10,000 Friends Partners with DON Services to Provide Emergency Home Repairs in New Castle's South Side

10,000 Friends has a new partnership with DON Services in New Castle, Lawrence County, to assist low-income homeowners and seniors with emergency home repairs to improve their housing conditions for safety and security. The partnership is part of 10,000 Friends Neighborhood Partnership Program (NPP), a collaborative effort to revitalize New Castle's South Side. The repair program helps homeowners remain safely in their homes, preserving homeownership and ensuring stability in the neighborhood.

Over the summer, the partnership completed emergency home repairs on two homes. The Clements family received exterior repairs to repair the roof of the front porch, repair the front steps and install a handrail, new soffit and gutters were installed, and the entire exterior has a fresh coat of paint. An elderly homeowner at Cunningham Avenue received completely new front exterior steps. Two repairs are in progress today including a roof replacement, and additional repairs are planned in the upcoming program year. Exterior repairs like these have a positive ripple effect that will continue to improve the neighborhood for years to come.

To build on the success of the emergency home repair program, DON Services has applied to the Federal Home Loan Bank's Affordable Housing Program with 10,000 Friends' endorsement to provide financing to build two new homes for affordable homeownership on Hamilton Street. It has been several years since any new construction has occurred in the area. The new homes will be built on formerly blighted and vacant properties that have been acquired through the Lawrence County Land Bank, a key partner in the revitalization efforts. 10,000 Friends is also working with the Land Bank on a side yard program, through which eligible homeowners can purchase vacant lots next to their properties, building their own assets and creating additional green space.
This summer, demolitions were completed on seven condemned vacant structures. In addition to the blight reduction and housing work that 10,000 Friends is doing, the NPP also supports important community-based initiatives. The Gussie Walker Community Outreach Organization provides after-school enrichment to local school-aged children including after school program and summer camp. A community garden initiative is helping to re-purpose vacant lots to productive use and provide fresh produce.

10,000 Friends’ NPP is an initiative through Pennsylvania’s Department of Community and Economic Development (DCED) Neighborhood Assistance Program, funded by UPMC Health Plan, First Commonwealth Bank, and First National Bank. 10,000 Friends is currently wrapping up its 2nd year of a six-year commitment. If you or your organization would like to learn more about our work in New Castle or NPP, please contact 10,000 Friends Western PA Director Tom Hardy at tom@paloaltoconsulting.com or Stacie Reidenbaugh, President, at sreidenbaugh@10000friends.org.

Board of Directors Spotlight

Why I Support 10,000 Friends of Pennsylvania

Bert Cossaboon, Vice President of McCormick Taylor, was appointed Chairman of the 10,000 Friends of PA Board in June. Even before joining the Board in 2013, Bert was a long time sponsor of 10,000 Friends of Pennsylvania. We asked him a few questions about why our cause is so important to him.

Why did you first give to our organization?
When I was first asked to be a sponsor for the Commonwealth Awards, I was aware of 10,000 Friends, its history and its significant impact on better/smarter land use in Pennsylvania. The state-wide focus and the strategic approach to policy appealed to my core values as an urban planner.

What are the biggest issues currently facing your community?
Of course there are many “communities” to consider. As an urban planner, I think our biggest challenges include climate change, growing poverty, affordable housing and investment in public transportation.

How do you believe 10,000 Friends helps to address this issue?
Advocacy and reach! 10,000 Friends has strong credibility with diverse interest groups because of its non-partisan, balanced approach to policy. This platform is a good way to influence thinking on many levels about land use AND transportation. These tend to be planned, managed and implemented separately. Traditionally, land development falls into the private realm, while transportation investment is a government function. This disconnect is wasteful, but 10,000 Friends helps to bridge this gap. 10,000 Friends has the courage to lead the way to better planning, policies and practice to improve the lives of...
10,000 Friends Welcomes Three New Board Members

LaMarcus Thurman  
Northwest Bank

Abe Amoros  
Amoros Communications

Laurie Crawford  
Lebanon Valley Conservancy

10,000 Friends of Pennsylvania is pleased to welcome three new members to its Board of Directors. The recently appointed Board members are Abe Amoros, President of Amoros Communications in Harrisburg, Laurie Crawford, Executive Director of Lebanon Valley Conservancy in Lebanon, and LaMarcus Thurman, Community Relationship Manager at Northwest Bank in Cranberry Township.

