

Pennsylvania

Section 202 - Supportive Housing for the Elderly

Project Location : Bethlehem, PA  
Non-Profit Sponsor : Alliance for Building Communities  
Capital Advance : \$4,408,600  
Five-year rental subsidy: \$825,000  
Number of units : 42  
Project Description :

The funds will be used to construct a 2 1/2 story elevator 42-unit complex of air conditioned one-bedroom independent living apartments for very low income elderly persons. It will also be designed with handicapped-accessible features, community activity room and on-site parking. The site is on a sloped knoll adjacent to an existing residential neighborhood with a diverse population. The Sponsor worked with local citizen advisory groups to plan the project. The site is served by a Lehigh & Northampton Transportation Authority (LANTA) bus route.

Project Location : Hermitage, PA  
Non-Profit Sponsor : John XXIII Homes, Inc.  
Capital Advance : \$3,169,900  
Five-year rental subsidy: \$549,000  
Number of units : 36  
Project Description :

The funds will be used to newly construct 36 one-bedroom units for very low income elderly persons. The site for the project is located on a cul-de-sac and surrounded by health care providers, shopping and public transportation. The project will include a community room and tenant spaces will be allocated for outdoor recreation, protected outdoor seating, tenant gardens, and 36-car parking lot. Supportive services will be provided by Mercer County Area Agency on Aging, Catholic Charities, Mercer Co Community Action Agency.

Project Location : Philadelphia, PA  
Non-Profit Sponsor : PresbyHomes & Services  
Capital Advance : \$7,669,500  
Five-year rental subsidy: \$1,316,000  
Number of units : 68  
Project Description :

The Sponsor will construct a 4-story elevator apartment complex of 67 affordable 1-bedroom units and a resident manager's unit. The site is within the Sponsor's existing southwest Philadelphia campus of age-related facilities including other 202 units, allowing services to be readily accessible. It is in an urbanized area close to transportation, hospitals, and a senior activities center.

Project Location : Philadelphia, PA  
Non-Profit Sponsor : Convent of Srs of StJoseph-Chestnut Hill  
Capital Advance : \$5,899,100  
Five-year rental subsidy: \$962,500  
Number of units : 49  
Project Description :

Financing will cover the conversion/ substantial rehabilitation of a former residence turned school building owned by the Sponsor, and

construction of an extension containing the bulk of the units. The housing complex will provide for 49 affordable 1-bedroom apartment units in the Chestnut Hill section of the City of Philadelphia.

Project Location : Spring City, PA  
Non-Profit Sponsor : Phoenixville Homes  
Capital Advance : \$7,490,100  
Five-year rental subsidy: \$1,198,500  
Number of units : 62  
Project Description :  
The Sponsor will develop 62 units to serve 61 very low-income elderly households and one resident manager. The site involves the conversion/substantial rehabilitation of a 100-year old 3-story brick former mill structure along Spring City's Main Street area.

#### Section 811 - Supportive Housing for Persons with Disabilities

Project Location : Allegheny Township, PA  
Non-Profit Sponsor : Family Services of Western Pennsylvania  
Capital Advance : \$1,167,800  
Five-year rental subsidy: \$213,500  
Number of units : 14  
Project Description :  
The funds will be used to acquire four existing single family properties and rehabilitate the properties into 2, three-person and 2, four-person group homes for very low income persons who are developmentally disabled. The properties are located in single family residential neighborhoods. The residents and their families benefit from the presence of the small, intimate group homes rather than the larger institutions of the past. Supportive services will be provided by the sponsor.

Project Location : East Pittsburgh, PA  
Non-Profit Sponsor : Transitional Services, Inc.  
Capital Advance : \$729,500  
Five-year rental subsidy: \$122,000  
Number of units : 9  
Project Description :  
The funds will be used to rehabilitate an existing, four-story building located one block from bus service, into 8 fully accessible apartment units for very-low income persons with developmental disabilities. An elevator will be installed to provide full access. Additional amenities will include air conditioning, upgraded electrical and fire alarm systems. Transitional Services offers residents the provision and coordination of supportive services designed to achieve maximum independence in living.

