

# MulDer Square

→ { = Mulberry + Derry }

# Revitalization Underway

By Gary Lenker, Executive Director, Tri-County Housing Development Corp.

The historic South Allison Hill, Harrisburg, neighborhood of “MulDer Square,” a combination of the main streets of Mulberry and Derry, is seeing significant investment by the City of Harrisburg and a number of its partners. This effort builds on completion of a major renovation by PennDot to the Mulberry Street Bridge that was completed at the end of 2014 at a cost of more than \$12 million.

MulDer Square is a joint revitalization project with the Commonwealth, the City of Harrisburg, Tri-County Housing Development Corp., the Harrisburg Housing Authority, Brethren Housing and Tri-County Community Action.

The boundaries of the project are the Mulberry Street Bridge, 13th Street, Thompson and Kittatiny Streets. Rehabilitation of Derry and Mulberry Streets are key infrastructure pieces that include traffic calming measures, new streetscapes, trees, lighting and improved sidewalks.

In May of 2017, one of the City’s key partners, the Tri-County Housing Development Corp. (TCHDC), began work on one of the major housing developments on Hummel Street. TCHDC is a 501(c)(3) not for profit Community Housing Development Organization, whose mission is to promote and develop affordable housing for low and moderate income families. TCHDC tore down five blighted homes in the 200 block of Hummel Street and will be replacing them with four new townhomes at a cost of about \$125,000.00 to build each unit. The four new townhouses will be 1,200 square feet with three bedrooms and 1 ½ bathrooms as well as a full basement. They



Renderings by KD3 Design Studio

“Greater homeownership in a city can cure a series of ills. Residents’ pride in their homes contributes to less trash and crime and a greater sense of community.”

— Gary Lenker, Executive Director of Tri-County Housing Development Corp.



will be sold for much less to qualified applicants who make less than 80 percent of the area’s median income. The organization has also acquired and will be renovating four blighted homes across the street as part of their \$2.25 million investment. Tri-County will work with residents who may want to buy one of the new or renovated homes but can’t qualify for a mortgage. The agency has a two-year lease-to-purchase program that is designed to improve credit scores and better prepare residents for the long-term costs of homeownership.

“Greater homeownership in a city can cure a series of ills,” said Gary Lenker, Executive Director of Tri-County. “Residents’ pride in their homes contributes to less trash and crime and a greater sense of community,” he said.

Tri-County’s investment comes on the heels of previous new construction and home rehabilitation in the immediate area by Brethren Housing Association, whose mission is to provide stable housing and loving support to a mother and her children



**The City's role is to set the table for additional investment. Each investment builds on the next to create momentum that will attract additional future investments."**

*— Jackie Parker, Harrisburg Community and Economic Development Director*

during a transition of homelessness and instability to self-sufficiency and personal growth.

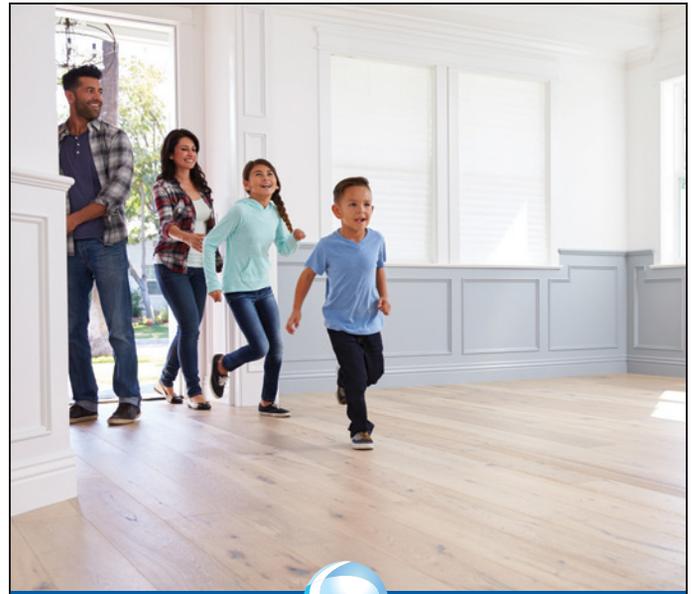
The last major piece of the revitalization efforts started in late July of last year as the Harrisburg Housing Authority started construction of 50 high-quality affordable apartments for rent. They will construct three mixed-use buildings; one 26-unit, one 21-unit and one 3-unit that eliminates 16 blighted properties. The HHA investment is expected to be about \$15 million.

"The City's role is to set the table for additional investment," said Jackie Parker, the City's Community and Economic Development Director. Parker said that was the whole idea behind MulDer Square: to leverage investment from various agencies to change the direction of a neighborhood. "Each investment builds on the next to create momentum that will attract additional future investments," she said.

"The MulDer Square project will be a boon to the Allison Hill area and transform the section around Derry and Mulberry Streets," Mayor Eric Papenfuse said. "This is one of my administration's most important community redevelopment initiatives and will directly benefit businesses and residents of Allison Hill."

For more information, contact Gary Lenker at Gary@tchdc.net or call (717) 231-3604 Ext. #137.

 **See Tri-County Housing Development Corp. at Booth 514**



## Making home ownership dreams come true.

Centric Bank offers the highest level of personalized service when you're ready to buy your first home, refinance or build the custom home of your dreams.

Call us at 717.657.7727 to speak with one of our mortgage specialists or visit [CentricBank.com](http://CentricBank.com).

**Personalized service & attention**

**Competitive products & rates**

**Local loan decisions**

**In-person conversations and online access**



**CentricBank.com | 717.657.7727**

LOWER PAXTON | DERRY TOWNSHIP | CAMP HILL | SILVER SPRING | DOYLESTOWN | MOUNTVILLE



All credit subject to approval. NMLS #690920

