

Boscola Announces \$2.2 Million for Affordable Housing and Rehabilitation Projects

By State Senator Lisa M. Boscola

Ten affordable housing projects impacting the 18th Senatorial District have been approved for up to \$2.2 million in funding through the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE), which is managed through the Pennsylvania Housing Finance Agency.

PHFAThe need to expand the amount of affordable housing has always been critical here in the Lehigh Valley and that need has only been magnified in recent years. State investment through PHARE is an important tool through which funding can be distributed into our local communities who are in desperate need to provide affordable housing opportunities. The funding approved today will also provide seniors in Northampton County the ability to seek assistance in modifying their homes to increase the likelihood that they can remain in their homes,” she added.

The ten projects approved for funding are:

Community Action Committee of the Lehigh Valley for the Community Action Homes: Healthy Homes Project (\$300,000 PHARE/Realty Transfer Tax) Proposal Description: The proposed effort involves a comprehensive strategy to address the most critical housing needs for owner-occupied LMI households in the Lehigh Valley and transform homes that lack proper maintenance, are exposed to hazardous conditions, do not meet Local Codes, and endanger the health and safety of the family members into healthy homes, preventing moisture, increasing ventilation to provide health environment for respiratory systems, creating space to increase accessibility.

United Way of the Greater Lehigh Valley for the LVRHAB Landlord Engagement Program (\$150,000 PHARE/Realty Transfer Tax): The LVRHAB Landlord Engagement Program is a comprehensive strategy to house low-income households more efficiently in the Lehigh Valley. Landlord engagement has been determined to be the priority need by the LVRHAB. PHARE funding will be used to stably house at least 120 low-income households in appropriate rental units. This addresses the PHARE funding priority of Homelessness Prevention through landlord outreach and engagement.

Redevelopment Authority of City of Bethlehem for the Blight Remediation 2023 program (\$375,000 PHARE/Realty Transfer Tax): The Redevelopment Authority of the City of Bethlehem is requesting PHARE funds to support the redevelopment of a blighted property in the City of Bethlehem as well as provide assistance to the City of Bethlehem Housing Rehabilitation.

City of Bethlehem for the The Alley House Program: An Innovative Model for Expanding Affordable Housing Supply, Access and Equity (\$500,000 PHARE/Realty Transfer Tax): The Alley House Program leverages Multi-Sector Partnerships to implement and refine an innovative end-to-end development model for affordable accessory dwelling units in Bethlehem, PA, as an effective solution to the region's crisis-level housing supply shortage through zoning reform while lowering barriers to entry for low-income homeowners and renters. The novel development process is inherently scalable and can be replicated statewide to ensure long-term housing access and affordability.

Community Action Development Bethlehem for the Community Organizing and Tenant Advocacy program (\$150,000 PHARE/Realty Transfer Tax): The Community Organizing and Tenant Advocacy program, led by Community Action Development Bethlehem (CADB), is an initiative aimed at addressing the escalating housing affordability crisis in the City of Bethlehem. This project focuses on two objectives: One-on-One Advocacy and Case Management, and Community Advocacy and Engagement. The goal is to create an equitable h

Habitat for Humanity of the Lehigh Valley for the Philip Street - Bethlehem, PA project (\$200,000 PHARE/Realty Transfer Tax): Habitat Lehigh Valley is actively building 4 (two twins) new single-family style homes on acquired land located in the 1400 block of Philip Street in South Bethlehem, Pennsylvania. These homes will be approximately 1420 sq. ft. each consisting of 4 beds and 2 full baths. Two of these four homes are already assigned and will serve a total of 15 people. A home transcends the physical need for shelter - it is the basis of growth and enrichment for all members of a family.

County of Northampton for the Northampton County Senior Home Modification Program (\$100,000 PHARE/Realty Transfer Tax): Program will provide low- and moderate-income elderly residents with home modification assistance to increase their mobility, functionality, and capacity to age in place. Every year in the United States, one in four people over the age of 65 experiences a fall. By using economical and impactful home modifications that remove trip and fall hazards, older adults will have a higher likelihood of remaining in their homes.

Greater Community Corporation for the Shiloh Estates II: Workforce Housing project (\$200,000 PHARE/Realty Transfer Tax): This project involves the development of eight duplex units, specifically designed as affordable workforce housing. The initiative to develop and sell these units is in direct alignment with the goals of the Pennsylvania Housing Finance Agency (PHFA), which focuses on enhancing the availability of safe and affordable housing options. GCDC is committed to overseeing the acquisition, development, and eventual sale of these homes, thanks to the financial backing provided by PHARE funding.

Greater Community Corporation for the Transition Assistance Program (T.A.P.) (\$125,000 PHARE/Realty Transfer Tax): The Transformative Assistance Program (T.A.P.), initiated by GCDC, addresses housing instability in Monroe, Lehigh, and Northampton Counties. T.A.P swiftly moves individuals and families from unstable conditions to permanent housing, complemented by emergency shelters for immediate needs. It offers extensive case management, guiding participants through housing processes and connecting them to essential services like job training and healthcare.

Valley Youth House Committee, Inc. for The Synergy Project (\$100,000 PHARE/Realty Transfer Tax): The Synergy Project will provide mobile street outreach services to young adults and families that are homeless or unstably housing in Lehigh, Northampton, Bucks, and Montgomery County. Outreach Workers address emergency needs, provide

Funding for the PHARE program for projects approved today across the Commonwealth came from two sources: Marcellus Shale Impact Fees and Realty Transfer Taxes. The ten projects impacting the 18th Senatorial District were funded through Realty Transfer Taxes.

