

Affordable Housing Program

2014 Funding Round Recipients

Eastern Pennsylvania

2415 North Broad Street

Philadelphia, Pa.

Member: PNC Bank, National Association

Sponsor: Project HOME

Units: 88

AHP Grant: \$500,000

Total Development Cost: \$23,384,582

2415 North Broad Street will be the fourth project developed by Project HOME under the Middleton Initiative, a public-private partnership that leverages significant private funding to meet the goal of ending chronic street homelessness in Philadelphia in the next four years. The completed building will consist of 88 efficiency units and first-floor commercial space. The building will also include a bicycle storage room, a community room, a fitness room, a library/computer room and outdoor patio space. Each unit will have its own kitchen, bathroom, living room and sleeping area. The units will serve low-income individuals, many of whom were homeless, and some of whom may be living with disabilities, including serious mental illness, substance use disorders or co-occurring disorders. The project will meet the ENERGY STAR Multifamily High Rise standards and is expected to achieve LEED designation.

Allegheny West Rental Homes Preservation Project

Philadelphia, Pa.

Member: PNC Bank, National Association

Sponsor: Allegheny West Foundation

Units: 32

AHP Grant: \$333,088

Total Development Cost: \$925,327

The Allegheny West Foundation will preserve 32 single-family homes for low- and very low-income families in the Allegheny West neighborhood of Philadelphia. Preservation efforts will include replacement of all furnaces with new, high-efficiency models; bathroom upgrades, including new tubs and vanities; new roofs with new flashing and downspouts; and many other measures to improve tenant comfort and safety and reduce their monthly expenditures. In lieu of window replacement, interior weatherization and brick pointing will be employed as a cost-saving measure. Sustainable design features will include white roofs that reflect heat and reduce the UV degradation and ENERGY STAR furnaces, appliances and lighting.

Cedar 500

Scranton, Pa.

Member: Peoples Security Bank & Trust Co.

Sponsor: United Neighborhood Community Development Corporation

Units: 30

AHP Grant: \$269,000

Total Development Cost: \$9,029,863

The Cedar Avenue area of Scranton, once a bustling neighborhood, is now a prime candidate for revitalization. In 2010, United Neighborhood Community Development Corporation (UNCDC) developed Cedar 600, which utilized Neighborhood Stabilization Program and other funding to purchase, demolish and construct, or rehabilitate homes for sale and rental apartments for families with incomes at or below 80 percent of the area median income (AMI). Cedar 500 is the second phase of this catalytic project and will continue these revitalization efforts in the adjacent block of Cedar Avenue. UNCDC will construct and or rehabilitate 30 one-, two- and/or three-bedroom apartments for rent to families with incomes at or below 60 percent AMI.

Cross & Greenwich Affordable Housing Project

Philadelphia, Pa.

Member: Santander Bank, National Association

Sponsor: Habitat for Humanity Philadelphia Inc.

Units: 6

AHP Grant: \$123,499

Total Development Cost: \$1,132,263

Habitat for Humanity Philadelphia Inc. will build six new homes on a cluster of long-term vacant, blighted properties in the Point Breeze neighborhood of South Philadelphia. The Cross & Greenwich Affordable Housing development project will feature homes with three bedrooms and 1.5 baths, and will be built using Habitat Philadelphia's standard sustainable construction methods, including R-30 wall insulation, advanced framing techniques, air sealing, locally sourced solid oak flooring, non-toxic paint, fiber cement siding, low-flow plumbing fixtures and ENERGY STAR appliances. Each partner family is required to provide 350 hours of "sweat equity" in lieu of down payment, have a need for housing and have the financial stability to repay a zero-percent-interest, 30-year mortgage.

Impact Veterans Scattered-Site Housing

Philadelphia, Pa.

Member: Bryn Mawr Trust Company

Sponsor: Impact Services Corporation

Units: 24

AHP Grant: \$500,000

Total Development Cost: \$1,100,000

Impact Services Corporation will develop a network of houses to be rented to graduates of its treatment programs for homeless and formerly homeless veterans with dual diagnosis (mental health and/or drug/alcohol addiction). The project will include the rehabilitation of eight single-family houses along Allegheny Avenue between 2nd Street and Richmond Street in eastern North Philadelphia. Each house will serve three veterans, for a total of 24 housing units. To be considered for housing, veterans must demonstrate the ability to live in a mostly independent environment with other veterans, as well as demonstrate that they will have income sufficient to maintain monthly rental payments.

