RESOLUTION NO. 10-2022

Harrisburg Redevelopment Authority

WHEREAS, the Redevelopment Authority of the City of Harrisburg ("Authority") has received a Proposal dated 20 May 2022 from **Tri-County HDC** ("DEVELOPER") with offices at 201 N. Front St, First Floor, Harrisburg, PA 17101, for the purchase of five (5) parcels: 2151 N. 4th (PID 10-040-075), 2155 N. 4th (PID 10-040-074), 2157 N 4th (PID 10-040-073), 2159 N. 4th (PID 10-040-072) and 2161 N. 4th (PID 10-040-071) Street (all in the City of Harrisburg and collectively, the "Property"); and

WHEREAS, the Authority owns the Property; and

WHEREAS, the Authority is willing to permit DEVELOPER to continue with its planning and negotiations for a definite period, contingent upon completion of certain performance requirements as set forth below.

NOW, THEREFORE, BE IT RESOLVED, by the Redevelopment Authority of the City of Harrisburg as follows:

- 1. **Tri-County HDC** is hereby designated as the *Potential Developer* of the Property for the period of twelve (12) months, during which time DEVELOPER is required to submit written progress reports by the 5th of each month to the Authority including, but not necessarily limited to, information on the status of financing and development (design) plans and approval for applicable local regulations i.e., the building, planning, zoning and affirmative action regulations of the City of Harrisburg.
- 2. DEVELOPER is required to present a final proposal acceptable to the Authority for the redevelopment of the Property including, but not limited to, development (design) plans, development schedule, evidence of financial capability, approvals for applicable local regulations, and such other matters that within the discretion of the Authority are deemed reasonable and necessary, so that the Authority may determine whether or not the Potential Developer has made satisfactory progress to undertake the proposed development.
- 3. The sale price for the Property shall be negotiated to the satisfaction of the Authority's Executive Director and Solicitor, which shall include the buyer pay all Authority's closing costs, including transfer taxes.
- 4. The Property shall remain subject to all real estate tax in perpetuity, regardless of whether the use qualifies for an exemption from the same under any applicable law.

Date Clexand A. Mulus Secretary



<u>Tri-County Housing Development Corp. Announces New Location, New Services</u>

HARRISBURG (May 20, 2022) The Tri-County Housing Development Corporation (TCHDC) is pleased to announce two new developments of their own: TCHDC has been approved as an official partner in a state homeownership counseling program, and they are re-locating to a new Front Street office by June 1.

According to TCHDC Executive Director Gary Lenker, the organization was recently approved to participate in the Comprehensive Homeownership Counseling Network as part of the Level Up Program under the Pennsylvania Housing Financing Agency (PHFA). The Level Up Program works with nonprofit organizations to guide and support them in building their own housing counseling program.

As a result of this approval, TCHDC will be working with area lending partners to provide presettlement counseling and will also work with residents of the City of Harrisburg and the surrounding community to offer homebuyer workshops, debt counseling, anti-predatory lending counseling and more, in an effort to help potential homebuyers realize the American dream of homeownership.

Their office will soon relocate from 1514 Derry Street in Harrisburg to 201 North Front Street, 1st floor, in Harrisburg, in the PHFA Building.

"We look forward to pre-qualifying many prospective homebuyers for a PHFA mortgage loan and to moving into a new home for our own offices," Lenker said. "We believe in the power of homeownership to help build lives and families, and we look forward to this new chapter, as we take on a new home and added opportunities to serve the community." The organization will be announcing the dates and times of their homebuyer workshop schedule in the coming weeks. For more information, contact TCHDC at 717-231-3604.

CONTACT: Diane McNaughton 717-303-8320 dianemmcnaughton@outlook.com



FACT SHEET

Tri-County HDC, LTD. Is a 501 (c) (3) not for profit that focuses on creating and developing affordable housing for low and moderate income individuals and families primarily in Cumberland, Dauphin, and Perry Counties.

The following is a brief summary of who TCHDC is and what we do:

Mission: To promote and develop affordable housing for low and moderate income individuals and families. Tri-County's activities are structured in direct response to local affordable housing needs, and projects are developed within the context of building partnerships, revitalizing communities and supporting homeowners and residents.

