

PENNSYLVANIA HOUSING FINANCE AGENCY

2101 North Front Street
Harrisburg, Pennsylvania 17110

Contact: Paula Brightbill or Phil Friday
(717) 780-3915

**PENNSYLVANIA HOUSING FINANCE AGENCY
COMMITTS \$10,615,533 FOR APARTMENTS IN THE CITY OF PHILADELPHIA,
ALLEGHENY, BUTLER, AND DELAWARE COUNTIES,
AWARDS \$9,495,426 TO HOMEOWNERSHIP PROGRAMS IN SIX URBAN AREAS**

(HARRISBURG) At its September Board meeting held today in Harrisburg, the Pennsylvania Housing Finance Agency approved \$10,615,533 of loans and tax credits for four rental apartment developments in Allegheny, Butler and Delaware Counties and for two complexes in Philadelphia. The funding was made available under PHFA's PennHOMES Multifamily Development and Housing Tax Credit Programs.

When complete, the value of the properties will total \$38,084,069.

PHFA also awarded nearly \$9,500,000 of Homeownership Choice Program funds to help develop "for-sale" houses in six Commonwealth communities.

PennHOMES Multifamily Development Commitments

CLAIRTON APARTMENTS, CLAIRTON (ALLEGHENY COUNTY)

Clairton Apartments will offer 44 rental units in 20 newly constructed two-story buildings for persons aged 62 and above on a four acre site at Third Street and Baker and Halcomb Avenues in Clairton. The two- and three-bedroom units will be for general occupancy. PHFA will provide \$535,280 of funds and \$636,369 of tax credits to build the facility, which is being developed by Clairton Housing Partnership, L.P., a partnership consisting of Pennrose Equities, Halliday Properties, Inc., and Ralph A. Falbo, Inc., as general partners.

Mistick Construction Company of Pittsburgh is the general contractor. Perfido Weiskopf Architects and Lami Grubb Architects will design and administer architectural matters for the development. Pennrose Management Company of Kingston, Pennsylvania, is the management agent. The housing services providers are the Mon Valley Initiative of Homestead, and the Community and Economic Development Corporation of Clairton.

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(Clairton, continued)

There will be 26 two-bedroom and 18 three-bedroom apartments. Two-bedroom units will be 1,100 square feet in size. Three-bedrooms will be 1,400 square feet. Three units will be accessible to persons in wheelchairs, and one unit will be equipped for persons with hearing and vision impairments. Overall size of the development is 55,480 square feet.

Besides PHFA funding, ACTION-Housing, Inc., is also making available a \$2,350,286 Allegheny County Department of Economic Development CDBG loan. Related Capital Companies will provide equity financing of \$4,629,878 from the sale of tax credits allocated by PHFA.

Total replacement cost of the Clairton Apartments is approximately \$7,515,000.

LAVENDER HEIGHTS II, PENN HILLS (ALLEGHENY COUNTY)

PHFA has committed \$684,508 of PennHOMES rental housing development funds and \$203,483 of housing tax credits for the construction of Lavender Heights II. The development, a 24 unit rental complex consisting of four two-bedroom and 20 one-bedroom apartments in three two-story buildings, will be located on an 8.7 acre site at 200 Lavender Heights Court, off Saltsburg Road in Penn Hills. Apartments will be for occupancy by persons 55 years of age or older.

TREK Development Group, Inc., of Pittsburgh will develop the site. UpStreet Architects, Inc., of Indiana, Pennsylvania, will design the complex, which will be built by Sota Construction Services, Inc., of Pittsburgh. NDC Real Estate Management of Pittsburgh will manage the finished project.

The size of one-bedroom apartments will be 600 square feet. Two-bedrooms will be 729 square feet. There will also be 655 square feet of community space at the 17,480 square foot development. Four of the units are being designed for persons with disabilities.

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(Lavender Heights II, continued)

S & T bank will make an equity contribution of \$1,216,506 from its tax credit syndication proceeds. The Penn Hills Loan Consortium will lend \$480,000 to the development, which is expected to cost \$2,381,014.

**ROLLING ROAD REGENCY APARTMENTS, CRANBERRY TOWNSHIP
(BUTLER COUNTY)**

Rolling Road Regency Apartments, a rental development for persons aged 55 years or older, will be built at a six acre special growth area site on Rolling Road, Cranberry Township, Butler County. All 50 units in the three story facility will be one-bedroom apartments, with six units specially designed for persons in wheelchairs or with hearing or vision impairments. The development will be 46,304 square feet, including 5,633 square feet of community space.