The Mills

Bethlehem, Pa.

Member: Lafayette Ambassador Bank

Sponsor: Valley Housing Development Corporation

Units: 113

AHP Grant: \$320,863

Total Development Cost: \$15,965,601

The Mills project will include the combination, refinancing and preservation of a low-income housing property for the elderly (age 55+) and a unique special-needs (mental health) property in the Fountain Hill Borough of Bethlehem, Pa. The scope of work will include safety and accessibility improvements, current and preventative maintenance needs and efficiency improvements. After renovation, The Mills will total 113 units. The site is close to a senior center, a pharmacy, a hospital and several bus stops.

Old School on Luzerne

Pittston, Pa.

Member: Peoples Security Bank & Trust Co.

Sponsor: United Neighborhood Community Development Corporation

Units: 22

AHP Grant: \$170,000

Total Development Cost: \$6,556,270

In 2011, the Borough of West Pittston was devastated by Hurricanes Irene and Lee, which caused millions of dollars in damages, displaced many residents and left the community with a shortage of housing stock. In response to the disaster, United Neighborhood Community Development Corporation is converting the former West Pittston High School, located at 311-313 Luzerne Avenue, into the Old School on Luzerne, which will be 15 one-bedroom and 7 two-bedroom apartments for seniors, with extensive services.

Whitehall Acres Apartments

Oxford, Pa.

Member: TD Bank, National Association

Sponsor: Alliance for Better Housing

Units: 64

AHP Grant: \$300,000

Total Development Cost: \$10,848,833

The Whitehall Acres Apartments project will include the rehabilitation of a 64-unit affordable family housing community located in Oxford. The project furthers a number of the goals in county and borough plans by creating increased housing opportunities for disabled persons; protecting the character and integrity of the existing neighborhood by rehabilitating a well-utilized property; providing a variety of housing types for all ages, family size and income levels; and by providing multifamily housing for low-income families. Local organizations will provide residents with social services, including education and self-sufficiency programs, financial literacy training, food and basic needs items, and screening and provision of fuel, food, utility services, health care and transportation assistance.

Central Pennsylvania

Jackson Tower

Harrisburg, Pa.

Member: Fulton Bank, National Association

Sponsor: Harrisburg Housing Authority

Units: 159

AHP Grant: \$500,000

Total Development Cost: \$22,726,984

Jackson Tower (JT) is located at 1315 North Sixth Street, Harrisburg, Pa., and has been used to house low- and very low-income residents. For almost a decade, the JT has remained vacant. This project will rehabilitate the JT and convert the existing units into approximately 159 one-bedroom units, with two wheelchair-accessible units on each residential floor. The renovations will also include individually controllable HVAC systems, walk-in closets, new kitchens and baths, carpeting and upgrades to the electrical and mechanical systems. It will also include added amenities, such as laundry room facilities, a fitness center, a nursing and health care wing, a library-media room, a game room and multiple flex spaces to serve residents' needs. ENERGY STAR windows, new doors, strategically placed security cameras and ENERGY STAR appliances will also be installed.

Molly Pitcher Landing

Chambersburg, Pa.

Member: Chase Bank USA, National Association

Sponsor: Women In Need Inc.

Units: 56

AHP Grant: \$500,000

Total Development Cost: \$12,222,584

Molly Pitcher Landing will be a 56-unit townhouse community in Chambersburg, Pa. The project will be a mix of one-, two- and three-bedroom townhomes. Twenty-nine units will be designated for families with incomes at or below 50 percent of the area median income (AMI). The remaining units will be targeted to families with household incomes at or below 60 percent AMI. Of the 56 total units, six units will be accessible to individuals with disabilities, and three of those units will be targeted to families with income at or below 20 percent AMI. Twelve units will be transitional housing for victims of emotional and/or physical domestic violence and victims of other crimes. The energy-efficient buildings will contain ENERGY STAR appliances, light fixtures and heating systems; water-conserving fixtures; low-VOC paint; green-labeled carpeting; a business center; a fitness center; a community gathering room with a kitchenette; and central laundry facilities. An outdoor patio area, playground and dog park will also be included on the site.

Western Pennsylvania

Countywide Home Rehabilitation and Access Programs
Washington, Pa.