History: Since its creation in 1990 Tri-County HDC has developed and/or rehabilitated over 700 units of affordable housing – rental properties and "for sale" homes. It operates with (18) active volunteer Board Members, (8) advisory Board Members, 2 full time and one part time employees.

Competence: Tri-County is a certified Community Housing Development Organization (CHDO). Tri-County HDC, Ltd specializes in rehabilitation and redevelopment projects as well as new home construction. Tri-County operates the City of Harrisburg's Infill Housing Program that focus on rehabilitating abandoned and blighted properties, including installation of new electrical and mechanical systems and new interiors. These programs are funded using CHDO allocated HUD HOME funding and have created safe, decent homeownership opportunities for more than 100 low-moderate income families and individuals in Dauphin County. In addition, we serve as designated CHDO in Cumberland County and Carlisle Borough.

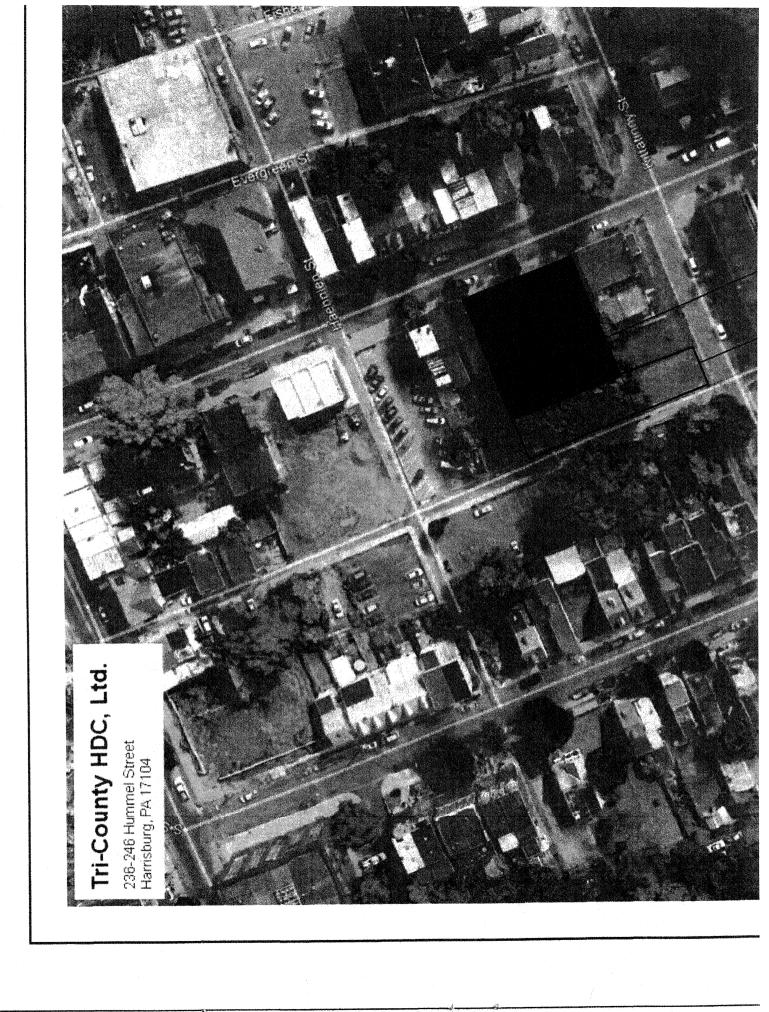
Recent Projects: Tri-County has recently completed substantial rehabilitation of five (5) affordable homes for sale on the 200 block of Hummel Street in Harrisburg's South Allison Hill neighborhood of MulDer Square. The project is a major component of a community wide, County, City and State endorsed comprehensive revitalization plan for low-income Census Tract 213. In addition, construction of five (5) new homes at 238-246 Hummel Street are planned. Two new homes sold at 157-159 E. South Street Carlisle Borough.