Project Location : Erie, PA  
Non-Profit Sponsor : HANDS Inc  
Co-Sponsor : Erie City Mission  
Capital Advance : \$505,900  
Five-year rental subsidy: \$107,000  
Number of units : 7  
Project Description :  
The funds will be used to rehabilitate an existing two-story building, into 7 one-bedroom apartments with an elevator installed to provide full access, for very low income persons who are chronically mentally

ill. These apartments will be located in the existing neighborhood where families live, and where amenities such as doctors, transportation lines, grocery stores and pharmacies are nearby. The Erie City Mission will provide the residents services designed to achieve independent living and gainful employment.

Project Location : Philadelphia, PA  
Non-Profit Sponsor : Columbus Property Mgmt & Dev Inc  
Capital Advance : \$856,500  
Five-year rental subsidy: \$196,500  
Number of units : 10  
Project Description :

The project will involve the rehabilitation of three scattered site properties as affordable housing for persons with chronic mental illness. The project will foster independent living through off-site case management. A number of current tenants are expected to remain in place.

Project Location : Philadelphia, PA  
Non-Profit Sponsor : Inglis Housing Corporation  
Capital Advance : \$1,326,200  
Five-year rental subsidy: \$295,000  
Number of units : 15  
Project Description :

The project will construct an independent living rental apartment building for persons with physical disabilities. The complex will provide affordable, accessible units for 14 households in one or two-bedroom sizes, plus common spaces and a unit for a resident manager. There will be 7 on-site parking spaces. It will be developed in a residential neighborhood characterized by both single family and multifamily homes.

Project Location : Philadelphia, PA  
Non-Profit Sponsor : Columbus Property Mgmt & Dev Inc  
Capital Advance : \$827,300  
Five-year rental subsidy: \$196,500  
Number of units : 10  
Project Description :

The program will allow the Sponsor to acquire & rehabilitate an existing 2-story garden style rental complex on the 7900 block of Castor Avenue in the City of Philadelphia. It will feature 10 one-bedroom apartments for affordable housing for persons with chronic mental illness, some of whom require a fully accessible lay-out to meet the design needs of physical disabilities. The living arrangements will foster self-sufficiency with off-site case management.

Project Location : Pittsburgh, PA  
Non-Profit Sponsor : ACTION Housing, Inc.  
Co-Sponsor : Neighborhood Development Ventures, Inc.  
Capital Advance : \$926,800  
Five-year rental subsidy: \$183,000  
Number of units : 11  
Project Description :

The funds will be used for the new construction of 8 one-bedroom and 4 two-bedroom units for very low income persons with a combination of disabilities, including physically disabled, developmentally disabled and/or with chronic mental illness. The units will be located in three

buildings that resemble the style of the existing neighborhood in Knoxville, of the Southside section of the City of Pittsburgh. Supportive services will be provided by Mercy Behavioral Health, Residential Care Services, and UCP of Pittsburgh.

Project Location : Warren, PA  
Non-Profit Sponsor : HANDS Inc  
Co-Sponsor : Warren and Forest Co. Economic Opp Council  
Capital Advance : \$607,900  
Five-year rental subsidy: \$122,000  
Number of units : 8  
Project Description :

The funds will be used for the new construction of a two-story apartment complex for very-low income persons with chronic mental illness. The building will house up to 10 residents in 6 one-bedroom and 2 two-bedroom apartments located in a beautiful residential section of the City of Warren just two blocks from the retail corridor. The Northwest Human Development Mental Health Program will provide residents with services that promote the achievement of independent living skills and educational, economic, computer and literacy opportunities.

Project Location : Willow Grove, PA  
Non-Profit Sponsor : Ken-Crest Centers  
Capital Advance : \$1,345,200  
Five-year rental subsidy: \$275,000  
Number of units : 14  
Project Description :

The funds will be used to acquire and rehabilitate four scattered-site residential properties for very low income residents with chronic mental illness. Three of the existing properties are situated in Montgomery County - one site in Willow Grove and two sites in Pottstown. The fourth property is in the City of Philadelphia. The sites will allow for the full integration of the residents into the life of their respective communities.