Member: Washington Financial Bank
Sponsor: Redevelopment Authority of the County of Washington
Units: 20
AHP Grant: \$270,860
Total Development Cost: \$543,260

The Washington County Home Rehabilitation Program provides low- and moderate-income homeowners who occupy a residence in the county with forgivable loans to make needed repairs and improvements to their properties, up to a maximum of \$24,500. A second program offered for property modifications is the Access Program, which provides low- and moderate-income, permanently physically disabled homeowners who occupy a residence in the county with grants to modify their homes, up to \$15,000. This project will provide assistance to a total of 20 households through both programs.

Eisenberg's

Monessen, Pa.

Member: Standard Bank, PaSB
Sponsor: Mon Valley Initiative
Units: 13
AHP Grant: \$500,000
Total Development Cost: \$1,300,000

The Mon Valley Initiative (MVI) will complete an adaptive reuse of Eisenberg's department store in Monessen, Pa., into residential apartments. The site has entrances on two levels, allowing five of the units to be accessible to individuals with disabilities. The units will have a mix of income restrictions to serve a diverse population and allow for mixed incomes. Rents, including heat and hot water, will range from \$450-650 per month. The downtown location is close to a variety of services. Public parking is available across the street, provided free of charge by the city. Also near the site are a public park and the Monessen Library.

Hastings Senior Cottages

Hastings, Pa.

Member: First National Bank of Pennsylvania
Sponsor: Northern Cambria Community Development Corporation
Units: 5
AHP Grant: \$500,000
Total Development Cost: \$1,071,620

Northern Cambria Community Development Corporation (NCCDC) will build an affordable senior housing complex in Hastings, Pa., where more than 46 percent of the population is over the age of 45. Hastings has a median family income 35 percent lower than the state average, and 47 percent of the town's homes were built prior to 1940. NCCDC will construct a five-unit complex to provide safe, efficient, affordable housing for seniors. The units will be accessible or adaptable to individuals with disabilities. Each unit will contain two bedrooms, a wash room, a bathroom, a kitchen/dining area, front/rear covered porches, a storage area and a garage. Energy efficiency will be a priority.

Delaware

Dover – A Place to Call Home

Dover, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: Central Delaware Habitat for Humanity Inc.

Units: 8

AHP Grant: \$400,000

Total Development Cost: \$998,781

This project, Dover – A Place to Call Home, will consist of seven new-construction homes and one home renovation. The new homes will also meet National Green Building Standards for energy efficiency under the Silver rating. This project is consistent with the city's consolidated plan and designated community under Restoring Central Dover's plan. The homes will be sold to each homeowner through a zero-percent-interest, 30-year mortgage after each homeowner completes their "sweat equity" and financial literacy training requirements.

The Flats Phase I

Wilmington, Del.

Member: Wilmington Savings Fund Society, FSB

Sponsor: Todmorden Foundation

Units: 72

AHP Grant: \$500,000

Total Development Cost: \$15,487,776

The neighborhood known as the Flats was the creation of visionary philanthropist William Bancroft to fulfill the demand for workers' housing in early 20th-century Wilmington. In a multiphase redevelopment, the existing 430 units will be replaced with 450 modern, affordable units. In the first phase, 80 functionally obsolete units will be replaced with 72 modern, general-occupancy, affordable units. These 72 units will include 15 units accessible to individuals with disabilities. Twenty-two units will be available for individuals earning 30 percent of area median income (AMI), seven units will be available for individuals earning 40 percent AMI, 11 units will be available for families earning 50 percent AMI and 32 units will be available to families earning 60 percent AMI. Wireless internet will be provided for all units, enabling residents to complete schoolwork, search for jobs and complete other important tasks in their homes. An on-site community center will provide space for activities and social services.

Ingram Village Phase I

Ellendale, Del.

Member: Fulton Bank, National Association

Sponsor: Sussex County Habitat for Humanity Inc.

Units: 5

AHP Grant: \$325,000

Total Development Cost: \$760,750

Ingram Village Phase I, a homeownership project, will build five new homes in Ellendale, Del. Three of the five homebuyers accepted for the program will have an income between 30 and 50 percent of area median income (AMI). The other two homebuyers will have incomes between 51 and 60 percent AMI. All families will be required to attend pre- and post-homeownership classes to better prepare homebuyers to become successful homeowners. Sussex County Habitat for Humanity will provide each family with a case manager to mentor them through the process from successful applicant to homeowner. Each adult in the family will be required to contribute 250 hours of "sweat equity" building their home and the homes of other families in the program. The families will be required to pay closing costs and an affordable, low-cost mortgage. The homes are located within reasonable commute to beach resort employment, restaurants, houses of worship, schools and shopping.

