

COMMUNITY DEVELOPMENT PROGRAM OF BEAVER COUNTY NEWSLETTER



COMMUNITY DEVELOPMENT
PROGRAM OF BEAVER COUNTY
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Annual Edition

Top News

Celebration of National Community Development Week: April 6 - 10, 2026

National Community Development Week (CD Week) was first launched in 1986 by the National Community Development Association (NCDA) alongside elected officials to bring national attention to the Community Development Block Grant (CDBG) program during a period of Congressional scrutiny. The week is intentionally scheduled during the Congressional appropriations process to educate lawmakers about the importance of CDBG and HOME programs, their local impact, and the need for increased funding.

(<https://ncdaonline.org/wp-content/uploads/2025/10/CD-Week-2026-Tool-Kit-2.pdf>)

Beaver County Growth and Success in 2025

As 2025 has ended, we find ourselves navigating a landscape defined by rapid change and evolving challenges. From shifting economic demands to new local uncertainties, the obstacles can feel constant. Yet, amidst this flux, one anchor remains: the unwavering heart and perseverance of our community. This National Community Development Week, we celebrate that steadfast spirit which turns every challenge into an opportunity for growth.

Our hardworking team has successfully implemented new strategies and projects, resulting in an increase in safe affordable housing, and newly renovated parks for our children to play. Our objective is to continue to increase awareness of our programs/funding, and continue to showcase what is being done, and to let the community know how we can be of service.



New Projects Being Completed Annually - Highlights INSIDE!

01/08



Newsletter Highlights

In Beaver County, that heart is most visible in our Rivertowns. We have made a firm commitment to revitalizing these historic corridors, utilizing CDBG funding to stand shoulder-to-shoulder with homeowners, local entrepreneurs, and municipal leaders. Together, we are transforming the landscape of our main streets and residential neighborhoods. From the reconstruction of beloved local playgrounds and private homes to the restoration of storefronts and the rise of new apartment buildings, we aren't just renovating buildings—we are renewing the spirit of our county.

**HOME - CDBG - Main Street -
Demolition - Facade &
Building Improvement**

Between the Lines: Programs and Services

In Beaver County, the Community Development Program (CDP) and the Continuum of Care (CoC) oversee and coordinate the work to end homelessness through a combination of federal and state grants such as Housing and Urban Development, Services for Veterans Families, Regional ESG Program, Homeless Assistance Program, Pennsylvania Housing Finance Agency (Home4Good and PHARE) and the Emergency Solutions grant (HESG).

In 2024 and 2025, funding supported a wide range of services designed to move households from crisis to permanent housing: services include homeless prevention, emergency shelter, transitional housing, rapid rehousing, permanent supportive housing, and a variety of ancillary supportive services.

In the **2024-25 operating year**, under the leadership of CDP, CoC partners **served 431 households (722 people)** with 69% of them exiting to permanent housing. These partners **served 31 veteran households** helping them to address the unique challenges to stable housing that veterans often face. **These coordinated efforts have reduced the rate of return to homelessness within 2 years of exit from the programs by 9% over the last 5 years.**

Message from the Director



Dear Neighbors,

As we celebrate National Community Development Week, I find myself reflecting on what "development" actually means for us here in Beaver County. It isn't just about bricks and mortar; it's about creating a community that is equitable, accessible, and vibrant.

Our department's mission is to bridge the gap between where our county is and where it dreams to be. Whether we are expanding affordable housing options or revitalizing our historic downtown corridors, our goal remains the same: ensuring that progress reaches every corner of our county, from our busiest streets to our most rural neighborhoods.

This week is a reminder that community development is a collaborative effort. We rely on your feedback, your local expertise, and your passion to guide our work. As we look toward the next fiscal year, we remain dedicated to using every resource at our disposal to improve the quality of life for every resident.

Happy Community Development Week!

Sincerely,

Thomas E. Kaminsky, Director





Sports Zone – New Brighton Façade

Located on the Main Street of New Brighton, Sports Zone is a place where young people can improve their baseball skills.