Financing is being provided by the Pennsylvania Housing Finance Agency in the form of a \$1,577,612 PennHOMES Multifamily Rental Development Loan, and an allocation of \$398,115 of housing tax credits. National City Bank Community Development Corporation will provide equity financing of \$3,116,147 from its sale of the PHFA tax credits. Additional funding will be provided by an Affordable Housing Trust Fund (Act 137) loan of \$350,000 from the County of Butler and a \$112,800 loan from Cranberry Township.

Total replacement cost of the development is \$5,156,559.

The sponsor is Rolling Road Regency Limited Partnership of Butler. Regency Associates, LLC is the general partner. Burt Hill Kosar Rittleman Associates of Butler is the architect, and the TEDCO Construction/Rob Bern Associates joint venture is general contractor for the project. Management and supportive services are being provided by the Housing Authority of the County of Butler. Drnevich & Associates of Pittsburgh is the sponsor's housing consultant.

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UPLAND TERRACE APARTMENTS, UPLAND (DELAWARE COUNTY)

PHFA committed \$1,302,788 of PennHOMES funds and \$596,247 of housing tax credits for the construction of Upland Terrace Apartments, a 51-unit development located on a 5.75 acre site at Third and Front Streets in the Borough of Upland, Delaware County. The 62,661 square foot complex will consist of 11 two-bedroom, 32 three-bedroom and eight four-bedroom apartments in 26 one- and two-story buildings. Four units will be accessible to persons in wheelchairs, and one will be equipped for persons with vision or hearing impairments.

Delaware County is supporting the development with a HOME Investment Partnerships Program loan of \$1,900,000 and Related Capital Companies will provide a \$3,820,016 equity contribution from tax credit syndication.

Upland Terrace Housing Partnership, L.P. is the sponsor. The partnership's general partners are Pennrose Equities and Halliday Properties, Inc. The Knabb Partnership of Exton and Abby Victor-Schwartz are the architects, with Harkins Builders, Inc., of Marriottsville, Maryland, as general contractor. Management and supportive services will be the responsibility of the Housing Authority of Delaware County.

Overall, Upland Terrace Apartments will cost about \$7,022,000.

New Covenant Senior Housing, Philadelphia

The site of the former Spring Garden College, 7500 Germantown Avenue, will become New Covenant Senior Housing, a 56-unit rental complex for adults who are at least 62 years old. A five-story building located on an acre of land will receive a substantial historic makeover that, when completed, will offer 49 one-bedroom and seven two-bedroom apartments plus a community dining room with a kitchen, an auditorium, exercise room, lounges, laundry facilities and outdoor recreation space. Six units will be for persons in wheelchairs, and two designed for persons with vision or hearing impairment.

One-bedroom units will contain 640 square feet of living space, while two-bedroom apartments will have 1,000 square feet.

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(New Covenant, continued)

PHFA is providing \$1,620,000 of funding and \$486,289 of housing tax credits to finance the development. In addition, the City of Philadelphia is offering a \$632,500 Community Development Block Grant while the New Covenant Church of Philadelphia, Inc., is providing a \$280,000 Federal Home Loan Bank loan through Sovereign Bank. Sovereign Bank is also providing a \$4,770,985 equity contribution through the syndication of the PHFA tax credits to finance the job, which is estimated to have a \$7,303,553 replacement value.

New Covenant Senior Housing is the general partner of 7500 Germantown Avenue Limited Partnership, the sponsor. The Knabb Partnership of Exton is the architect and Domus, Inc., of Philadelphia, is the general contractor. Pennrose Management Company of Kingston, Pennsylvania, will manage the completed facility, Philadelphia's Center in the Park will offer housing services to residents, and Wilson Associates, Inc., of Philadelphia, is the consultant for the job.

New Covenant Senior Housing is also the recipient of federal Historic Rehabilitation Tax Credits, a program administered by the National Park Service.

Monument Mews, Philadelphia

A 60-unit development located at 4300 Monument Road received a PHFA commitment of \$1,913,519 of financing and \$661,254 of tax credits. The Redevelopment Authority of Philadelphia is providing an additional \$1,299,000 of loans, while Sovereign Bank will lend the development \$500,000 under the Federal Home Loan Bank's Affordable Housing Program and make an equity contribution of \$4,992,176 from the proceeds of its sale of the PHFA allocated tax credits. Overall cost is expected to be around \$8,704,000.

The development is sponsored by a limited partnership called Monument Mews, LP. J.J. DeLuca Company, Inc., of Wayne is the general contractor, and Francis Cauffman Foley Hoffman Architects Ltd. of Philadelphia is the firm handling the project's architectural requirements. Columbus Property Management and Development, Inc., and Methodist Services for Children and Families, both of Philadelphia, will, respectively, offer management and supportive services. Fairmount Ventures, Inc., of Philadelphia is the consultant.

