



The **Community Builders, Inc.**

Coatesville & South Coatesville, PA



COATESVILLE

The Community Builders, Inc. (TCB) has been active in the City of Coatesville and Borough of South Coatesville, PA since the mid-1990's and assisted the Housing Authority with its successful 1997 HOPE VI grant application to HUD. The Coatesville HOPE VI Program was shaped through community design workshops attended by public housing residents and neighbors, public officials, and private stakeholders. The program is a comprehensive neighborhood revitalization effort that addresses the negative impacts of two distressed public housing complexes that dominated the area physically and psychologically for more than 30 years.



The HOPE VI program consists of three phases. The first phase, Garnet Terrace, features 47 modern rental homes renovated from the shells of the Woodland/Parkway Homes public housing project. Built in 1967, Woodland/Parkway Homes suffered from poor land planning and site development, poor delineation of public and private space, and difficult access to community facilities. The renovation produced 47 rental homes, primarily townhouses, an on-site property management office and community room, community garden, basketball court, and laundry facilities. Downtown Revival is the second phase of the Coatesville Area HOPE VI and features 22 apartments over six commercial spaces in downtown Coatesville.

Construction of the revitalization's final phase, Cambria, was completed in December 2007. Cambria consists of 84 new, detached, for-sale homes constructed on the former Oak Street public housing site. This undertaking involved demolition of the public housing site, building of a new inter-municipal public park, major site and public infrastructure improvements, and construction of the new homes. Residents of all economic tiers benefit from Cambria. Of the 84 total homes, 32 are public housing replacement units and 52 are market rate homes. Habitat for Humanity of Chester County, Inc. is a subcontractor to TCB for 22 of the 84 houses. In addition to Master Planner and Developer roles, TCB is the initial management agent of the homeowners's association and provides community and supportive services.

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Coatesville at a Glance

- 69 new or substantially renovated family rental homes, 84 new for-sale homes, 6 commercial spaces, major site and public infrastructure improvements, and a new inter-municipal public park.
- **TCB Role:** Master Planner, Owner, Developer, Community Support and Services Provider, Management Agent
- **Sponsor:** TCB and the Housing Authority of the County of Chester
- **Financial Participants:** HUD HOPE VI, HOME and Housing Trust Funds from the Chester County Department of Community Development, Housing Authority of the County of Chester, Federal Home Loan Bank (FHLB), JER Hudson, Wachovia
- **Total Development Cost:** \$23 million

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