



GOVERNOR JOSH SHAPIRO

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Building More Affordable Housing: Governor Shapiro Joins LeSean McCoy to Cut Ribbon on New Affordable Housing Community in Harrisburg

JMB Gardens, a new 41-unit, \$16.7 million affordable housing community in uptown Harrisburg was built with the help of historic new investments through the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Fund.

Governor Shapiro has nearly doubled the Commonwealth's investment in PHARE and his [2025–26 budget proposal](#) adds another \$10 million to the initiative, creates a new statewide housing repair fund, helps first-time homebuyers with closing costs, and more.

Governor Shapiro has also expanded housing support through property tax relief, eviction prevention, and historic investments in legal aid and homelessness assistance — delivering on the promise he made to Pennsylvanians to make housing more affordable and more accessible.



Harrisburg, PA – Today, **Governor Josh Shapiro** joined Harrisburg native and Philadelphia Eagles Hall of Famer **LeSean McCoy**, local and state leaders, and community members to celebrate the ribbon cutting of **JMB Gardens** — a newly developed, 41-unit affordable housing community in Uptown Harrisburg that received more than \$1.3 million in funding from the Commonwealth.

Developed by **Vice Capital, LLC**, the real estate development and investment firm founded by McCoy, JMB Gardens represents a \$16.7 million investment in safe, affordable housing and neighborhood revitalization. The project was made possible in part through critical support from the **Pennsylvania Housing Finance Agency (PHFA)** and reflects the **Shapiro Administration's** ongoing commitment to expanding access to housing in every corner of the Commonwealth.

“Every Pennsylvanian deserves a safe, stable place to call home — and that’s what JMB Gardens delivers for more than 40 families here in Harrisburg,” said **Governor Shapiro**. “My Administration is making the largest investment in housing in Pennsylvania history because having an affordable place to call home is about more

than just having a roof over your head — it's the foundation for opportunity for our kids, our families, and our seniors. From PHARE funding to a new statewide housing repair fund, our budget proposal builds on the progress we've made through projects like this and helps grow communities across Pennsylvania."

Named in honor of McCoy's grandparents, Deacon James and Maryann Branch, JMB Gardens was built across four buildings on 29 previously vacant parcels in Harrisburg's Uptown neighborhood. It includes 14 one-bedroom, 16 two-bedroom, and 11 three-bedroom units — with six designed for ADA accessibility and one unit built for individuals with hearing or vision impairments. The development is now accepting resident applications.

"We're going to give people homes, housing, and shelter — and that's real impact," said **McCoy**. "That's not something that lasts a few weeks or months — that's something that can last forever. I used to walk through these neighborhoods when some of these buildings were abandoned and forgotten. Not anymore. We're bringing \$17 million in affordable housing to the people who grew up here. That's purpose. And I finally understand what my grandma meant when she talked about having a greater purpose in life. So thank you to my grandparents — Deacon James and Maryann Branch — for instilling that in me and showing me there's more to life than football."

PHFA provided significant financing for the project, including \$738,235 in Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Housing Trust Fund support, a \$638,170 Development Cost Relief Program loan, a \$2.6 million PHFA First Mortgage, \$416,667 in State Housing Tax Credits, and \$1,340,889 in federal Low-Income Housing Tax Credits (LIHTC) that generated over \$11.5 million in equity. The tax credits were reserved by the PHFA Board in November 2022 and the deal closed in 2023 under **Governor Shapiro's Administration**, with most funds disbursed throughout 2024.

"We applaud LeSean McCoy and Vice Capital for leading the construction of this affordable housing development in Harrisburg, and we're proud that the Pennsylvania Housing Finance Agency could play a role in making this project a reality," said **PHFA Executive Director and CEO Robin Wiessmann**. "We believe JMB Gardens will stand as a lasting part of his legacy in Harrisburg — providing families with affordable housing so they can thrive and helping the city reach its full potential."

JMB Gardens is part of a broader housing strategy led by the **Shapiro Administration**. The Governor's [2025–26 budget proposal](#) includes the largest housing investment in Pennsylvania history. In addition to JMB Gardens, **Vice Capital** is also advancing future developments in Harrisburg, including **Savoy 48**, a planned 48-unit mixed-use project that will include affordable and accessible housing along with over 6,500 square feet of commercial space. The firm also previously restored the **Swallow Mansion**, a historic property converted into apartments and retail space.

"JMB Gardens represents stability, safety, and opportunity for families who will no longer experience the chaos that housing insecurity brings," said **Senator Patty Kim**.

“This development will change the trajectory for the 41 families who will soon call it home. I applaud the commitment and generous investment of everyone who made this dream a reality for our community.”

“I appreciate the significant investment that Mr. McCoy has made in our hometown of Harrisburg,” said **Representative Justin Fleming**. “He’s a fantastic community leader and doing the work to outrun the challenges we face to make Harrisburg a better place for everyone.”

Since **Governor Shapiro** took office, PHARE-funded housing projects have increased **by 55 percent**— with more than 1,000 projects funded to build or repair over **8,200 housing units** across the Commonwealth. The latest round of PHARE funding, [announced](#) earlier this month, will create **270 new affordable housing units**, preserve or rehabilitate **2,050 existing units**, build **56 new single-family homes**, provide housing assistance to more than **13,900 families**, and deliver housing counseling and financial education to over **11,400 households**. At least **\$49 million — or 67 percent — of PHARE funding** this cycle will support projects serving households earning less than 50 percent of the area median income.

Governor Shapiro’s [2024–25 bipartisan budget](#) made major strides to address Pennsylvania’s housing crisis — nearly doubling the Commonwealth’s commitment to affordable housing by raising the PHARE Fund cap from \$60 million to \$100 million per year by 2027. Building on that progress, the Governor’s [2025–26 budget proposal](#) calls for an additional \$10 million increase in PHARE funding by 2028–29, raising the cap to \$110 million and delivering the **largest overall housing investment in Pennsylvania history**.

The Governor’s budget proposal also includes:

- **\$50 million** for a new statewide **housing repair fund** to help homeowners fix aging homes
- **\$10 million** to help **first-time homebuyers** with closing costs
- **Targeted eviction record sealing reform** to improve access to housing and employment
- New investments to **strengthen local zoning and permitting capacity** and speed up home construction
- Establishing an **Interagency Council on Homelessness** to improve coordination of services and support unhoused Pennsylvanians

In September 2024, **Governor Shapiro** signed [Executive Order 2024-03](#), creating Pennsylvania’s first-ever comprehensive **Housing Action Plan** to expand affordable housing, address homelessness, and make the Commonwealth more competitive. The plan is guiding efforts to increase housing availability, affordability, and quality through a

multi-agency approach that brings together state, local, and federal partners with stakeholders across the public and private sectors.

Pennsylvania is currently short more than **100,000 housing units**, and nearly **60 percent of homes were built before 1970**. Meanwhile, the number of renters in Pennsylvania has grown by nearly 200,000 households since 2010 — even as the supply of low-cost rentals has declined.

Read more about [Governor Shapiro's 2025-26 budget proposal](#). Explore the Governor's 2025-26 Budget in Brief [here](#), or visit shapirobudget.pa.gov to learn more.

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