West Virginia

Deckers Court Phase I

Morgantown, W.Va.

Member: WesBanco Bank Inc.

Sponsor: Mon County Habitat for Humanity Inc.

Units: 5

AHP Grant: \$250,000

Total Development Cost: \$716,325

Mon County Habitat for Humanity Inc. partners with families making 35 to 75 percent of the area median income. This project, Deckers Court Phase I, is the first of two phases in the Deckers Court portion of a new affordable housing development. It will consist of five single-family detached houses, which will be built to ENERGY STAR standards.

Novus House

Morgantown, W.Va.

Member: Clear Mountain Bank

Sponsor: Caritas House Inc.

Units: 8

AHP Grant: \$392,111.55

Total Development Cost: \$392,111.55

Novus House will provide supportive housing in the Morgantown area for eight individuals who are homeless, or at-risk of becoming homeless, with a history of mental illness, substance abuse or disability. Each unit will provide private living quarters, full furniture, bathrooms and a kitchenette for each resident. Additional common rooms will include a laundry room, a storage area, a guest reception/foyer and administrative office space. The support and supervision for residents includes access to staff 24/7, on-site visits by the Housing Coordinator at least three times per week, and support staff and administrative oversight provided by Caritas House Inc. The objective is to reduce the number of hospitalizations, crisis events and, ultimately, the homeless population.

Phase II Fairmont City Rehab Program

Fairmont, W.Va.

Member: United Bank

Sponsor: Fairmont Housing Authority

Units: 10

AHP Grant: \$146,917

Total Development Cost: \$149,417

This project, known as Phase II Fairmont City Rehab Program, will provide an owner-occupied housing rehabilitation program for homeowners within the city limits of Fairmont. Many housing units in the city are owned by elderly, low-income and disabled families and are in need of modest repairs. The five-year forgivable grant program will target 10 single-family residential homes, providing modest home repairs needed to bring them up to code and increasing accessibility and habitability. Repair needs include roof repairs, window repairs, gutter repairs, foundation work, accessibility improvements, electrical upgrades, new heating units and basic safety features. The program will serve a diverse income population, with household incomes at or below 80 percent of area median income.

Silver Anniversary Scattered Sites Project

Franklin, W.Va.

Member: Pendleton Community Bank

Sponsor: Almost Heaven Habitat for Humanity

Units: 3

AHP Grant: \$110,000

Total Development Cost: \$419,800

Almost Heaven Habitat for Humanity is celebrating its 25th Anniversary. The organization's Silver Anniversary Scattered Sites Project will be the construction of three new, energy-efficient houses built in partnership with three very low-income (including one extremely low-income) families in Pendleton County, W.Va. The families will invest "sweat equity" into the construction of their homes and the homes of other families. Volunteer labor and donated materials and supplies will help to leverage the construction efforts. The homes will be sold for no profit and financed with zero-percent-interest, affordable mortgages.

Out of District

Blessed Sacrament Supportive Housing

Baltimore, Md.

Member: PNC Bank, National Association

Sponsor: Marian House

Units: 22

AHP Grant: \$500,000

Total Development Cost: \$5,505,352

Marian House will develop 22 units of permanent supportive housing for homeless individuals and families with dependent children where the head of household is recovering from substance abuse and/or co-occurring disorders of mental illness or physical impairments. The project, Blessed Sacrament Supportive Housing, will be located at 4101 1/2 Old York Road in the Pen Lucy neighborhood of Baltimore City and is part of a greater campus for homeless individuals and families that Marian House is creating on the project site. At the Blessed Sacrament Campus, individuals and families will be provided with affordable supportive housing. All residents will have access to appropriate support services that are designed to build skills and increase each resident family's level of independence. The project will promote energy efficiency and obtain certification from National Green Building Standards (NGBS).

Brookside Commons

Traverse City, Mich.

Member: West Union Bank

Sponsor: The Woda Group Inc.