The three new members began their terms in June. At 10,000 Friends' June 20th Board meeting, President and CEO Stacie Reidenbaugh expressed her great enthusiasm for the new board members: "I am thrilled to welcome these three talented individuals. Their unique backgrounds and diverse experience will make them a great asset to our Board."

New officers were also appointed during the June 20th Board meeting. Bert Cossaboon, Vice President of McCormick Taylor was appointed as 10,000 Friends of Pennsylvania's new Chairman of the Board. John Callahan of Peron Development was appointed as Vice-Chair, Jacqui Good of Albright College was appointed as Secretary, Charlie Courtney of McNees Wallace & Nurick was appointed as Treasurer, and Caroline Boyce of Intermission LLC remains on the Board as Immediate Past Chair.

Bert expressed his excitement for the addition of the new board members at the meeting, "Our Board has been expanded, diversified and strengthened over the last few years. Combined with Stacie's new leadership and additional staff, we see many opportunities for increasing our impact."

Click here to continue reading bios of the new board members

Opportunities

PHFA Issues RFP to Fund Mixed-Use Development Projects
The Pennsylvania Housing Finance Agency is issuing a Request for Proposals for new construction or the rehabilitation of mixed-use projects seeking financial support. Funding will be provided through the Community Revitalization Fund Program. Mixed-use projects combine residential and retail/commercial space in the same building and often serve as a catalyst for neighborhood revitalization. The deadline for proposal submission is 2 p.m. on Oct. 18.

This funding program was created as part of the Commonwealth’s fiscal year 2017/18 budget, and PHFA was designated by the General Assembly to administer it. This year’s approved state budget authorized PHFA to sell $3 million of state tax credits and use the proceeds to make awards for the development of mixed-use properties in commercial/retail corridors in Pennsylvania that are undergoing revitalization.

Examples of projects eligible for funding include:

- The rehabilitation of older or under-utilized buildings for immediate re-use to support other community development goals;
- Preparing commercial build-out and business lease space;
- The design of, and structural and legal conversion of, existing buildings; and
- The provision of additional units of housing by combining uses in a single, newly constructed or renovated building.

"We’re looking to fund projects that not only will bring a direct benefit to communities but that also have the potential to attract additional investment to areas seeking redevelopment," said PHFA Executive Director and CEO Brian A. Hudson Sr. "Our goal is to use this funding in a way that achieves the maximum benefit for communities and stimulates revitalization beyond each individual project receiving financial support."

Eligible applicants for this funding include units of local government (counties, cities, boroughs, etc.); redevelopment authorities; for-profit firms; non-profit groups; and economic development organizations. Applications from third-class cities will be given higher priority in this year’s proposal evaluations.

Information about the Community Revitalization Fund RFP is posted on the PHFA website. Interested organizations can learn more by contacting Bryce Maretzki at PHFA at (717) 780-1867 or by email at bmaretzki@phfa.org.

Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) Now Accepting Applications

The Pennsylvania Housing Finance Agency today is issuing a Request for Proposals soliciting applications from organizations for projects to improve the availability and affordability of housing across the commonwealth. Funding for this RFP is being provided through the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Fund. The total PHARE funding available this year exceeds $54 million.
The PHARE fund has been allocating money for local housing initiatives since 2012. These funds have resulted in significant benefits that include:

- 6,137 individuals and families have received rental or utility assistance
- 1,972 homes have been rehabilitated and preserved for continued use
- 1,848 new rental units have been created
- 147 new single-family homes have been constructed
- 377 future home sites have been prepared through site acquisition and demolition
- 182 homeowners are receiving purchase assistance
- 60 counties have received funding to date
- PHARE funds have been used to leverage an additional $564 million investment in housing in Pennsylvania

PHARE applications can be completed entirely online, eliminating the need for paper submissions and simplifying the process for applicants. The RFP is located on PHFA's website at [www.phfa.org](http://www.phfa.org), and the application is accessible at [https://phare.phfa.org/](https://phare.phfa.org/). **Applications are due to PHFA no later than 2 p.m. on Friday, Nov. 15.**

PHFA is planning two informational webinars for groups interested in applying for PHARE funds. Both webinars will cover the same information. Webinar dates and times are: **September 25th** - 10 a.m. to 11:30 a.m. & **October 2nd** - 2 p.m. to 3:30 p.m. Webinar registration can be found [here](#).