Façade / Main Streets Programs

Our Main Street Program works with your town's Local Revitalization Organizations (LROs) which is a group of volunteers working with local business owners to improve the business district to help keep up current businesses and bring new business ventures into the community.

Beaver County Axe Throwing –
Rochester Façade

Located in Rochester, a great addition for entertainment to the main street district.



Society Beauty Lounge – Ambridge Façade



The Society Beauty Lounge, located in Ambridge was a Façade project that added an attractive view to the main street business district located on Merchant Street.



HOME Program

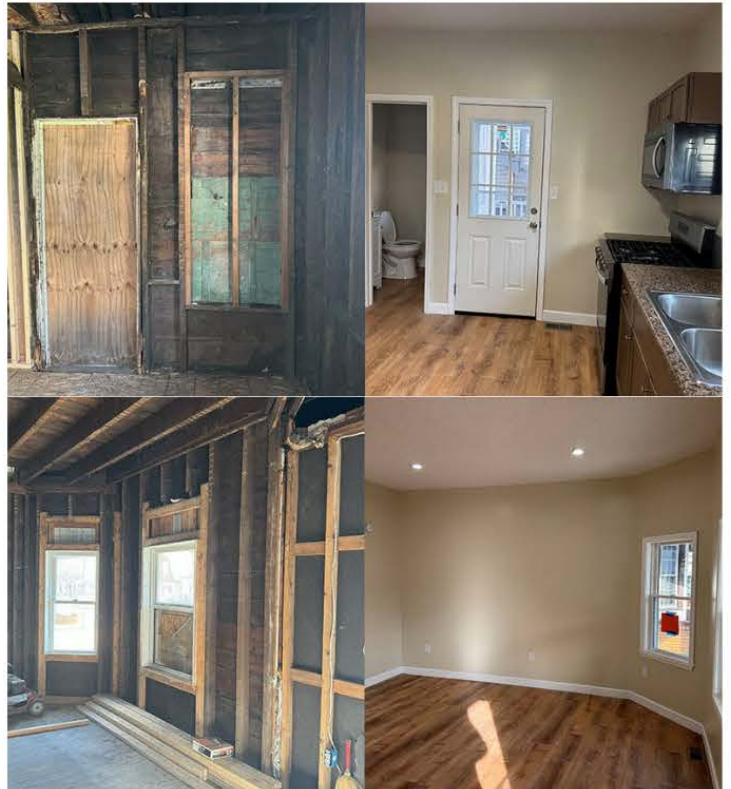
While CDBG funding helps us improve our streets and parks, the HUD HOME Investment Partnerships Program is our primary tool for expanding affordable housing. In Beaver County, we use HOME funds to ensure that "home" is a reality for everyone—not just a luxury. Whether it's supporting the construction of new, high-quality apartment buildings in our Rivertowns or helping a first-time homebuyer finally get their keys, HOME funding is the engine behind our county's housing stability and growth.

HOME project located in downtown Beaver Falls to improve affordable housing in Beaver County



Monaca Lofts – Affordable Housing

HOME project located in the Borough of Monaca providing affordable apartments within walking distance to the downtown area/resources.



CDBG Projects Throughout Beaver County



Do you recognize any of the projects completed over the last couple of years?

For over 50 years, the CDBG program has empowered Beaver County to address local challenges with local solutions. This year, our CDBG-funded initiatives have focused on:

- **Residential Stability:** Rehabilitating existing homes to keep our neighborhoods strong.
- **Economic Vitality:** Revitalizing Rivertown storefronts to support local entrepreneurs.
- **Community Wellness:** Reconstructing playgrounds and public facilities for our families.
- **Housing Growth:** Providing critical funding for the construction of new apartment complexes. CDBG works because it puts the decision-making power back into the hands of the community.

