadelphia, Philadelphia County

Conditional Reservation of Tax Credits: \$1,027,875

Additional Funding Awarded: \$500,000 PHARE/HTF

DEVELOPMENT DESCRIPTION:

This proposal is for the new construction a three-story low-rise building consisting of 30 one, two, and three-bedroom units for general occupancy. The development will have 30 units with an ACC subsidy. There will be four accessible units. The development is estimated to be a total of 38,389 square feet.

County: Montgomery

Proposal Name: Your Way Home Montgomery County

Organization: Montgomery County Department of Housing & Community Development

Funding Reserved: \$500,000 PHARE/Realty Transfer Tax

Proposal Description:

Your Way Home Montgomery County is a public-private partnership launched in 2014 to end and prevent homelessness in Montgomery County, Pennsylvania. The organization's mission is to make the experience of homelessness rare, brief, and non-recurring. PHARE funds will support expansion of Rapid Re-Housing, three evidence-informed Homelessness Prevention models, and Equitable Community Engagement.

County: Philadelphia

Proposal Name: Home 2020

Organization: City of Philadelphia Office of Homeless Services

Funding Reserved: \$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

Home 2020 will provide financial assistance to up to 100 households in shelter and other temporary programs, including treatment and recovery, as well as those re-entering the community from jail. People recruited for the program will be employed, underemployed, or actively seeking employment. Up to 9 months of Rapid Rehousing rental assistance along with employment coaching will help increase incomes and end homelessness permanently.

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County: Philadelphia
Proposal Name: The Preservation Network (LISC)
Organization: LISC
Funding Reserved: \$250,000 PHARE/Realty Transfer Tax

Proposal Description:

The Preservation Network is a collaborative work model committed to preserving and protecting publicly assisted affordable rental properties in Philadelphia. The Preservation Network partners with more than twenty public, private, and non-profit organizations and agencies. This proposal requests PHARE/RTT funding to support preservation activities for up to twelve publicly assisted properties (604 units) in four neighborhoods in Philadelphia, PA.

County: Philadelphia
Proposal Name: Respite Housing Program
Organization: Philadelphia Association of Community Development Corporations
Funding Reserved: \$50,000 PHARE/Realty Transfer Tax

Proposal Description:

Philadelphia Association of Community Development Corporations will use PHARE funds to create a system of communication between care providers, shelter operators, and respite facilities to ensure that homeless Medicaid-eligible patients have access to medical respite if necessary; and pay for homeless patients that lack adequate insurance coverage to stay in a respite facility to demonstrate it as an effective approach to preventing further illness and injury worthy of sustained funding from medical providers, government, and private philanthropic sources.

County: Philadelphia*
Proposal Name: Parkside Neighborhood Preservation
Organization: Mission First
Funding Reserved: \$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

Mission First Housing Development Corporation's (MFHDC) is seeking Tax Exempt Bond financing for Parkside Neighborhood Preservation (Parkside), a 4% acquisition/rehabilitation development, in the East Parkside neighborhood of West Philadelphia. This development includes the historic preservation of 82 affordable housing units in 16 buildings, which were built

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circa 1895 and last renovated in 2001-2003. The property includes one efficiency (486 SF), 66 one-bedrooms (avg. 569 SF), 13 two-bedrooms (738 SF), and two three-BR units (923 SF) in 16 existing multifamily walk-up buildings, all of which will be renovated as part of this project. The unit mix for the property includes 50 units (60%) at 50% of the Area Median Income (AMI). The current residents earn well below these income thresholds; 77 of the 82 households at the property are at below 50% of AMI, and 50 households have incomes below 20% AMI.

County: Philadelphia
Proposal Name: Pre-Purchase Counseling and Foreclosure Intervention
Organization: Liberty Resources
Funding Reserved: \$65,000 PHARE/Realty Transfer Tax

Proposal Description:

Liberty Resources currently serves the elderly and disabled throughout the city of Philadelphia that are facing foreclosure. PHARE funds are being sought to continue to do this work, including the ability to also assist the disabled population to start seeking homeownership.

County: Philadelphia
Proposal Name: Intercultural Housing Counseling Impact Optimization
Organization: Intercultural Family Services, Inc.
Funding Reserved: \$35,000 PHARE/Realty Transfer Tax

Proposal Description:

Intercultural Family Services, Inc. is requesting PHARE funds to support the Housing Counseling Impact Optimization Initiative to address gaps in outreach and services to community households. A dedicated full time Outreach coordinator will improve partnerships and processes with all referral channels, qualify all leads, and work diligently towards conversion of qualified leads to housing services and support. Funds are also being requested for competitive salary adjustments for existing direct staff and additional dedicated counselors for our South Philadelphia office (to help leverage direct services to our Asian and Hispanic leads). It is necessary to increase capability and skills to support a long-term sustainable approach to Housing Counseling Program and Services.

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County: Montgomery
Proposal Name: Genesis Housing Corporation - Housing Counseling Program
Organization: Genesis Housing Corporation
Funding Reserved: \$50,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE funds will be used to increase our housing counseling staff to better serve our community. The funds will be used to add a staff person, provide pay raises for existing staff and support staff training. The new staff person will begin as an assistant to our HUD certified counselor with the intention of training and mentoring this person to become a second certified housing counselor.

