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Gov. Wolf announces housing tax credit awards for Pa.

Governor Tom Wolf has announced conditional awards totaling \$43.4 million in low-income housing tax credits and approximately \$3.8 million in PennHOMES funding for the construction of 39 affordable multifamily housing developments in Pennsylvania. The tax credits are administered by the Pennsylvania Housing Finance Agency and were approved by its board.

When completed, the developments receiving conditional funding will preserve and create an additional 1,941 rental housing units for Pennsylvania residents.

Two proposals receiving conditional awards were selected by a jury of affordable housing professionals under a special "Innovation in Design" category. Fallbrook, located in Carbondale and sponsored by United Neighborhood Community Development Corporation, will consist of new construction plus the rehabilitation of a former hospital into 36 units of affordable housing that promotes inter-generational living and services for its residents. The other development, Liberty 52, Stephen F. Gold Community Residences, will create 24 units of permanent supportive housing for individuals with physical disabilities and autism in Philadelphia. Liberty Housing Development Corp is the sponsor of that development.

Governor Wolf announces 2018 PHARE funding

In mid-April, Governor Tom Wolf announced recipients of a new round of funding for housing programs made available through the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) fund. The Governor named 137 housing and community development initiatives in 52 counties that will share a portion of the total \$26.6 million in PHARE funding for fiscal year 2017/18. The PHARE fund is managed by PHFA.

Funding for the PHARE program comes from three main sources. Since 2012, the program has received a portion of the impact fees collected from natural gas companies operating in the state with the goal of addressing the housing shortage caused by the impact of drilling. That is supplemental with two major new funding sources that include a portion of the realty transfer tax and money from the National Housing Trust Fund.

PHFA honors its top lending partners

PHFA honored its top lending partners for 2017 during an annual awards luncheon in early April at its headquarters in Harrisburg. Mortgage America (photo next page) was recognized for having the most

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home loans funded by PHFA. Pennsylvania Secretary of Banking and Securities Robin L. Wiessmann (far left) was present to help honor the award winners, as was PHFA Executive Director Brian Hudson (far right). These lending partners play a key role in bringing affordable housing options to Pennsylvania residents dreaming of owning their own home.

To view the full list of award winners, please visit [PHFA's website](#).



Request for Proposals

PHFA issues RFP for Community Revitalization Program

PHFA is requesting proposals for the awarding of Community Revitalization Program funds. The funding is to be used for the construction or rehabilitation of mixed-use developments to stimulate neighborhood revitalization in Pennsylvania. The proposal submission deadline is 2 p.m. on Friday, June 8.

Interested organizations can learn more by visiting PHFA's [website](#), or by contacting Bryce Maretzki at PHFA at 717-780-1867 or bmaretzki@phfa.org.

PHFA Around the State

PHFA has been busy helping build affordable housing around the state.



Housing Development Corporation MidAtlantic held a ribbon-cutting ceremony in early February celebrating the completion of River Run Meadows apartment complex near Gibraltar. The complex features six residential buildings consisting of one- and two-bedroom apartments. It will also feature two-story, two- and three-bedroom townhomes. PHFA's Holly Glauser, director of development (fourth from left), joined the festivities. PHFA administered the Low-Income Housing Tax Credits which helped fund the project.

The Tioga Family Center, an affordable and supportive housing community for low-income women with children who are recovering from addiction, celebrated its grand opening in January in Philadelphia. Brian Hudson, PHFA's executive director and CEO (second from left), Mayor James Kenney (behind Mr. Hudson), and Senator Sharif Street (fifth from right), were on hand to help celebrate, along with other officials. The four-story building houses 24 one-, two-, and three-bedroom units. Families pay for rent based on a certain percentage of their income. The center was funded, in part, by Low-Income Housing Tax Credits administered by PHFA.



The historic Madison Court apartment building celebrated renovations with a ribbon-cutting ceremony in early April in Shamokin. The newly renovated building offers 32 units of affordable housing. Senator John Gordner, 27th District (center right), cuts the ribbon. Pa. Representative Kurt Masser (behind Mr. Hudson), and Brian Hudson, PHFA's executive director and CEO (center left), joined in the celebration along with other officials. The construction changes were made possible, in part, by Low-Income Housing Tax Credits administered by PHFA.

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A ribbon-cutting ceremony was held in late March to celebrate the grand opening of Highland Hall in Hollidaysburg. The 200-year-old historic building was transformed to offer 53 affordable, one- and two-bedroom units for people 62 years and older. The top photo shows the interior of one of the renovated apartments. People mingle in the entryway during the ribbon-cutting festivities in the bottom photo. PHFA administered the Low-Income Housing Tax Credits which helped fund the renovation. Photo courtesy of Poole-Anderson.



