

Project Profile: Overlook Park



Developer: Allentown Housing Authority (AHA) & Pennrose Properties

Location: Allentown, PA

Description: Overlook Park is a HOPE VI public-private revitalization venture between the AHA and Pennrose Properties. The development includes 269 rental units, as well as 53 homeownership units. Twenty of the 269 rental units are set aside as supportive housing for people with disabilities.

Total Development Costs: \$87 million

Capital Funding: HUD HOPE VI \$20 million, Low Income Housing Tax Credits \$1.7 million, County Reinvestment funds \$2.5 million, Pittsburgh Federal Home Loan Bank \$840,000

Income Profile: Units at 20%, 40%, 50% & 60% of Area Median Income (AMI)

Rental Assistance: The 28 targeted units have Project Rental Assistance through the AHA.

Integrated Housing Features: Targeted Units: A tenant selection preference in the AHA's Admissions and Continued Occupancy Policy provides a preference to the targeted population for 20 (7%) of the units. The target population is low-income individuals with disabilities that significantly interfere with their ability to obtain and maintain decent, safe, and affordable housing, and who, without appropriate supportive services, are not able to obtain and maintain housing. This includes people with serious and persistent mental illnesses who are (i) ready for discharge from Community Rehabilitation Residences or (ii) homeless or at risk of homelessness. Referrals to units are made by the County Human Services Department.

Affordability: The 20 targeted units have Project Rental Assistance through the AHA. All tenants pay 30% of their income for rent and utilities.

Accessibility: The AHA provides a preference for the target population in the 20 units in the development. Other than the requirement that the units be scattered throughout the development, no specific units are designated for this preference. Accessible units can be made available for applicants needing those design features.

Supports: The County makes available case management services as well as 24-hour crisis prevention and support and housing stabilization services. All tenants must be Medicaid eligible which ensures eligibility for these community-based long-term support services.