



PHFA

PENNSYLVANIA HOUSING FINANCE AGENCY

Homeownership Choice Programs

The Homeownership Choice Programs (HCP) consist of three initiatives:

- The Homeownership Construction Initiative.
- The Neighborhood Revitalization Initiative.
- The Mixed Use Facility Financing Initiative.

Requests For Proposals are posted on the Agency's web site (www.phfa.org) in March with proposals due in August.

The HCP Initiatives provide funding for the development and / or rehabilitation of single family homes, for purchase, in urban communities and the rehabilitation of the upper floors of store fronts on the commercial corridors of urban neighborhoods and core communities to provide either rental or ownership housing opportunities. HCP development is required to be a part of a municipality's comprehensive approach to increase the net investment in housing in urban areas while building mixed-income communities and encouraging diversity of homeownership.

Homeownership Choice Programs

New Construction Initiative

The Homeownership Construction Initiative was the first of the HCP initiatives, beginning in 2000 and, as such, is still commonly referred to as the Homeownership Choice Program.

The Initiative has helped many Pennsylvania municipalities transform blighted neighborhoods into attractive places to live and viable alternatives to suburban home ownership.

From this...



Franklin Street – North East Philadelphia - Pradera

to this!



YES, PHFA

Homeownership Choice Programs

are making it happen.



The Kepler Hotel - Meadville



Franklin St.
North East Philadelphia
Pradera

The Homeownership Construction Initiative requires a sponsoring partnership of a municipal entity, a for profit builder / developer and a non-profit builder developer.



Funding must be matched by the sponsoring entity on at least a one to one basis, with 50% of the matching requirement being provided by the municipality.



Meadville townhomes

Disinvested urban neighborhoods are targeted and developments are required to be of a scale to create an impact, encouraging additional investment.



Pine Street Neighborhood - Hazleton

The focus of the Initiative is the development of new homeownership opportunities and the transformation of distressed urban neighborhoods into attractive places to live. HCP developments offer a viable alternative to the flight to suburbia.



Garfield Neighborhood - Pittsburgh

In 2003, PHFA set aside \$15 million in Agency reserves for the Homeownership Choice Programs to encourage market-sensitive and innovative land use concepts in urban areas, as well as work in concert with community revitalization efforts.



Penn Crossing Neighborhood - Coatesville

In its first four years, PHFA Homeownership Choice Program investments of approximately \$29.5 million have leveraged over \$210.6 million in additional housing, infrastructure and economic development investment in twenty-two Pennsylvania communities.



Capitol Heights Neighborhood - Harrisburg

Homeownership Choice Demonstration Program - 2000

Meadville	\$ 1,500,000
Philadelphia - Pradera	1,700,000
Pittsburgh -Garfield	1,000,000
Washington	500,000
Allocated to repayment securities	<u>300,000</u>
	\$ 5,000,000

Homeownership Choice Program - 2001

Coatesville	\$ 1,750,000
Harrisburg- Capitol Heights	1,000,000
McKeesport	1,400,000
Philadelphia – Jefferson Square	1,500,000
Williamsport	<u>1,000,000</u>
	\$ 6,650,000

