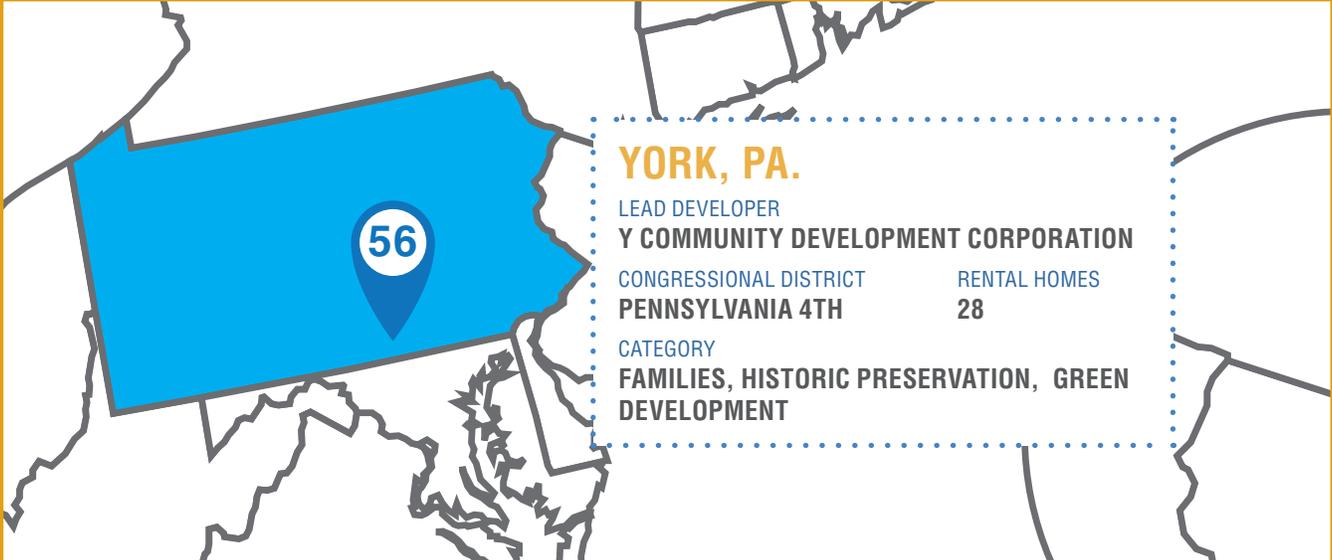




Historic Area in Pennsylvania Gets Affordable Housing



YORK, PA.
LEAD DEVELOPER
Y COMMUNITY DEVELOPMENT CORPORATION
CONGRESSIONAL DISTRICT
PENNSYLVANIA 4TH RENTAL HOMES
28
CATEGORY
FAMILIES, HISTORIC PRESERVATION, GREEN DEVELOPMENT



Photos: Courtesy of PIRHL, LLC

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York, Pa., has a new affordable housing option with George Street Commons—and it fits in with the historic downtown. “This development is within the historic district of York and adjacent to a [19th century] warehouse,” said Dave Uram, principal and co-founder of co-general partner Partnership for Income Restricted Housing Leadership LLC (PIPHL). “We wanted the development to blend within the context of the city. We respected the architectural history of York. It has a lot of Revolutionary War and Civil War-era buildings.”

Downtown York has been called an “architectural museum” because of the vast number of historically preserved buildings. Now it has George Street Commons, a 28-apartment mixed-use development funded largely by low-income housing tax credits (LIHTCs). The transit-oriented, mixed-use development provides two- and three-bedroom townhomes to residents earning 50 to 60 percent of the area median income (AMI). A small percentage of the rental homes will be available to residents earning 20 percent of the AMI and seven apartments will receive project-based Section 8 rental subsidy from the U.S. Department of Housing and Urban Development (HUD), allowing them to spend no more than 30 percent of their income on rent.

Uram said the size of the rental homes made George Street Commons particularly important. “There is a real need in the market for large family units,” he said. Uram said the area has few three-bedroom rental homes.

George Street Commons, which opened in October 2013, has an energy-efficient geothermal heat pump system, which is expected to reduce energy costs by 50 percent. The 1.3-acre site also has a 1,700-square-foot community center that houses the management office and supportive service space, where the local YMCA provides

services. Those include on-site case management, budget counseling and financial management, parenting programming, and distance learning and continuing education opportunities.

Residents also have access to job readiness classes and employment and education classes offered by other local agencies.

Along with the townhouses, the development also features a 2,100-square-foot grocery store called Green Grocer, which will designate a portion of its space to fresh fruits and vegetables.

“This is the first time we’ve added an element like this into a deal,” said Larry Richardson, president and CEO of co-general partner Y Community Development Corporation (YCDC). “We are excited to see the result of this and the possibility of duplicating it in other developments.” Uram said there is a lack of healthy food options in the area and said this could help change the neighborhood.

One thing that didn’t change the neighborhood is George Street Commons’ design. The developers made sure it fit aesthetically within the historic city. ❖

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FINANCING

- ◆ \$6.4 million LIHTC equity investment from M&T Bank
- ◆ \$750,000 in HUD HOME Funds
- ◆ \$300,000 Affordable Housing program loan through Federal Home Loan Bank of New York

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