



## Dauphin County Infill Project

<i>Location:</i>	<i>Steelton, Middletown &amp; Millersburg, Dauphin County</i>
<i>Description:</i>	<i>Rehab/ New Construction</i>
<i>Number of Units:</i>	<i>12 units</i>
<i>Occupant:</i>	<i>Homeowner</i>
<i>Completion Date:</i>	<i>Ongoing</i>
<i>Total Investment:</i>	<i>\$950,414.90</i>

The Dauphin County Suburban Infill Project includes rehab/new construction in the Borough of Steelton and various other areas of Dauphin County. This project is based on the successful model created through the Capitol Corridors Program in the City of Harrisburg. Through a partnership with Dauphin County, Tri-County HDC targets dilapidated houses to be completely renovated for resale to low and moderate-income homebuyers. These projects provide an opportunity for homebuyers and contribute to neighborhood revitalization in Dauphin County.



## Riverview Heights

*Location:* Steelton, Swatara Township, Dauphin County  
*Description:* New Construction  
*Number of Units:* 10 homes  
*Occupant:* Homeowner

Located high atop the hills of Steelton, the Riverview Heights project on Stikle Street turned barren and unusable land into a beautiful community comprised of 10 newly constructed homes. By returning the land to its highest and best use, low- to moderate-income residents in Steelton were able to enhance their own self-sufficiency by purchasing a quality home, which increased their personal equity, stabilized the community and contributed to the local tax base.



## **Enola/West Fairview**

*Location:* Enola/West Fairview, East Pennsboro Township, Cumberland County  
*Description:* Rehab  
*Number of Units:* 10 homes  
*Occupant:* Homeowner  
*Completion Date:* 2007  
*Total Investment:* \$1,300,000

In partnership with the Cumberland Redevelopment Authority, Tri-County HDC identified five properties for the Enola/West Fairview Townhouses project. After a substantial renovation, the finished duplexes offered affordable homeownership opportunities to low- to medium-income residents of Cumberland County seeking to enhance their self-sufficiency. In Enola/West Fairview Phase II, Tri-County HDC partnered with the Cumberland County Redevelopment Authority again, as well as the Pennsylvania Department of Community and Economic Development, to acquire and rehabilitate five additional properties for sale to low and moderate-income homeowners in Enola and West Fairview.



## American House

*Location:* Mechanicsburg, Cumberland County  
*Description:* Historic Rehab  
*Number of Units:* 16 units  
*Occupant:* Rental/Elderly  
*Completion Date:* 1996  
*Total Investment:* \$1,400,000

The American House Apartments project transformed a rundown hotel and tavern into a beautiful residence for the senior citizens of Mechanicsburg. The historic renovation of the building involved the installation of a new elevator, meeting handicap accessibility requirements, and the restoration of the facade to its original state. The American House Apartments has restored a key property for downtown Mechanicsburg and created another housing option for the area's low-income senior citizens.



## North Newton Homes I & II

*Location:* North Newton Township, Newville, Cumberland County  
*Description:* New Construction  
*Number of Units:* 12 homes  
*Occupant:* Homeowner

Five homes comprise the neighborhood of Sir William Drive in North Newton Township of Newville, Pennsylvania. Situated in the rural countryside of Cumberland County, these newly constructed homes offer raised ranch and classic ranch styles, spacious square footage, garages and generous yards.



## Roth Village

*Location:* Hampden Township, Mechanicsburg, Cumberland County  
*Description:* New Construction  
*Number of Units:* 62 units  
*Occupant:* Rental

Roth Village was designed specifically with families in mind. Developed in Hampden Township, the site is close to schools, churches and parks, shopping districts and is easily accessible to Interstate Route 81. The two-story townhouses are attractive, modern and rents are affordable to accommodate moderate- and middle-income families. Amenities include a large community room with laundry facilities, a tot lot, spacious two- and three-bedroom units, individually controlled heating and air-conditioning and an on-site manager's office, just to name a few.



## Orchard Run I

*Location:* Chambersburg, Franklin County  
*Description:* New Construction  
*Number of Units:* 49 units  
*Occupant:* Rental/Elderly

The courtyard design of Orchard Run Apartments is attractive to families and truly like private homes. The two- and three-bedroom units are spacious, comfortable and each has its own entrance. Located one block off of Wayne Avenue/Route 316, Orchard Run Apartments is situated conveniently to shopping, employment and schools. Other amenities attractive to families include an on-site tot lot, individually controlled heating and air conditioning, dishwasher, major kitchen appliances and washer/dryer hook-ups. Handicapped accessible units are also available.

## Orchard Run II

*Location:* Chambersburg, Franklin County  
*Description:* New Construction  
*Number of Units:* 40 units  
*Occupant:* Rental/Elderly

Located on Apple Blossom Way, the Villas at Orchard Run offer housing solutions for the elderly of Chambersburg. Residents can take advantage of the beautiful site and gazebo, community room, generous parking lot, the on-site manager's office and the close proximity to major driving routes. These one- and two-bedroom units includes individually controlled heating and air-conditioning, dishwasher, kitchen appliances and a washer and dryer. Handicapped accessible units are available.





## **Newport Square Apartments (The “Butz” Building)**

<i>Location:</i>	<i>Newport, Perry County</i>
<i>Description:</i>	<i>Historic Rehab</i>
<i>Number of Units:</i>	<i>11 units</i>
<i>Occupant:</i>	<i>Rental/Elderly</i>
<i>Completion Date:</i>	<i>2000</i>
<i>Total Investment:</i>	<i>\$1,586,000</i>

The rehabilitation of the Butz Building overcame significant obstacles in order to beautify the southeast corner of the Newport Square. From a sinking foundation to major structural and historic rehabilitation work, Tri-County HDC was able to preserve the architectural character of this 1850's storefront while creating a modern facility with an elevator and complete handicapped accessibility. Now a mixed-use occupancy with an art gallery in the commercial space and rental housing on the upper floors, the Newport Square Apartments has revitalized downtown Newport by strengthening an anchor building on the square and getting people excited about future development in their small town.



## **Newport Senior Housing (The “Towpath” Hotel)**

<i>Location:</i>	<i>Newport, Perry County</i>
<i>Description:</i>	<i>Historic Rehab</i>
<i>Number of Units:</i>	<i>13 units</i>
<i>Occupant:</i>	<i>Rental/Elderly</i>
<i>Completion Date:</i>	<i>2008</i>
<i>Total Investment:</i>	<i>\$3,894,339</i>

Located across the square from Butz House, the Newport Senior Housing project continues the revitalization of the town of Newport with a major investment in another anchor building. This project restored the old Towpath Hotel and Tavern, which had fallen into periods of disrepair and neglect since the 1972 Agnes flood. The rehabilitation maintains the historic character of the building and creates affordable housing units for 13 senior citizens. Additionally, first floor space includes two commercial units, one occupied by the Newport Senior Citizens Center. A community room for building residents is also available on the first floor of the building.



## *New Developments: Mt. Pleasant Homes*



Ten new construction homes have been built on Swatara and S. 16th Streets in South Allison Hill, Harrisburg. This is a part of the 25-home planned development in the neighborhood, the largest new construction project in the community in many years. Several blocks of blighted homes were acquired and demolished in the 1990's. In 2009, construction of these affordable new construction homes began.

The homes in this development boast modern amenities and are highly energy efficient. A "net zero energy" home (pictured, above left) was constructed to demonstrate the advantages of building affordable housing that utilizes cutting edge energy saving and producing technologies. Below is a picture of the beautiful streetscape.