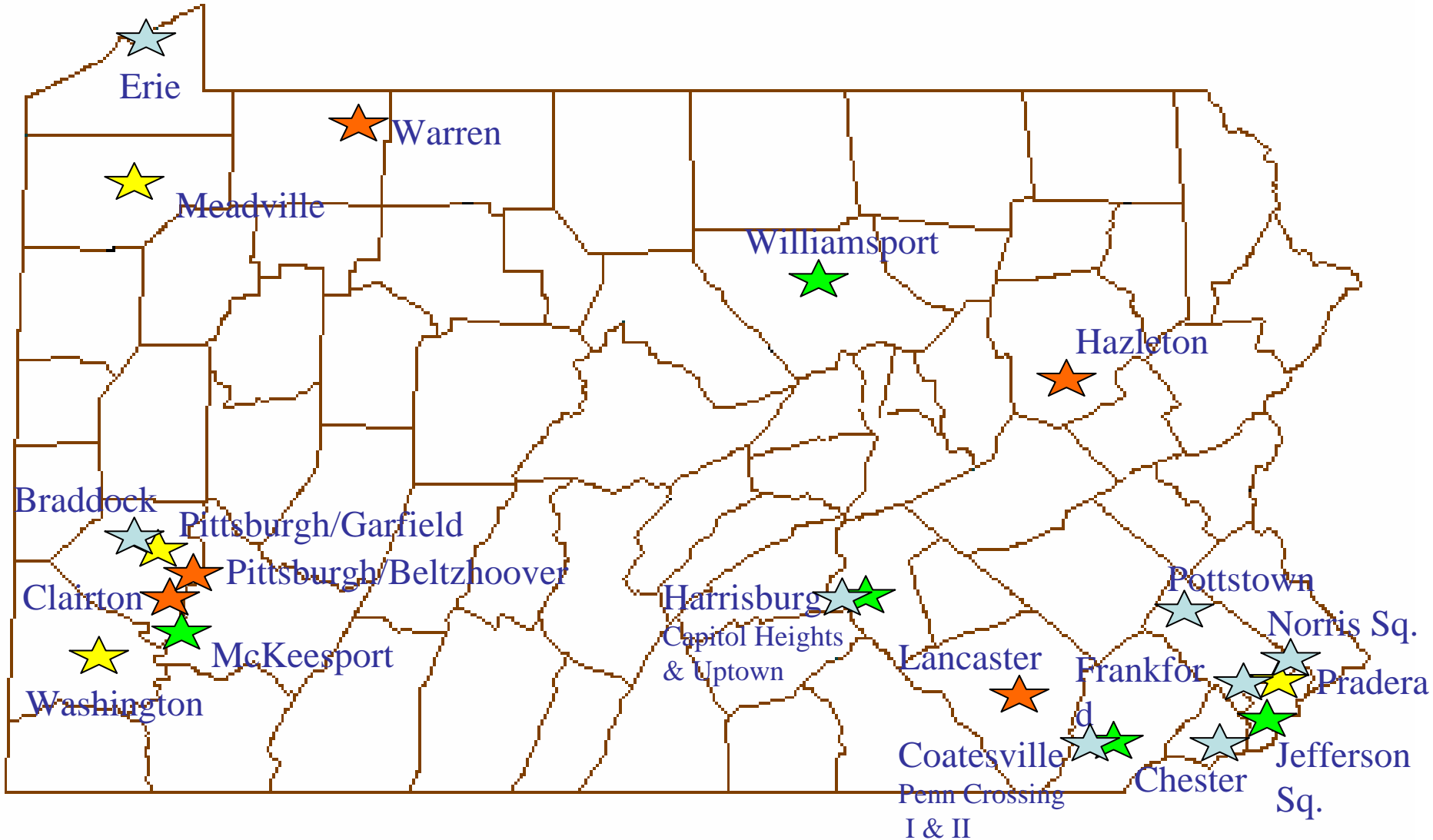
Homeownership Choice Program - 2002

Clairton	\$ 1,164,798
Hazleton	705,000
Lancaster	1,500,000
Pittsburgh - Beltzhoover	1,000,000
Warren	1,500,000
Allocated to repayment securities	<u>130,202</u>
	\$ 6,000,000

Homeownership Choice Program - 2003

Braddock / North Braddock	\$ 1,642,850
Coatesville – Penn Crossing II	165,000
Chester	1,340,173
Erie	1,000,000
Harrisburg - Maclay	2,363,000
Philadelphia – Frankford	1,750,000
Philadelphia – Norris Square	2,150,000
Pottstown	<u>1,399,403</u>
	\$ 11,810,426

Homeownership Choice Program



★ 2000

★ 2001

★ 2002

★ 2003

Homeownership Choice Programs

Neighborhood Revitalization Initiative

The Neighborhood Revitalization Initiative (NRI) was added to the Homeownership Choice Programs in 2004 . This Initiative offers funding opportunities to encourage infill construction and / or rehabilitation of vacant homes in urban neighborhoods and core communities. Homes are to be offered to owner / occupant buyers.

The guidelines and requirements of the NRI are similar to the HCP new construction initiative, however, there are some important differences. The intent of the NRI is to help a municipality revitalize its urban neighborhoods by renovation of vacant residential structures.

Homeownership Choice Programs

Neighborhood Revitalization Initiative

The NRI also allows for infill construction on the vacant lots of urban residential neighborhoods. Unlike the HCP Homeownership Construction Initiative the NRI does not impose a minimum number of homes to be built or renovated based upon a municipality's population. However, the funding process for HCP programs is very competitive and, based upon "impact", it is advised that these homes to population ratios are considered as significant factors in the evaluation process.

The NRI is not intended to be a remodeling program for current home owners, or used to create rental housing.

Homeownership Choice Programs

Mixed Use Facility Financing Initiative

The Mixed Use Facility Financing Initiative (MUFFI) began, as a pilot program in 2003. The initiative offers loan funding to help renovate the upper stories of currently vacant store fronts on the commercial corridors of Pennsylvania's urban centers and core communities for residential use. The proposals must detail a financially viable development plan. PHFA will assist in locating a commercial lender and subordinate our lien to their first mortgage.

