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PHFA receives funding applications

PHFA received 98 applications in October for multifamily resources including Low-Income Housing Tax Credits, PennHOMES and PHARE funding. Decisions are expected to be made in the spring.

CCG awards tax credits to former steel mill in Hazelwood

Governor Tom Wolf announced in late December that Commonwealth Cornerstone Group (CCG) has completed a \$15 million New Markets Tax Credit (NMT) transaction that will support the adaptive reuse and redevelopment of "Mill19," a riverfront brownfield site that is part of the planned Hazelwood Green project in Pittsburgh's Hazelwood community.

Mill 19 will be redeveloped into a light-industrial, research and development, and flexible office space attractive to technology companies. A special feature of this project is its goal of meeting LEED gold standards for the building's core and shell construction. The building will implement a large 2-megawatt rooftop solar array, as well as reduce indoor water usage. The end result should be a site that boasts net-zero energy usage and is environmentally sustainable.

CCG was created in 2004 by PHFA to serve as a nonprofit community development entity. Please visit [CCG's website](#) to see all the projects funded by the organization and NMTs.

Awards

PHFA development deemed best affordable apartment community in the country

The National Association of Home Builders announced their 2017 Multifamily Pillars of the Industry award winners in early January. Kreider Commons in Lebanon, funded in part by PHFA, was honored for being the Best Affordable Apartment Community (up to 100 units) in the country. Sharing the honors were developer The WODA Group and architect Thomas Marks Architects. Nugent Senior Apartments in Philadelphia received an honorable mention in the same category. Nugent Senior Apartments was developed by Nolen Properties and designed by JKRP Architects. It, too, received PHFA funding.

The awards program showcases creative development concepts, innovative financing strategies, great design, and superior management and marketing in the apartment and condo marketplace. The competition is judged by a jury of knowledgeable peers in the multifamily industry.

PHFA is a community changemaker

In late November, the U.S. Green Building Council (USGBC) held its Forever Green ceremony and announced the USGBC Central Pennsylvania Leader Awards. The awards were given to people, companies and projects for advancement in sustainable buildings.

PHFA was honored with the Community Changemaker Award for the Icehouse Demonstration Day: Unfreeze Pennsylvania Energy Codes project. Also honored for this project along with PHFA were: Reynolds, 7group, Steven Winter Associates, Ciesco and Intertek. You can read more about the icehouse demonstration on [USGBC's website](#).

PHFA Around the State

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



Presbyterian Senior Living (PSL) held a dedication ceremony celebrating the opening of Westminster Place at Ware Apartments in October in Oxford. Officials cut the ceremonial ribbon during the celebration. The complex is a 55 and over community that includes 31 affordable one- and two-bedroom apartments with income limits and 30 market rate units. The community is wheelchair accessible, pet-friendly and tobacco-free. There are also accommodations for hearing and/or vision-impaired residents. The development was made possible, in part, with Low-Income Housing Tax Credits administered by PHFA.

Pennypack Crossing in Philadelphia opened its doors in October. Holly Glauser, PHFA's director of development (top), addressed the audience during the ribbon-cutting ceremony. The community consists of 44 one-bedroom apartments. Thirty-two units are for people 55-plus and 12 apartments are available for people with disabilities. Low-Income Housing Tax Credits administered by PHFA helped fund the development.



The Community Builders celebrated the grand opening of Hillcrest Residences in mid-December in Pittsburgh. Mayor William Peduto (left photo) addressed attendees during the program. Also in attendance to help celebrate were (right photo) Pittsburgh City Councilwoman Natalia Rudiak (left), The Community Builders Senior Project Manager, Jim Eby (second from right), and resident Evelyn Gilbert (right). Hillcrest Residences offers 66 affordable senior apartments in Pittsburgh's Carrick neighborhood. Among these apartments are eight fully handicapped accessible units. The complex is convenient to local transit, health care, shopping and other services. PHFA helped fund the project by awarding Low-Income Housing Tax Credits.

Monarch Development Group LLC and Affordable Housing Associates of Dauphin County Inc. held a ribbon-cutting ceremony in late October in Harrisburg to celebrate the grand opening of Sunflower Fields, an affordable workforce housing development. Brian Hudson, PHFA's executive director (second from left), along with other officials were on hand to help celebrate. The development consists of 35 single-family detached homes with one-, two-, three-, and four-bedrooms. Four of the homes are fully handicapped-accessible. Each home features a one-car garage and energy efficient appliances. Sunflower Fields is a rental development and after 15 years the properties will convert to home ownership. Low-Income Housing Tax administered by PHFA helped fund the project.





