

**Conditional Reservation of Low Income Housing Tax Credits:**

**Development Name:** Lipscomb Square

**Location:** 1121-33 Bainbridge, 607-13 South 12<sup>th</sup> and 700 S. 12<sup>th</sup> Street Philadelphia, Philadelphia County

**Conditional Reservation of Tax Credits:** \$1,250,000

**Additional Funding Awarded:** \$1,200,000 PHARE/HTF

**DEVELOPMENT DESCRIPTION:**

This proposal is for the substantial rehabilitation and preservation of 42 buildings consisting of 22 one-bedroom, four two-bedroom, 14 three-bedroom and 25 four-bedroom units for general occupancy. The development will have 19 market rate units and 46 units with Section 8 project based assistance. The development is estimated to be a total of 102,237 square feet.

**Conditional Forward Commitment of Low Income Housing Tax Credits:**

**Development Name:** 800 Vine Senior

**Location:** 800-30 Vine Street, Philadelphia, Philadelphia County

**Conditional Forward Commitment of Tax Credits:** \$1,250,000

**DEVELOPMENT DESCRIPTION:**

This proposal is for the construction of a 12 story building with four floors of affordable housing containing 37 one-bedroom and 14 two-bedroom units for persons 62 and above. The affordable portion of the development is estimated to be a total of 68,143 square feet. The remaining floors will consist of 126 market rate rental units and commercial space.

**County:** Philadelphia

**Proposal Name:** Homelessness Diversion through Transitional Housing

**Organization:** Sunday Breakfast Rescue Mission

**Funding Reserved:** \$40,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Sunday Breakfast Rescue Mission (SBRM) has been caring for those experiencing hunger, homelessness, and hurting since 1878. It has grown to be Philadelphia's largest Men's emergency shelter, and the only provider of three meals a day to anyone in need, seven days a week. PHARE Funds will be used to complete capital improvements to SBRM's aging infrastructure to provide 59 transitional housing units that serve as a pathway out of homelessness for men in Philadelphia County.

Senator Farnese

**County:** Philadelphia\*  
**Proposal Name:** Harrison Senior Towers  
**Organization:** PHA  
**Funding Reserved:** \$1,000,000 PHARE/Realty Transfer Tax

**Proposal Description:**

The Philadelphia Housing Authority (PHA) intends to substantially renovate an existing 100,000 + sq ft public housing tower, Harrison Plaza Tower, into one hundred and sixteen (116) units of affordable senior preference housing (the “The Tower”). The rehabbed 14 story Tower will include one hundred and four (104) one-bedroom units and twelve (12) two-bedroom units. The units will range in size from approximately 590 sq ft to 1,000 sq ft. There will be a central laundry room, an onsite community room with a kitchenette and outdoor space and, an onsite property management office. The Tower will also include space for an exam room for onsite medical services and dedicated office space for a social service coordinator. All 116 units will be leased seniors earning 60% of the area median income (AMI) or less and 12% of the units will be reserved for seniors earning 20% AMI or less.

**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.

Senator Farnese

**County:** Philadelphia  
**Proposal Name:** Bethesda Project - Facility Upgrades  
**Organization:** Bethesda Project  
**Funding Reserved:** \$100,000 PHARE/Realty Transfer Tax

**Proposal Description:**

PHARE funding will provide two critically needed facilities with repairs and improvements. New windows will be put in at Bethesda Bainbridge (700 S. 15th Street), a residence to 30 formerly homeless adults, and a new HVAC system will be installed at Bethesda Sanctuary (816 S. 20th Street), a residence to 16 formally homeless adults. Completing these necessary improvements will help us to fulfill our mission to be family with the men and women who call these sites home.

**County:** Philadelphia\*  
**Proposal Name:** Donnally/Brown Townhouse Preservation  
**Organization:** WCRP  
**Funding Reserved:** \$1,000,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Donnally/Brown Townhomes Preservation Development is a refinance, 4% Low Income Housing Tax Credit (LIHTC) re-syndication, and rehabilitation of a 12-unit LIHTC property originally built by WCRP. The Project consists of 4 two-bedroom units, 6 three-bedroom units, and 2 four-bedroom units. The Project is a general occupancy development in 1 building in single family townhome and stacked duplex configurations. Two units are accessible for persons with physical disabilities and one unit is accessible for persons with visual and auditory disabilities. The subject property will target 1 unit at or below 20% of AMI, 1 unit at 30% AMI, 6 additional units at 50% AMI, and 4 units at 60% of AMI. The gross square footage of the development equals 15,920 sq ft., including net square footages at 2-bedroom units at 1000 sq ft, 3-bedroom units at 1280 sq ft., and 4-bedroom units at 1558 sq ft.

Senator Farnese

**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.

Senator Farnese

**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:** 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:** 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

Senator Farnese

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:** 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 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:** Ceiba Collective to Foster Sustainable Partnerships Committed to Address Housing Needs  
**Organization:** Ceiba  
**Funding Reserved:** \$75,000 PHARE/Realty Transfer Tax

**Proposal Description:**

Ceiba is seeking to foster sustainable partnerships committed to addressing housing needs over a significant period of time in the Latino Community of Philadelphia. The PHARE grant will be used to hire a Program Coordinator to help coordinate and manage the activities of the Latino Equitable Development Collective (LEDC), a Ceiba Collective Impact initiative in the Hispanic community of Eastern North Philadelphia.

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