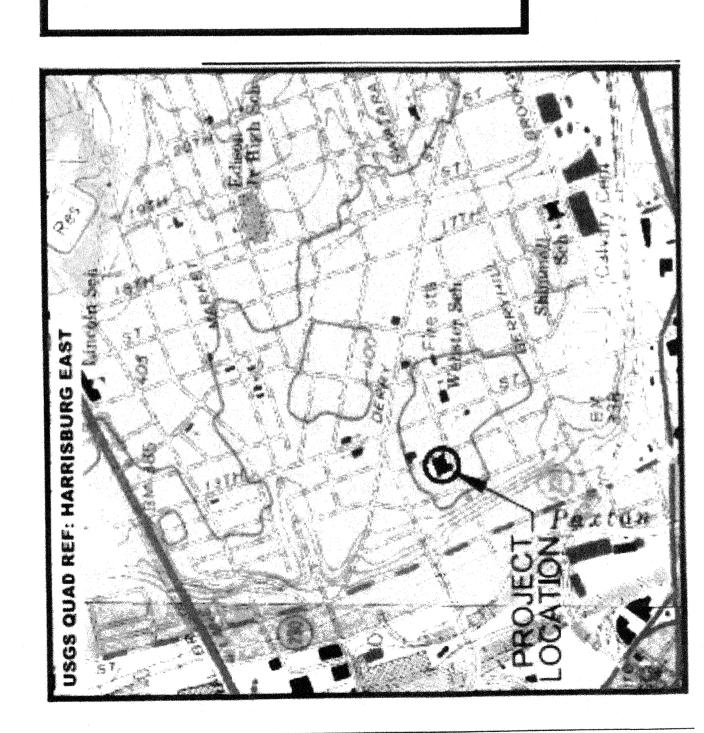
Our latest projects include three new homes to be built on Swatara Street in Mt. Pleasant (City of Harrisburg), one (1) new home to be constructed at 214 Herman Ave. in Lemoyne Borough.

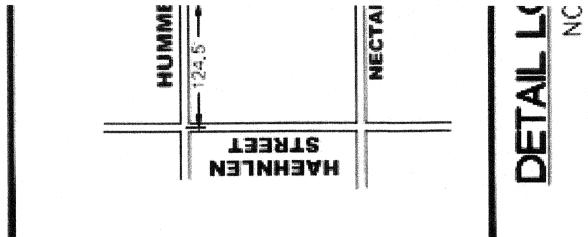
In Dauphin County, formerly known as Adams Street the Frank S. Brown Blvd-Steelton Borough Project-Phase I, New Construction of a 6-unit townhouse completed & sold. Received a Premier Project Award from the Dauphin County Planning Commission in the category of "Growing our Communities".

Contact:Gary E. Lenker, Executive Director

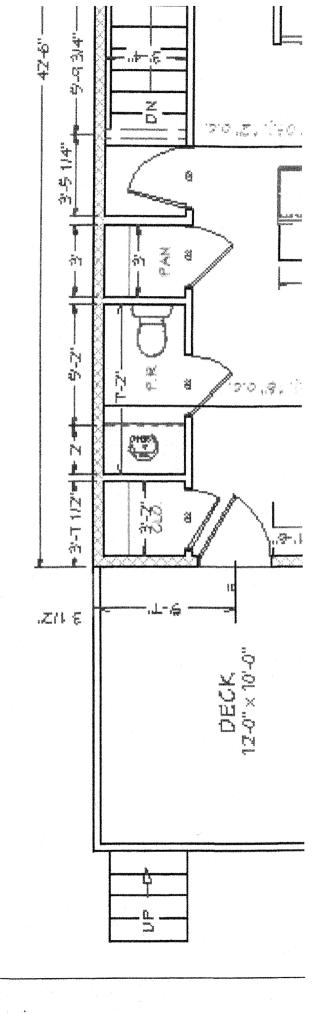
Email: gary@tchdc.net
Website: www.tchdc.net