Mann Edge II in Lewistown celebrated its grand opening in October. The development provides 34 one- and two-bedroom units of affordable housing for seniors. Mann Edge II is located west of the first phase of the project, Mann Edge Terrace, which was completed in 2012. Brian Hudson, PHFA's executive director, addressed the audience during the ribbon-cutting ceremony (bottom photo). Hudson (fourth from left), along with Mark Smith, deputy chief of staff for Governor Wolf (second from left); Senator Jake Corman (third from left); Phyllis Sheaffer, Mann Edge II resident (center, holding scissors); Deb Bargo, Lewistown mayor (center, in blue); and other officials celebrate by cutting the ribbon. Mann Edge II was funded in part with PennHOMES and Low-Income Housing Tax Credits administered by PHFA.

Esperanza, a non-profit that aims to help strengthen Hispanic communities in and around Philadelphia, broke ground on the Roberto Clemente Homes in mid-October. The groundbreaking ceremony was held in front of the vacant Roberto Clemente Middle School, which will be transformed into 38 affordable, rental units and 5,000 square feet of retail space. On hand to help celebrate were Senator Tina Tartaglione (left), PA State Representative Angel Cruz (second from left), Esperanza President Rev. Luis Cortes (fourth from right), PHFA Executive Director Brian Hudson (third from right), along with other officials and partners. The building is expected to be completed and move-in ready in 2018. PHFA awarded Low-Income Housing Tax Credits will help fund the project.



Upcoming Events

PHFA's Multifamily Affordable Housing Conference date set

If you work in the housing services industry and you're looking for an excellent and affordable training opportunity, then save the date for PHFA's Multifamily Affordable Housing Conference. The 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. Registration opens in April, but you can make your overnight accommodations now by visiting the [booking website](#) and using the ID 572. Great sponsorship opportunities are also available. Contact Melissa Medernach at mmedernach@phfa.org for more information or to be added to the conference update email list.



PHFA Programs Update

Homebuyers and owners can complete renovations with PHFA's HomeStyle program

PHFA is proud to announce the roll-out of the new HomeStyle renovation program. This product allows homebuyers purchasing a home, or existing homeowners who are refinancing, to complete renovations, repairs and improvements to their home without needing a secondary loan.

Upgrading a bathroom or expanding a kitchen in one transaction can be done with ease. Qualified borrowers can fund up to 50 percent of the completed appraised value of the property. Borrowers must use the HFA Preferred™ or the HFA Preferred Risk Sharing™ loans in conjunction with the HomeStyle Renovation program.

Visit [PHFA's website](#) to learn more about the HomeStyle Renovation program and all other home loan product offerings.

PHFA's HEMAP program still available to save homes from foreclosure

The good news is that foreclosures are down in Pennsylvania. The bad news is there are still some people struggling to keep their mortgage payments current and are possibly facing foreclosure. In line with PHFA's mission, the Homeowners' Emergency Mortgage Assistance Program (HEMAP) is still available. HEMAP is a loan program to prevent foreclosure. It is not a grant. Funds loaned must be repaid, which helps other homeowners in need. The program is funded by state appropriations and through repayment of existing HEMAP loans, not taxpayer dollars.

Please share this information with anyone you know who may be facing foreclosure. For more information about HEMAP or how to start the HEMAP process, please visit [PHFA's website](#).

Agency Communications

PHFA 2017 annual report now available

PHFA's 2017 annual report is now available [online](#). Along with financial information, the report also shares powerful personal stories about how PHFA has helped people with their housing needs. PHFA has also posted all annual reports dating back to 1973 on its [website](#).

Community Involvement

PHFA participates in the 2017 SECA campaign

PHFA employees participated in the 2017 State Employee Combined Appeal (SECA) during September and October. During the eight week campaign employees may donate to any of approximately 1,000 participating non-profit agencies.

SECA celebrated 40 years of giving this year. Since 1977, commonwealth employees have donated more than \$100 million to participating charities. PHFA employees donated \$50,188 reaching 98.9 percent of their goal this year. During the past 12 years, PHFA employees have donated a total of \$521,261 to the many charitable organizations.



PHFA helps feed the hungry

During November, PHFA participated in a food drive to help the Central Pennsylvania Food Bank feed the hungry. The Central Pennsylvania Food Bank provides food for everyone struggling with hunger in 27 counties.

PHFA's Tonya Warren (left), along with Chris Gray from the Food Bank, coordinated the event. Employees generously donated 514 pounds of food for the cause.



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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