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(Monument Mews, continued)

Monument Mews will offer 27 one-bedroom, eight two-bedroom, 20 three-bedroom and five four-bedroom apartments for rent. Size will range from 585 square feet for a one-bedroom unit, to 1,356 square feet for a three-bedroom place. Three units will be designed specifically for persons with impaired mobility and two units will be for persons with vision or hearing difficulties.

The apartments will be built on a 3.44 acre site with direct access to Monument Road and nearby community services.

Homeownership Choice Program Awards

**\$9,495,426 OF HOMEOWNERSHIP CHOICE PROGRAM
FUNDS AWARDED TO SIX "FOR-SALE" DEVELOPMENTS**

PHFA's Board granted approval to six proposals under the Agency's Homeownership Choice Program. This initiative, first offered in 2000, provides the financing necessary to fund new construction of "for-sale" homes in older urban communities, and has proven successful in helping revitalize blighted communities across Pennsylvania.

A description of Homeownership Choice Program proposals accepted by PHFA follows.

Braddock's Field, Braddock & North Braddock (Allegheny County)

PHFA awarded \$1,642,850 for development of 29 new homes that will be built in an area encompassing parts of the Boroughs of Braddock and North Braddock, Allegheny County.

Each of the houses will be constructed as energy efficient structures exceeding energy conservation requirements of Act 222. This will include the use of high efficiency furnaces, water heaters and air conditioning units, along with water saving plumbing fixtures and energy star rated appliances. Some units will be designed as accessible dwellings and most will have a "visitable" first floor. Some will feature partially finished third floors for future expansion by the homeowner and all will have off-street parking pads or integral garages.

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(Braddock's Field, continued)

The new dwellings will replace deteriorated or vacant properties on existing lots, complementing a museum commemorating the Battle of Braddock's Field and existing historic landmarks and homes in the area. Other plans include the creation of greenway on the main streets of the neighborhood that will buffer nearby railroad tracks from the neighborhood, and the building of new parking areas for nearby churches and recreational facilities.

This proposal was begun by the Braddock's Field Development Team, including Catranel Construction, Hanson Design Group, Ltd, and the Mon Valley Initiative working with the North Braddock Housing Working Group and the Housing Subcommittee of the Tri-Borough Development Forum. It was funded by the Sanders Task Force and the Redevelopment Authority of Allegheny County.

PHFA's funds will be used as deferred third mortgages at \$51,500 for each of the new homes. Additional financing for the development is expected from Allegheny County, the County Redevelopment Authority, Sanders Task Force and the Federal Home Loan Bank of Pittsburgh. Total development costs are expected to be \$ 5,859,150.

The development should be completed by the spring of 2007.

Crozer Hills, Chester (Delaware County)

The Crozer Hills development, 25 three-bedroom homes on the 7.47 acre site of the former Park Villa estate in the western part of the City of Chester, was awarded \$1,340,173 of Homeownership Choice Program funds by PHFA.

All houses begin as basic 1,600 square foot, two-story, three-bedroom, two-and-a-half bath models, with full basements. Standard houses include central air conditioning, wiring infrastructure for state-of-the-art internet access, satellite television services, alarm systems and additional telephone and electrical outlets. Planned unit additions can include: bay windows, expanded living or family rooms, an addition of a den, home office or study, a fourth bedroom or an additional powder room.

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(Crozer Hills, continued)

The developer will build or modify one of the units to be accessible for persons with mobility impairments, with other homes to be accessible for the hearing and sight impaired.

The City of Chester plans to submit the Crozer Hills Development as a Keystone Opportunity Zone.

PHFA's award of \$ 1,340,173 in Homeownership Choice Program funds will be used entirely for hard construction costs. Additional financing for the \$5,273,923 venture will come from the Delaware County Affordable Housing Trust, the City of Chester and the Chester Economic Development Authority.

Construction is scheduled to begin June 2004 with substantial completion by July 2005. It is anticipated that all homes will be sold by August 2005.

Crozer Hills is sponsored by the Chester Redevelopment Authority, the Delaware County Housing Coalition and Pennrose Properties, Inc., of Philadelphia. Harkins Builders, Inc., of Marriottsville, Maryland, is the general contractor, Wallace Roberts & Todd, LLC of Philadelphia is the architect, and Marenberg Enterprises Incorporated of Baltimore is the marketing consultant.

Zoey Meadows, Erie

PHFA has approved a \$1,000,000 award for Zoey Meadows, a development comprised of 50 new homes to be constructed over a two year period on in a six block area in the southeast quadrant of the City of Erie. The project will site modular and manufactured houses on vacant properties, and will also provide new roads, sidewalks and utility systems into a currently underdeveloped section of town.