If organizations or municipalities need grant writing or technical assistance to apply for funds, please contact Stacie Reidenbaugh of 10,000 Friends of Pennsylvania at sreidenbaugh@10000friends.org

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DEP Accepting Applications for Grants to Prepare Farm Conservation Plans in Chesapeake Bay Watershed Counties

Over $1 million is available to reimburse Pennsylvania farmers in the Chesapeake Bay Watershed for developing plans to help improve local water quality.

The deadline to register for reimbursement is April 1, 2020.

Farmers will be re-paid the cost of hiring a technical expert to develop plans after January 1, 2019, for manure management, nutrient management, or erosion and sediment control. You can submit more than one plan for reimbursement, up to a max of $6,000. Small farmers are especially encouraged to participate. To date, farmers have received almost $1.4 million in reimbursement through this program.

[Click Here for More Information](#)

For more information about the latest draft of the PA Chesapeake Bay Watershed...
Older and historic places are an integral part of the identities, cultures, and economies in Pennsylvania’s diverse communities. These places, where we live, work, and play, can often mean different things to different people. This provides both opportunities and challenges as communities grow and change.

How can planners help their communities and clients identify, protect, and enhance historic places? This one-day workshop, co-sponsored by the Pennsylvania State Historic Preservation Office (PA SHPO), will familiarize county, municipal, and consulting planners with core historic preservation programs and concepts. It will also help participants understand how to effectively integrate these ideas into planning processes, documents, and practice.

Click Here for Registration Information

South Central Pennsylvania Regional Summit:
"Building Partnerships for Servicers, Growth & Revitalization"
Tuesday, September 24 | 8:30AM - 4:00PM | Lancaster, PA

The South Central Assembly has provided education, training and collaboration for the Region for over 25 years. The 2019 Regional Summit will highlight pressing issues and needs, and share best practices and promising opportunities in improving municipal and community service delivery, growing the regional economy, and fostering housing, economic and community development in the Assembly region - Adams, Cumberland, Dauphin, Perry, Lancaster, Lebanon, Franklin and York Counties.

The conference’s focus is on current challenges facing communities and organizations across the region, and Building Partnerships for services, growth and revitalization in a time of declining federal and state support. The Regional Summit features outstanding Plenary Speakers, Exhibits, and four tracks with 3 panel sessions each:

- Local Government Innovation and Cooperation,
- Housing and Community Development,
- Workforce Economic Development,
Homes Within Reach Conference
November 18 - 20 | Hilton Hotel | Harrisburg, PA

Each year, the Homes Within Reach conference provides an opportunity for service providers, housing professionals, community builders and those passionately committed to ensuring a home for every Pennsylvanian to network, share ideas, and make new connections.

Join The Housing Alliance of PA in building knowledge within the housing industry and community by sharing successful strategies and by gathering new ideas that can be replicated in local communities across the commonwealth and beyond!

10,000 Friends of Pennsylvania will be presenting "Breathing New Life into Older Communities" in Session E on Tuesday, Nov 19 at 3:30 with our New Castle partners, discussing collaborative revitalization of the South Side of New Castle.

Click here for more information

Wednesday, November 13, 2019
5:30 - 8:30 PM
The Forum, Harrisburg, PA
Register Today!

$60  Early Bird tickets until October 24
$75  October 25 - November 9
$100 week of event

Add to Calendar

The Commonwealth Awards celebrates visionary community leadership and catalytic development projects and initiatives that find new uses for vacant and underutilized land, increase opportunities for communities on the rise, and breathe new life into old neighborhoods. The celebration brings together leading professionals in the fields of real estate development, architecture, engineering, transportation, planning, education, healthcare, municipal government, and community development.

Nominate a Project Here

Do you have or know of a project, plan, initiative or community leader demonstrating excellence in smart growth, redevelopment or community resilience that we should consider for the 2019 Commonwealth Awards?

Deadline for Project Nominations is September 25th!

Sponsorship Opportunities

Thank You to our Generous Sponsors

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As a recognized authority on responsible land use, 10,000 Friends partners with and provides technical assistance to government officials, non-profit organizations and the private sector on policy and development solutions that protect the natural and built environments, strengthen local economies, provide access to economic opportunity for all, and improve community health and quality of life in our state's diverse cities, towns, older suburbs, and rural communities. Through a diverse coalition focused on a positive agenda, we advocate proactive solutions and options for local, regional and state leaders.

We update our website regularly with articles and links, so please stop by often: http://10000friends.org.