Units: 72

AHP Grant: \$350,000

Total Development Cost: \$11,817,402

Brookside Commons will include 72 one-level apartment units, in nine two-story buildings, for low- and very low-income families. Twenty-six units will be set aside as permanent supportive housing for those affected by homelessness and/or with special needs. Support services are provided by seven local service agencies. The site is one-half mile from the Traverse City West High School and is adjacent to a new single family subdivision. Within two miles are family amenities such as retail, services, schools, medical and dental providers, restaurants and several major employers.

Craven Terrace Phase I

New Bern, N.C.

Member: PNC Bank, National Association

Sponsor: Transformation Venture Capital

Units: 131

AHP Grant: \$500,000

Total Development Cost: \$11,663,881

This project will focus on rehabilitating Craven Terrace Phase I, a 131-unit public housing complex located in New Bern, N.C. Since its original completion, Craven Terrace Phase I has housed low- and moderate-income families in its one- to five-bedroom units. The units are distributed amongst a mix of 16 residential brick buildings on an 8.3-acre site. The physical conditions of the buildings have deteriorated and are in need of substantial investment to ensure they remain a viable source of affordable housing. Upon completion of the rehabilitation 79 units will be targeted to households at or below 50 percent of area median income (AMI), with the remaining units targeted to households at or below 60 percent AMI.

Drop Inn Center Step-Up Shelter

Cincinnati, Ohio

Member: PNC Bank, National Association

Sponsor: Shelterhouse Volunteer Group.

Units: 60

AHP Grant: \$500,000

Total Development Cost: \$800,000

The Drop Inn Center currently serves most of Cincinnati's homeless, more than 2,000 people per year. The current location is functionally obsolete, overcrowded and not suitable for expansion. The Center is relocating, through the adaptive reuse of the former Butternut bakery at 5th and Gest streets, to create a new Drop Inn Center with 170 beds. The 79,190-square-foot building will include three shelters. The first will be an emergency safe shelter with 50 beds for men. The second will be an entry shelter with 60 beds for men who have committed to weekly case management. This project covers the third shelter, the Step-Up Shelter, which will be a transitional housing space for veterans and other individuals, with 13 rooms and 60 beds. The completed facility will include expanded kitchen and dining, 13 bathrooms, laundry rooms, classrooms and a medical clinic. The facility will have card reader accessibility, security cameras, wireless internet and computer stations.

Eagle Market Place

Asheville, N.C.

Member: TD Bank, N.A.

Sponsor: Mountain Housing Opportunities Inc.

Units: 62

AHP Grant: \$500,000

Total Development Cost: \$11,615,547

The Eagle Market Place project site is located in Asheville's historic African American business and residential district, known as The Block. This area is currently composed of vacant sites, empty historic brick buildings, a large historic church, an underused park and a few small businesses. Since 1983, the City of Asheville has officially declared it "blighted" or "distressed" numerous times. The Eagle Market Place project is part of a larger master development of this neighborhood and includes a mix of residential and commercial uses. This residential component will provide 62 new units of multifamily housing. Sixty percent of the units are targeted to households at or below 50 percent of area median income (AMI), with the remaining units targeted to households at or below 60 percent AMI.

Gaudenzia 4615 Park Heights Avenue

Baltimore, Md.

Member: PNC Bank, National Association

Sponsor: Gaudenzia Foundation Inc.

Units: 120

AHP Grant: \$500,000

Total Development Cost: \$1,750,000

Gaudenzia Foundation Inc. will rehabilitate its transitional living and treatment facility serving 120 individuals and families with special needs, many of whom are homeless, at 4615 Park Heights Ave. in Baltimore, Md. One wing of the 41,000-square-foot building will be renovated to create additional transitional housing for women recovering from substance abuse who are ready for greater self-sufficiency, but not yet ready for permanent housing. On-site programming is designed to help residents maintain their sobriety while increasing their economic independence and self-sufficiency through services addressing housing, substance abuse treatment, childcare needs, prevention and intervention, primary healthcare, mental health treatment, life skills development, education (including job readiness and employment training) and transportation.

GCHP–Esplanade

New Orleans, La.

Member: PNC Bank, National Association

Sponsor: Gulf Coast Housing Partnership

Units: 40

AHP Grant: \$500,000

Total Development Cost: \$7,397,432

The GCHP–Esplanade project will include the conversion of a vacant nursing home into a 40-unit apartment development. Sixteen units will be for households with incomes at or below 60 percent of area median income (AMI). Four units will be for households with incomes at or below 50 percent AMI. The remaining 20 units will be for residents with incomes at or below 20 percent AMI, targeted to homeless individuals with disabilities. Amenities will include on-site parking and security, an interior patio, a resident lounge, an elevator and on-site laundry facilities. The building is situated along two bus routes and a new dedicated bike lane. It is within walking distance of two grocery stores, a health clinic, a pharmacy and other small stores. The site is also located one mile from the French Quarter and Downtown New Orleans, the largest employment concentration in Louisiana.