The modular homes are highly engineered, constructed in a climate-controlled environment, are energy and labor efficient, cost effective and exceed local and state building codes. They offer two-, three- and four-bedroom detached and semi-detached homes with sales prices ranging from \$60,000 to \$80,000, square footage from 1,000 to 2,112, one and one-half baths, and one car garages.

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(Zoey Meadows, continued)

PHFA's funds will be used to write down the cost of construction to make the homes more affordable to the end buyer. Both Erie City and County governments will provide financing to the development, with additional funding coming from the Federal Home Loan Bank and National City Bank. Overall cost is estimated at \$7,450,000.

Construction will be phased and is anticipated to begin this September with an estimated completion date of September 2005.

Zoey Meadows is sponsored by the City and County of Erie, the Urban Erie Community Development Corporation, the Greater Erie Community Action Committee, Saint Martin Center, the Erie Sisters of Mercy and ZAC Associates of Erie. Royal Homes Construction and Development will be the builder.

Uptown Townhomes, Harrisburg

PHFA approved a request for \$2,363,000 to develop 71 new single-family homes in Harrisburg as part of the proposed redevelopment of the Maclay Street Apartments.

Townhouses and semi-detached homes selling at a base price of \$59,900 to over \$75,000 will be offered. Homes offer energy efficient construction featuring gas heat, many windows, pre-wiring for TV and telephone, optional front porches, optional detached garages, and optional finished basements. Attractive financing packages and affordable mortgage interest rates, down payment and closing assistance through the Nehemiah program and ten-year property tax abatement help put the homes within reach of many would-be buyers who would otherwise not be able to purchase their own places.

\$2,000,000 of the HCP funds will be for demolition, site improvements and infrastructure costs. The balance will be allocated toward hard construction costs.

Besides PHFA, Harrisburg and HUD are contributing funding to the \$10,145,900 project.

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(Uptown Townhomes, continued)

Pre-development work is expected to begin in August 2004. Relocation of existing residents, pre-sales, demolition and site infrastructure anticipated to commence in early 2005. House construction to begin in April 2005 with completion of construction and home settlements anticipated in April 2007.

The proposal to develop the Uptown Townhomes was submitted by City of Harrisburg, the Neighborhood Center of the United Methodist Church of Harrisburg and SRH/Landex Maclay LLC of Baltimore.

The Twin Homes at Frankford Creek, Philadelphia

PHFA approved \$1,750,000 to support the building of 50 "suburban-style homes with an urban flair" in an old industrial area along Frankford Creek in Philadelphia.

The homes are either semi-detached, 1,400 square foot, two story dwellings with three bedrooms, one-and-a-half baths, a porch and an attached one car garage or barrier-free semi-detached 1,600 square foot units with four bedrooms, one-and-a-half baths, a porch and an attached two car garage. A major feature of the development will be the addition of community green space along the banks of Frankford Creek.

Forty houses will sell between \$130,000 and \$140,000. The additional 10 homes will be marketed to families at 80 percent of median income or below at a sales price of \$105,000.

HCP funds will be used in the construction of the 50 new homeownership units. The City of Philadelphia is also supporting the development with Neighborhood Targeted Initiative, HOME and Capital fund dollars. Total cost will be \$13,422,760.

Construction is scheduled to begin in March 2004 and conclude in mid-2005.

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(Frankford Creek, continued)

Along with the City of Philadelphia, sponsors of the Frankford Creek proposal are the Frankford Community Development Corporation, OKKS Development, L.P., of Bensalem, and SPG3 Architects of Philadelphia.

May Street Crossing Homes, Pottstown (Montgomery County)

The Borough of Pottstown will receive \$1,399,403 of Homeownership Choice Program funding from the Pennsylvania Housing Finance Agency for the construction May Street Crossing Homes, 30 town homes with garages located on 2.74 acres adjacent to Pottstown's Core District Redevelopment Area.

All homes will be two story, 1,456 square foot, three-bedroom, two-and-a-half bath units, with full basements. Base sales price is \$90,000.

The PHFA funds will be used for hard construction costs of developing the homeownership units, excluding site work. Additional financing will be provided by the Borough of Pottstown and Montgomery County. The total development cost is \$5,749,403.

Land acquisition for the project began in March 2003. Infrastructure development is scheduled to begin in March 2004, with construction to begin in June 2004. It is expected that the development will be completed by December 2005.

The development team for the project consists of the Montgomery County Redevelopment Authority, Genesis Housing Corporation of Norristown, Pennrose Properties, Inc., of Philadelphia, Kramer/Marks Architects of Fort Washington, Protract Engineering, Inc., of Pottstown and Iacobucci Homes of Havertown.

The Pennsylvania Housing Finance Agency is the Commonwealth's leading provider of capital for affordable homes and apartments.

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