Special Initiatives

PHFA offers PENNVEST loan for septic and sewer repairs or replacements, and new connections

The PENNVEST Homeowner Septic Loan offers several features of benefit to homeowners, including: a low 1.75 percent interest rate (2.25 percent APR), loan terms up to 20 years (15 years for manufactured homes), loan amounts up to \$25,000, no restrictions on household income, and no prepayment penalties. The Pennsylvania Infrastructure Investment Authority (PENNVEST) provides funding for this program, and PHFA is the program administrator. The Pennsylvania Department of Environmental Protection supports this program that helps Pennsylvania homeowners meet their legal obligations to maintain a healthy and sanitary environment around their home.

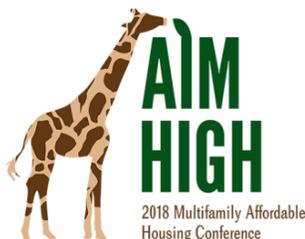
Many communities are starting to require homes to connect or replace their connections to public sewer systems. If you live in Hollidaysburg, Greene Township, Sewickley Township, Lower Burrell, Lorain, Johnstown, Lower Yoder, Southmont, Howe, New Castle, and Norwich, local news has probably highlighted that sewer work is coming soon or underway now. Please spread the word that this loan program is available.

The PENNVEST program is also looking for lenders interested in serving as originators for the program in the southwest, southeast and south-central parts of the state. Interested lenders and homeowners should contact PHFA's Customer Solutions Center at 1-855-U-Are-Home (827-3466), or visit [PHFA's website](#).

Upcoming Events

PHFA's Multifamily Affordable Housing Conference coming in June

PHFA's Multifamily Affordable Housing Conference is set for June 27-29, at the Kalahari Resort and Conference Center in Pocono Manor. The conference moves every year to a different region of the state to encourage participation statewide. So, if you work in the housing services industry and you're looking for an excellent and affordable training opportunity, then be sure to save the date and get registered. Registration opens in late April. You can also make your overnight accommodations by visiting the [booking website](#) and using the ID 572. Great sponsorship opportunities are still available. Contact Melissa Medernach at mmedernach@phfa.org or Gelene Nason at gnason@phfa.org for more information.



Multifamily Development

Recent Pennsylvania Court Case Underscores Need for Review of Leasing Practices

PHFA is reminding all management agents and property owners to carefully review their lease terms and policies. Under Pennsylvania's Landlord and Tenant Act, landlords are not permitted to charge more than

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two months rent for a tenant's security deposit. Also, landlords are subject to the federal Unfair Trade Practices and Consumer Protection Law (UTCPL) in their dealings with potential renters. Violations of either of these two laws may subject landlords to penalties.

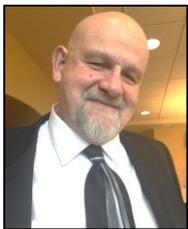
A recent Pennsylvania case underscores how violations may occur. In *E.S. Mgmt. v. Yingkai Gao*, the landlord required - in violation of the Landlord Tenant Act - a "double security deposit" of \$3,990 from several student renters. The landlord defended the charge because the renters were international students without social security numbers and other information usually available from local students. The court also looked to the landlord's conduct in communicating lease terms to the prospective tenants. The landlord sent the prospective tenants, currently residing in China, a lengthy and complex lease. While the lease encouraged the renters to consult an attorney, the landlord only gave the students two days to return a fully signed lease. The court found the landlord's conduct triggered a violation under the UTCPL, as it constituted a deceptive practice likely to create confusion or misunderstanding. Further, the excessive security deposit was a direct violation of the Landlord Tenant Act.

PHFA encourages all management agents and owners to conduct annual reviews of standard leases and to keep apprised of changes and updates to current law.

PHFA Retirements

Two long-time PHFA employees retire

Joseph Knopic, PHFA's director of finance, retired in late March after 42 years of service. Knopic started at PHFA in 1975 as a staff accountant and moved his way up through the agency. As the director of finance, he oversaw bond issuances and other investments by the agency critical to its financial stability in pursuit of its housing mission. Knopic stated that he enjoyed seeing the agency grow from about 25 employees to its current 300-plus employees. He's proud to have been part of the growth of the agency throughout the years. In his retirement, he looks forward to traveling, golfing and spending a lot of time outdoors.



Thomas Gouker, PHFA's manager of default servicing, also retired in late March after 30 years of service. Gouker started at PHFA in 1987 as a customer service representative. In his capacity as manager of default servicing, he worked with PHFA customers who were facing the possibility of losing their homes to help them stay in their residence. Gouker stated that being able to help customers in this way was very rewarding. He's looking forward to being able to golf anytime he wants and being able to do more gardening.

Best wishes to both retirees.



Tom Wolf, Governor • Brian Hudson Sr., Executive Director & CEO

To receive an email notice when a new issue of PHFA Developments is posted, or for comments and questions, please write Renae Garofolo at rgarofolo@phfa.org.

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