Good Samaritan Residential

Bay City, Mich.

Member: PNC Bank, National Association
Sponsor: City Rescue Mission of Saginaw Inc.
Units: 9
AHP Grant: \$500,000
Total Development Cost: \$553,750

City Rescue Mission of Saginaw Inc. has been providing housing for very low-income homeless persons at their Good Samaritan Rescue Mission facility since 2005. This project will involve the rehabilitation and conversion of the building's ground level. Rooms currently used as storage will be converted into nine single-occupant apartments. The project will renovate bathrooms and rooms, create a new living area for residents, build laundry facilities and construct a congregate kitchen area. Residents will receive a well-balanced set of empowerment initiatives and supportive services, including case management, on-site maintenance, food service, medical services, drug/alcohol counseling, GED completion, life skills training, personal counseling, benefits advocacy, support groups and work therapy.

Hope Court

Greensboro, N.C.

Member: PNC Bank, National Association
Sponsor: Affordable Housing Management Inc.
Units: 16
AHP Grant: \$154,320
Total Development Cost: \$1,986,784

The Hope Court project is new construction of 16 community-restricted, affordable apartments available to households with incomes below 50 percent of area median income. Four apartments will be reserved/occupied by individuals with disabilities. Units will include washer/dryers, self-cleaning oven ranges, dishwashers, refrigerators, energy-efficient HVAC systems and water heaters, and ENERGY STAR-rated appliances and light fixtures. Site amenities will include a fenced playground, picnic area and bike rack. Energy-efficient LED site lighting and a property-wide security camera system will also be included. Hope Court will be located close to shopping, major employment centers, schools, day care, restaurants, medical offices and other services.

Jefferson Davis Apartments

Montgomery, Ala.

Member: Chase Bank USA, National Association
Sponsor: Gulf Coast Housing Partnership
Units: 98
AHP Grant: \$400,000
Total Development Cost: \$9,900,658

Gulf Coast Housing Partnership will acquire and renovate the historic 98-unit Jefferson Davis Apartments in Montgomery, Ala. The building will serve a population of low-income elderly and special-needs residents who have household incomes at or below 30 percent of area median income. The renovation will include, but not be limited to, new HVAC systems; a new boiler system; a new roof system; new elevators; repair of existing windows; new flooring, cabinets and countertops, as needed; and new energy-efficient lighting, appliances and plumbing fixtures. Residents will also enjoy a range of new amenities including a computer lab, a community room and kitchen, a fitness center, a new exterior courtyard and the availability of supportive social services.

Lincoln Grant Scholar House

Covington, Ky.

Member: PNC Bank, National Association

Sponsor: Northern Kentucky Community Action Commission, Inc.

Units: 45

AHP Grant: \$500,000

Total Development Cost: \$9,702,968

Lincoln Grant Scholar House will provide affordable housing through the construction of 45 new housing units. Unit occupancy will be restricted to households with incomes at or below 50 percent of area median income. Construction methods will utilize green building techniques, energy-efficient technology and universal design features. The community service facility will house an academic service center, an education resource center and computer lab, a family fitness center, a study center and a children's library. The site is located in a residential neighborhood close to a public library, schools, churches, community organizations, public parks, medical services, restaurants and shopping.

Maple Tower

Ann Arbor, Mich.

Member: Chase Bank USA, National Association

Sponsor: Ann Arbor Housing Commission

Units: 135

AHP Grant: \$500,000

Total Development Cost: \$16,058,237

The Maple Tower project will rehabilitate two existing properties owned and operated by the Ann Arbor Housing Commission. Miller Manor, located at 727 Miller Avenue, is a seven-story apartment building constructed in 1971. Maple Meadows, located at 800-890 South Maple Road, includes five two-story buildings constructed in 1970. The redevelopment will result in 135 residential units, all of which will receive either Section 8 project-based vouchers or Veteran's Affairs Supportive Housing subsidies from the U.S. Department of Housing and Urban Development. The redevelopment will preserve affordable housing for those households whose annual income is either at or below 50 percent of area median income. Thirty-four units will be set aside as permanent supportive housing, with 11 of those units targeted to chronically homeless households.