County: Philadelphia
Proposal Name: Francis House
Organization: St. Ignatius Nursing & Rehab Center
Funding Reserved: \$200,000 PHARE/Realty Transfer Tax

Proposal Description:

Francis House is a 9%, RTT and HTF 60-unit new construction project currently in construction in West Philadelphia. Its focus is to serve people who can no longer live in independent housing, but are not ready for skilled nursing. To lessen the isolation that typically accompanies their disability, the floor plans are comprised of 10 units each located around a common living area. This application seeks funding for the furnishings, exceeding \$1,000 per unit, for each common area.

County: Philadelphia
Proposal Name: Deliverance Community Development Corporation
Organization: Deliverance Community Development Corporation
Funding Reserved: \$75,000 PHARE/Realty Transfer Tax

Proposal Description:

Deliverance CDC will provide the following housing counseling services to households in the 19132 zip-code: Pre-purchase Counseling, Credit Reporting and Budgeting, Mortgage Default Counseling, Reverse Mortgage Default Counseling, Real Estate Tax Recovery Counseling, Tenant Rights, and Tenant Eviction Counseling. These services will be provided by certified housing counselors. Deliverance anticipates that up to 7% of the clients will be homebound elderly and disabled.

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County: Philadelphia
Proposal Name: Center in the Park - Housing Counseling Capacity Building Project
Organization: Center in the Park
Funding Reserved: \$35,000 PHARE/Realty Transfer Tax

Proposal Description:

Founded in 1968, Center in the Park (CIP), a nationally accredited senior center and HUD-certified Housing Counseling agency located in the Germantown community of Northwest Philadelphia, is requesting PHARE funding to strengthen our capacity to promote housing stability in Philadelphia, with an emphasis on Northwest Philadelphia. PHARE funds will be used to strengthen CIP's intake and billing compliance capacity, freeing our Housing Counselors to spend more time providing direct counseling.

County: Philadelphia
Proposal Name: Chinatown Homeownership Initiative – Housing Counseling Expansion
Organization: Philadelphia Chinatown Development Corporation
Funding Reserved: \$50,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE funding will continue to grow the reach and footprint of Philadelphia Chinatown Development Corporation's (PCDC's) HUD-certified, bilingual housing counseling program, to help low-income immigrant community members in Philadelphia secure the affordable housing they need. PCDC provides housing counseling and educational workshops to help low-income immigrants build their financial future.

County: Philadelphia
Proposal Name: Comprehensive Community Living
Organization: Liberty Resources
Funding Reserved: \$75,000 PHARE/Realty Transfer Tax

Proposal Description:

PHARE funds will be used to design and run a program to administer Home Repair and expand Pest Eradication services, while collecting data and analyzing the effectiveness of the program. Many people with disabilities do not have access to these services, resulting in housing instability and negative health outcomes. Comprehensive Community Living is a proof-of-concept pilot that

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will show the value of providing these services in terms of Consumer wellbeing and in savings for Medicaid brokers from improved health outcomes. Results will encourage brokers to sustain and replicate this project.

County: Philadelphia*

Proposal Name: Strawberry Mansion Village

Organization: Pennrose Properties

Funding Reserved: \$1,500,000 PHARE/Realty Transfer Tax

Proposal Description:

Strawberry Mansion Village is a new construction, family development consisting of 69 affordable housing units for seniors, individuals, and families, containing a mix of one-, two-, and three bedrooms. The units will be distributed throughout a combination of a 3-story multifamily building, townhomes, and flats – across 10 publicly owned sites. 100% of the units will be affordable, set at or below 60% of the Area Median Income (AMI). 10% of the units (7) will be restricted to 20% AMI or below – and set aside for formerly homeless, 41% of the units (28) will be restricted to 50% AMI or below, and the remaining 49% of the units (34) will be restricted to 60% AMI or below.

County: Philadelphia

Proposal Name: Housing Improvement Project

Organization: Trades for a Difference

Funding Reserved: \$100,000 PHARE/Realty Transfer Tax

Proposal Description:

Trades for a Difference will rehabilitate eight donated properties in zip codes 19139 & 19151. This project will provide stable, affordable housing for low-income first-time homebuyers. Benefits include economic stimulus, job creation, reduction of gentrification, violence and blight, and community wealth building. TFAD's Construction Leadership Development Program readies youth from under-resourced communities for employment in the building trades. They will acquire job skills on these projects.

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County: Philadelphia*

Proposal Name: Village Square on Haverford - Phase II

Organization: Lomax Company

Funding Reserved: \$1,000,000 PHARE/Realty Transfer Tax

Proposal Description:

Development of Village Square on Haverford Phase II will add an innovative and robust affordable housing element to complement the mixed-use workforce housing and market-rate components of Phase I, comprising 32 affordable rental and 18 affordable homeownership housing units. 50% to 70% of the PHARE Funds will be used towards developing 15 of 32 tax credit rental units that are for households between 20% and 50% AMI. The remaining 30% to 50% of the PHARE Funds will be used towards constructing the 16 home ownership units that are for households between 80% and 100% AMI.

** 4% projects that have received preliminary reservation of PHARE \$'s pending final review by PHFA for compliance with all 4% tax credit requirements.*