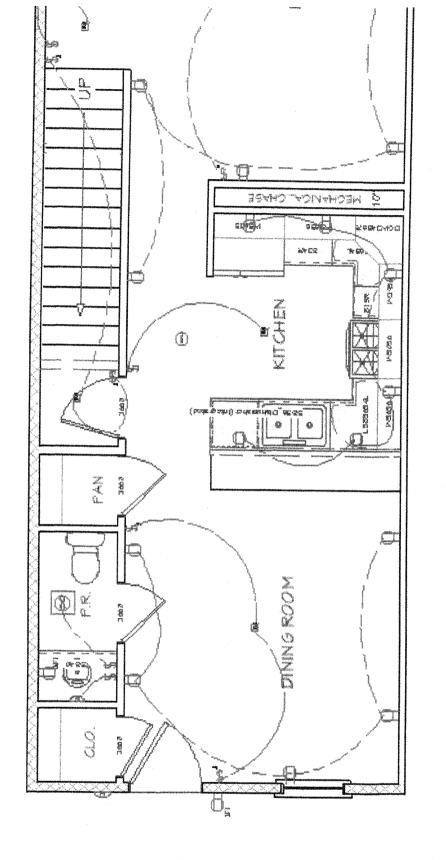




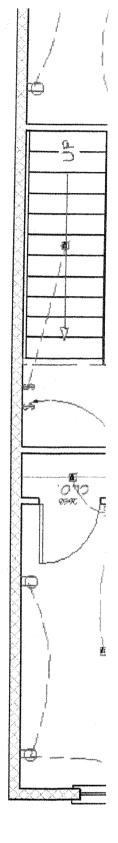


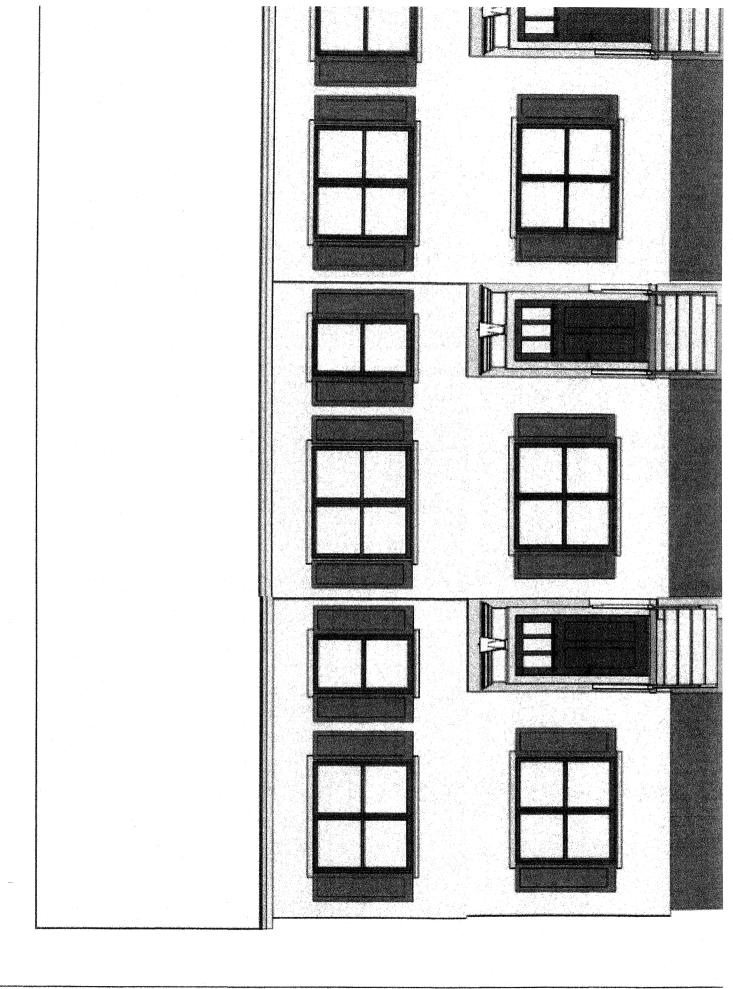
	DOOR SCHEDULE	
Door Number	DOOR SIZE	COMMENTS
70	36" x 80"	Energy Rated Exterior door
02	30" x 80"	6 Panel Interior Door
60	36" x 80"	6 Panel Interior Door
70	18" X 80"	6 Panel Interior Door