North Capitol Commons

Washington, D.C.

Member: Chase Bank USA, National Association

Sponsor: McCormack Baron Salazar

Units: 124

AHP Grant: \$500,000

Total Development Cost: \$31,909,649

The North Capitol Commons project will include the new construction of 124 rental units along with 2,553 square feet of ground floor retail space. The building will be located in the North of Massachusetts Avenue neighborhood of Washington, D.C. Units will be reserved for homeless adults living with special needs, focusing on veterans. Units will also be available to households with incomes at 60 percent or less of the area median income, and 17 units will be reserved for referrals from the District's Department of Behavioral Health. The building will contain a multi-purpose room, laundry room, lounge, kitchen and exercise room. A thorough intake assessment will be conducted with each tenant upon arrival, and an individual service and care plan will be developed to meet their complex mental health, substance abuse (or prevention of relapse), and other support needs to sustain permanent housing.

River Run Ann Arbor

Ann Arbor, Mich.

Member: Chase Bank USA, National Association

Sponsor: Ann Arbor Housing Commission

Units: 116

AHP Grant: \$500,000

Total Development Cost: \$13,991,527

The River Run Ann Arbor project includes the rehabilitation and reconstruction of 116 housing units, including six that were recently destroyed in a fire. The units are located among three existing properties and will preserve affordable housing for households whose annual income is either at/below 50 percent of area median income (AMI). Twenty-nine units will be targeted to households with incomes at/below 30 percent AMI. Twenty-nine of the 116 units will be targeted to individual with special needs.

Russell Jackson Village

Rocky Mount, N.C.

Member: PNC Bank, National Association

Sponsor: South Eastern North Carolina Community Development Corp. Inc.

Units: 8

AHP Grant: \$500,000

Total Development Cost: \$1,173,563

South Eastern North Carolina Community Development Corp. Inc. will develop eight new rental units targeted to extremely low-income and very low-income households with individuals with disabilities. The project is located within the Beal Street Redevelopment target area, and the development site was donated by the City of Rocky Mount Redevelopment Commission.

Veranda at Whitted School

Durham, N.C.

Member: PNC Bank, National Association

Sponsor: Integral Development LLC

Units: 79

AHP Grant: \$500,000

Total Development Cost: \$14,199,623

The Veranda at Whitted School project will include both new construction and adaptive reuse of an early 1900s school to create housing for individuals age 55 and older in Durham, N.C. The project will include housing units for low-income individuals and families, with 20 units set aside for households with an annual income at or below 30 percent of area median income (AMI), and 59 units set aside for households with an annual income at or below 60 AMI. Fifty units will have project-based rental assistance. In addition to senior independent living, the intergenerational facility will include a preschool operated by Durham Public Schools. The preschool will provide the opportunity for seniors to volunteer with children.

Willow Haven II

Linden, Mich.

Member: PNC Bank, National Association

Sponsor: Venture Inc.

Units: 20

AHP Grant: \$162,000

Total Development Cost: \$4,450,700

Venture Inc. owns Willow Haven Apartments, a 32-unit property located at 815 S Bridge Street in Linden, Mich. The property was renovated in 2011 and currently has a 100 percent occupancy rate. Following this success, Venture is developing Willow Haven II, which will include 20 units of new multifamily housing on the property. Five units will serve as permanent supportive housing. Residents will primarily be working families with median earnings between \$11,220 and \$31,980 (the median earnings of 39 percent of the total resident workforce in Linden).

Women & Children's Center Phase 2

Pontiac, Mich.

Member: PNC Bank, National Association

Sponsor: Grace Centers of Hope

Units: 57

AHP Grant: \$500,000

Total Development Cost: \$648,030

Grace Centers of Hope provides a full recovery and rehabilitation campus for homeless men, women and children who have been abused and/or addicted to drugs or alcohol. This includes supportive services, life skills and after-care to maintain long-term, sustained independence. The overall project is to move the women and children's one-year Life Skills Program to a new location. In the project's second phase, the lower level and main floor of the project site will be renovated to create 57 units of housing. Residents will have access to the Hands of Hope Childcare Center (free of charge for all residents' children), a park adjacent to the site building and medical services.



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