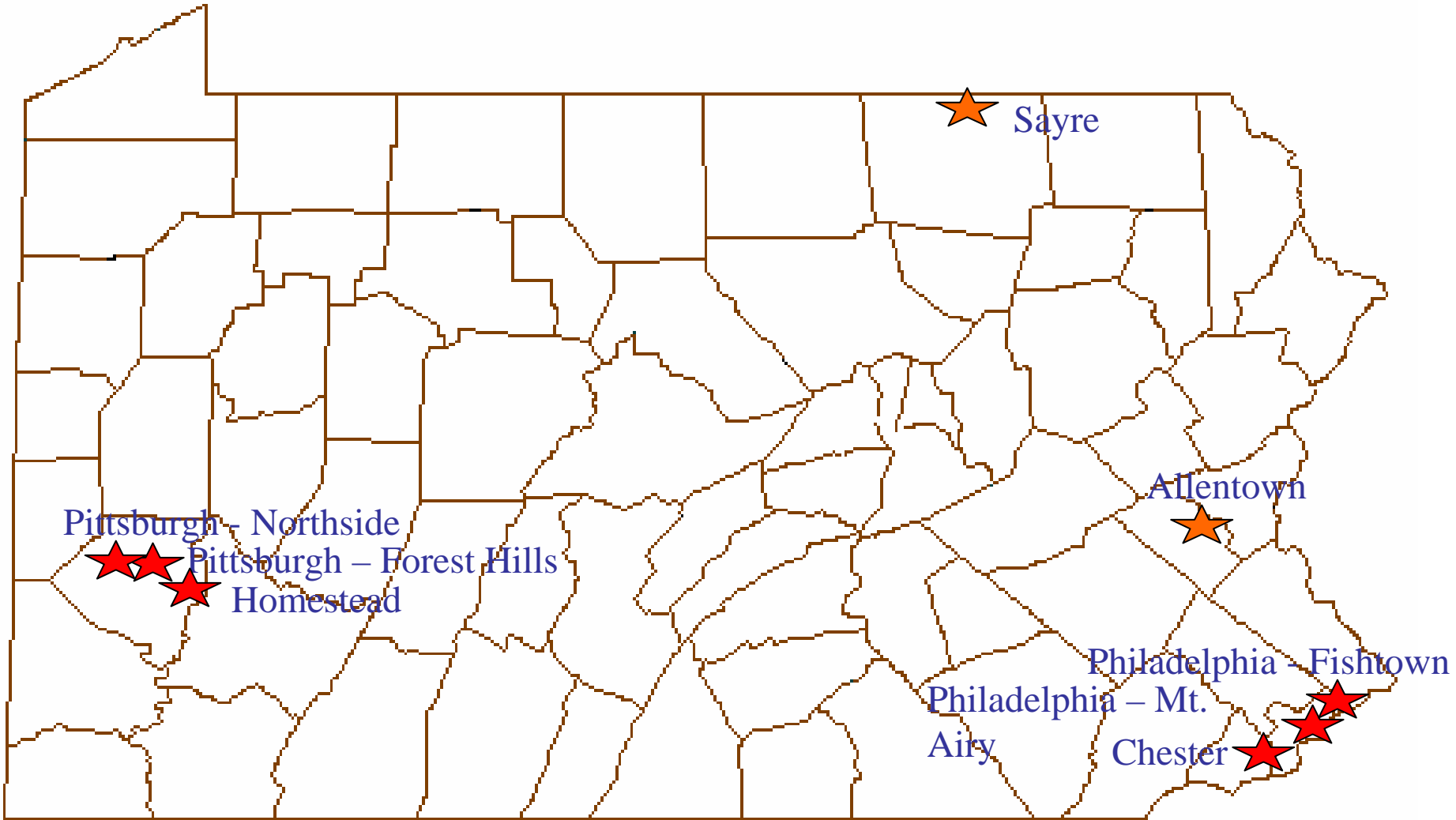
Homeownership Choice Program

Mixed Use Facility Financing Initiative 2003

<u>Municipality / Neighborhood</u>	<u>County</u>	<u>Amount</u>
Pittsburgh / Forest Hills	Allegheny	\$ 290,000
Chester	Delaware	250,000
Philadelphia / Fishtown	Philadelphia	135,575
Homestead	Allegheny	380,000
Philadelphia / Mt. Airy	Philadelphia	125,000
Pittsburgh / Northside	Allegheny	110,000
Sayre	Bradford	250,000
Allentown	Lehigh	<u>400,000</u>
Total		\$ 1,940,575

Homeownership Choice Program

Mixed Use Facility Financing Initiative 2003





Forest Hills – Allegheny County



Chester – Delaware County



**Fishtown neighborhood –
Philadelphia**

Homestead – Allegheny County





Homestead – Allegheny County



Mt. Airy - Philadelphia



**Northside / Pittsburgh
Allegheny County**

Sayre – Bradford County



**Allentown –
Lehigh County**





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211 North Front Street
P.O. Box 8029
Harrisburg, PA
17105-8029

**For more information regarding the
Homeownership Choice Programs, the
HCP Requests For Proposals
and other Agency housing programs
visit us at www.phfa.org or
call toll free 800-635-4747.**