

# Williamsport Housing Strategy 2012



## PROJECT SUMMARY



### Memorial Homes



#### BACKGROUND

The site of the future *Memorial Homes Development* project is currently known as the "Former Brodart Manufacturing and Warehouse Facility." The site has been used for industrial purposes since at least 1912. Brodart engaged in the manufacture and finishing of furniture from the early 1960's through approximately 1997. From 1997 until 2011, the site had been used primarily for warehousing. The site has now been vacant for the past year and has undergone EPA, DEP, and DCED-sponsored environmental reviews. The site contains a half-acre parking lot and 2.8 additional acres under roof. The 211,000 square foot building is in poor to moderate condition.

#### PROJECT

Memorial Homes is planned to be a 3-phase housing development on a 3.5 acre set of adjacent properties. The total number of units is expected to be **74 mixed-income dwellings**, including 40 apartment units (Phase 1), 32 townhouses (Phase 2), and 2 single family Habitat homes (Phase 3). The apartment complex will be the first phase of development on the site. Both the apartments and the townhouses will be constructed by a private developer whereas the two single family homes will be built by Greater Lycoming Habitat-for-Humanity.

#### TIMELINE

Remediation and Demolition of existing building and site to be completed Fall 2013.  
Construction of Phase 1 of Memorial Homes to be completed by December 2014.

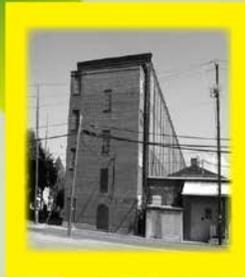
#### RESPONSE TO MARCELLUS SHALE

The supply of housing options in Lycoming County has not been sufficient to meet the demand of the Marcellus Shale industry. This Brownfield Revitalization Project responds to key findings in the County's Marcellus Shale Impact Study, which identified a shortage of new and good quality market rate and affordable housing to accommodate MS workers, young professionals and families.

# PROGRESSION OF CHANGE



Sterns Silk Mill



Brodart Warehouse

Memorial  
Homes



40-Unit Apartment Complex

32 Townhomes



## Brodart Neighborhood Improvement Program

### PROJECT

Approximately 150 existing homes in the neighborhood surrounding the former Brodart Warehouse facility will be included in a targeted neighborhood improvement program. There are 5 main components.

The Brodart Neighborhood *Homes-in-Need Program*, for homeowner-occupied households, will be administered by STEP –a local Community Action Agency. Services include:

- **Home Accessibility Improvements;**
- **Interior and Exterior Health and Safety Home Improvements; and**
- **Housing Counseling and Financial Management.**

The **A Brush With Kindness (ABWK) Program** administered by Habitat for Humanity assists with exterior enhancement projects such as landscaping and minor building repairs. A **Rental Rehabilitation Program** is expected to get underway by 2015 to address the other fifty percent of the neighborhood structures. This program as well as the **Streetscape Enhancement Program** will be managed completely by the City of Williamsport.

### TIMELINE

*The Brodart Neighborhood Homes-in-Need Program* will began operations in Spring 2013.

### RESPONSE TO MARCELLUS SHALE

The age and condition of the current housing stock is not attractive to new residents moving into the area with the Marcellus Shale industry. These potential new residents are looking for housing that is move-in ready and does not require much upgrade or repairs.

This project also responds to decades of underinvestment in the City's older housing stock and associated infrastructure and amenities by assisting individual households with upgrades as well as improving the neighborhood quality of life for new and existing residents.



# WILLIAMSPORT HOUSING STRATEGY 2012

## Brodart Neighborhood Improvement Program



- ⊕ Heating/ Electrical/ Plumbing/ Safety/ Energy Efficiency Projects
- ⊕ Street Improvements ⊕ Curbs, Sidewalks, Curb Ramps, Street Trees
  - ⊕ Facade Restoration ⊕ Minor Repairs and Landscaping
  - ⊕ Housing Counseling/ Financial Management Classes



# Grove Street Commons

## PROJECT SUMMARY

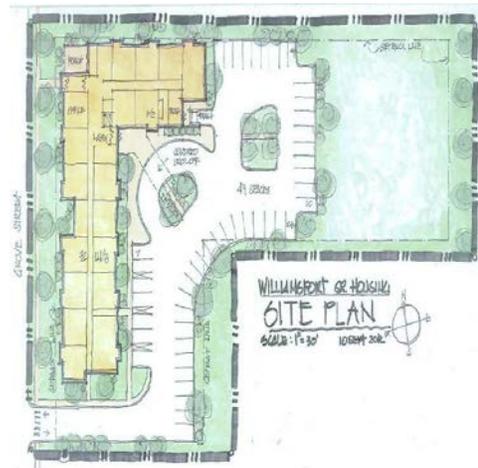


### BACKGROUND

The site of the future Grove Street Commons fronts both Almond and Grove Streets on the east end of the City of Williamsport. This 3.28 acre parcel supported the Harrison Brothers Meat Packing Plant for a period of approximately 42 years. The buildings were razed in 2000. The property was subdivided. The remaining 2.42 acre site has been vacant (greenspace) for the past 12 years.

### PROJECT

Grove Street Commons will be a **32-unit**, 2.5 story, elevator-equipped, alarmed and sprinkled senior independent affordable housing facility. It is a 36,000 square foot facility to be constructed by the SEDA-COG Housing Development Corporation employing state of the



art design and engineering, including high efficiency technologies such as photovoltaic and geothermal. The project will be professionally managed and operated by the SEDA-COG HDC and the Lycoming Housing Authority.

The project is structured to provide affordable housing to our seniors in a highly desirable neighborhood in the City of Williamsport and to be professionally managed and operated by the SEDA-COG HDC and its associates in Lycoming Housing Authority. The project will also be supported by Albright Community Services, Ltd.

## TIMELINE

Construction of Grove Street Commons will commence in 2014 and is expected to be completed by Fall 2015.



## RESPONSE TO MARCELLUS SHALE

Affordable rental units have been scarce since the Marcellus industry has moved in. Seniors have had a difficult time finding appropriate units to transition into due to this market dynamic. Therefore the demand has been overwhelming for senior housing - within Williamsport; there exists a list in excess of 200 persons awaiting entry.