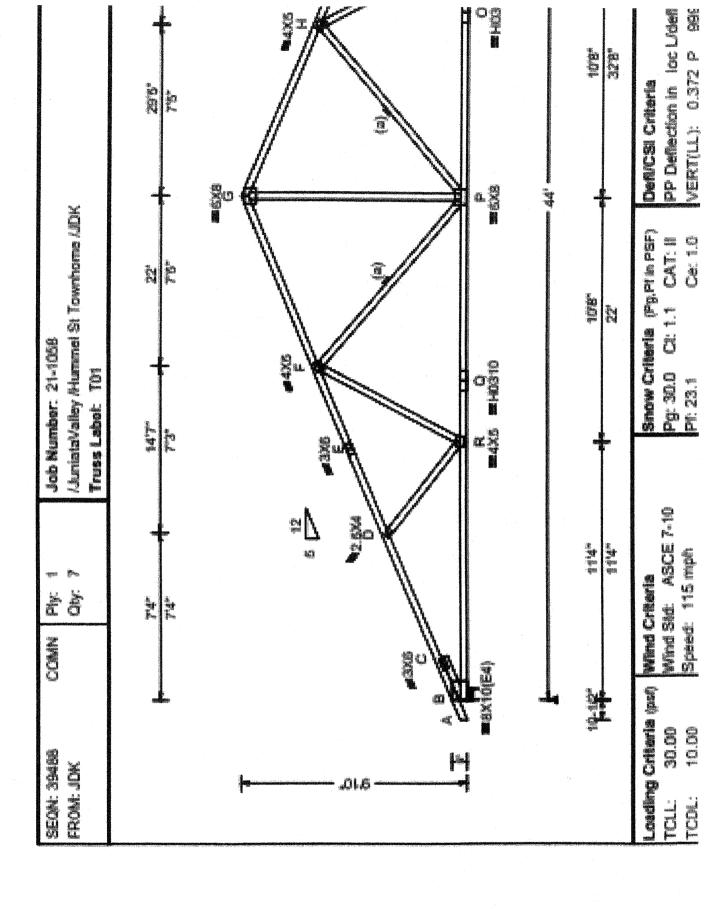




1st floor









Financial Interests Disclosure/Update Report

Department of Building and Housing Development

City of Harrisburg

Owner/Developer Information					
Owner/Developer Name, Address, and Phone (include an	Indicate who	ether this is an Initial Report	or an Update Report ⊠		
Tri-County HDC, Ltd., 1514 Derry Street	Social Security Number or Employer ID Number:				
(717) 231- 3604	25 ⁻ 1653363				
3. Program Name	4. Amount of City Assistance				
N. 4th Street Homeownership			Requested/Received TBD		
5. State the name and location (street address, City and State) of the project or activity: 2151-2161 N. 4th Street, Harrisburg, Pa. 17110					
Part I Threshold Determinations 1. Have any of the Interested Parties filed for bankruptcy, experienced (or have pending) legal litigation, filed (or have pending) litigation against the City of Harrisburg; do any of the Interested Parties have partnership interest in another entity that filed for bankruptcy, experienced (or have pending) legal litigation, or filed (or have pending) litigation against the City of Harrisburg? Yes No Do any of the Interested Parties have delinquent real estate taxes, delinquent City utility accounts, or Building Code violations on any properties owned in the City of Harrisburg? Yes No.					
If you answered " Yes " to either question 1 or 2, Stop! You must attach additional detail documenting each of these items, curative measures taken, disposition of litigation, and explain all the important events pertaining to it.					
Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.					
occir assistance includes, but is not limited to, any gran	nt, loan, subsidy, guara	ntee, insurance, payment, c	redit, or tax benefit.		
Agency Name and Address	Type of Assistance	Amount Requested/Provided	Expected Uses of the Funds		
Pa. Housing Finance Agency	PHARE	TBD	Construction		
PA DCED (Note: Use Additional pages if necessary.)	NAP/SPP	TBD	Construction		
 Part III Interested Parties. You must disclose: 1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and 2. any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower). 					
Alphabetical list of all persons with a reportable financial intere in the project or activity (For individuals, give the last name firs	st Social Security No. t) or Employee ID No.	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)		
Not Applicable					
(Note: Use Additional pages if necessary.)					
Part IV Release for Verification of Information and Financial Privacy Notice, as completed Certification Warning: If you knowingly make a false statement on this form United States Code. In addition, any person who knowingly and disclosure, is subject to civil money penalty not to exceed \$10,0 I certify that this information is true and complete.	n, you may be subject to d	ed Parties in Part III (Note:	Use Form Attached.)		
Signature		Date: (mm/dd/yyyy)			
My H		05/23/2022			
Gary E. Lenker, Executive Director					

