

The Tioga/Bradford County Housing & Redevelopment Authority has utilized the PHARE Grant for assistance with housing for low/moderate income residents in both Tioga & Bradford Counties. In the 2012 Grant year each county applied for funding to operate a Rental Rehabilitation Program to assist with modernization work for the aging rental properties in both counties. Each county received \$275,000 to assist landlords that are renting to low to moderate income households with much needed upgrades to their properties.

The program that we put together specified that property owners had to agree to rent for a duration of at least seven (7) years to a family whose household income placed them in the low to moderate income category. The rent charged for these units would have to fall in the fair market rent category established by HUD each year. It was important to us that once upgrades were made to these properties they were rented by families that could afford the rents while enjoying a better standard of living.

In order to assist as many properties as we could with the funding we received, a spending cap was established for each property to receive a maximum of \$18,000 for rehabilitation work. The selection of contractor for each job is done through a closed bid process. We also kept the process open to only local construction companies to have the area benefit from this money spent within the county.

To date 28 properties have been rehabilitated throughout both Tioga & Bradford Counties. A total of \$403,104.50 has been spent on upgrading rental units. A variety of repairs such as; roofs, plumbing upgrades, electrical upgrades, windows, doors, septic systems, heating systems and insulation have been completed. These 28 households now have a more efficient functioning home to reside in with a guarantee of a fair rent for years to come.

In addition to the Rental Rehabilitation Program the Tioga County Housing Authority was awarded a \$50,000 PHARE Grant in the 2013 funding year to operate a Rental Start-Up Program. This program assists low/moderate income households with the first month's rent and security deposit when signing a new rental lease. The Housing Authority finds that most of the families that we work with do not have savings accounts and find it very difficult to come up with the first months rent and security deposit when renting a new apartment. To date we have assisted 16 household with rent & security deposit, spending \$4,221. This program has been a huge benefit to these households as they go forward maintaining a household budget that they can adhere to without these initial expenses.

The Tioga/Bradford County Housing & Redevelopment Authority welcomes the use of the PHARE Grant money to assist with housing issues for the low/moderate income population that we serve. It is my hope that in the future this type of funding can continue so that we can assist the residents in both counties maintain a better quality of living.

Kelley L. Cevette, Executive Director
Tioga/Bradford County Housing & Redevelopment Authority