Programs and Services for Low-Income Homeowners

Home Improvement Program (HIP)

Combines direct service (repairs), housing counseling, and homeowner education to extend the life and livability of aging housingstock. All work is managed through a three-tiered delivery system (internal crew, subcontractor partnerships, or hybrid) to control quality and manage scale. Housing Opportunities, Inc. uses a tiered eligibility and delivery system to prioritize assistance by need and income level. Households at or below 50% AMI receive 100% forgivable grants. Those between 50-80% AMI qualify for 5-year forgivable loans. At Housing Opportunities, Inc.'s discretion, homeowners above 80% AMI with some available funds may be offered a 50/50 cost-sharing option. Repairs are categorized as either Functional (e.g., roof, HVAC, plumbing) or Cosmetic (e.g., paint, trim). Functional repairs receive immediate attention. Cosmetic repairs are waitlisted unless bundled with functional work or justified by strategic visibility.

Administered by Housing Opportunities, Inc. - (724)728-7511

BY THE NUMBERS:

PHARE/EHIP 2023-2024

Households served 10:
Ramp - 1, Walk-in Shower - 4,
Steps - 1, and Chair Lifts - 5

EHIP 2024-2025

Households served 24: Furnace
- 10, Hot Water Tank - 10,
Waterline - 1 / Gas line - 1

Emergency Home Improvement Program (EHIP)

Eligibility for emergency home improvements will be evaluated on an individual basis of need for low-income homeowners. Renters do not qualify under this program. Homeowners who are negligent of the repair also do not qualify. Emergency conditions generally must have occurred within 15 days of initial contact to the Community Development Program. Along with accessibility improvements consideration will be given for the replacement of a water, gas, or sewer line, septic tank, furnace, water heater and well.

To The Staff
Your kindness
will always be remembered
and appreciated.

Just wanted you to know how much
I appreciated everything you did to
secure my hot water tank. Cassandra
Thank you! The staff was wonderful
I was so worried but you all made
me feel "safe"!

Thank you to the Community
Development Program of Beaver
County and Cassandra for
helping to get my new ramp
built for me. I really appreciate
it and it is really helping me
out a lot. They did a great job!
THANK YOU!

06/08

Beaver County Community Service Block Grant (CSBG)

The Community Services Block Grant (CSBG) is a vital federal resource that empowers our county to alleviate the causes and conditions of poverty by supporting a network of local anti-poverty initiatives. In Beaver County, these funds are strategically deployed to provide essential services—ranging from emergency assistance to employment support—that help our most vulnerable residents achieve long-term self-sufficiency and stability.

Programs administered by the Community Services Program of Beaver County are funded through the Pennsylvania Department of Community and Economic Development and Human Services.



FUNDING Food Security

YMCA of Beaver County Food Locker Grand Opening



Beaver County 2025 CSBG Sub Recipient List

Funded Programs Dedicated to the Fight Against Poverty:

- Big Brothers/Big Sisters of Beaver County – \$29,627
- Catholic Charities – \$28,973
- Habitat for Humanity of Beaver County – \$28,973
- Homemaker/Home Health Aides – \$20,000
- Neighborhood Legal Services Association – \$20,000
- The Franklin Center – \$28,973
- The Salvation Army – \$29,627
- Tiger Pause Youth Ministry – \$29,627
- Women's Center of Beaver County – \$28,973
- YMCA of Beaver County – \$28,973

As we celebrate National Community Development Week, I am reminded that our greatest asset isn't our funding, but our neighbors. Thank you for vision and for working alongside us to build a more vibrant future for every Rivertown and every doorstep in Beaver County.

Beaver County Commissioners

Daniel C. Camp III, Chairman of the Board

Jack Manning, Commissioner

Tony Amadio, Commissioner

Community Development Staff

Tom Kaminsky, Director

Cynthia Cook, Assistant Director of Operations

Lorraine Miller, Fiscal Manager

Nicki Maier, Assistant Fiscal Manager

Brittany Belczyk, Fiscal Assistant

Christina Phlegar, Assistant Director of Project Management

Jesse Jamery, HOME Project Manager

Holly Santa, Homeless Program Coordinator

Cassandra Remler, Housing & Accessibility Project Coordinator

Seaira Barrett, Project Manager

Sherri Margetic, Administrative Assistant



"CSBG is funded in part by the PA Department of Community and Economic Department and material support is provided by the Beaver County Board of Commissioners."