


GOVERNOR TOM WOLF

JOBS THAT PAY. SCHOOLS THAT TEACH.
GOVERNMENT THAT WORKS.

FOR IMMEDIATE RELEASE
May 14, 2015

Governor Wolf Announces Tax Credits and PennHOMES funding for Affordable Multifamily Developments in Pennsylvania

Funding Administered by PHFA Will Support Construction and Rehabilitation of 39 Developments Statewide

Harrisburg, PA – Governor Tom Wolf today announced awards of \$36.9 million in tax credits and \$12.5 million in PennHOMES funding for the construction of 39 affordable multifamily housing developments located throughout Pennsylvania. The tax credits are administered by the Pennsylvania Housing Finance Agency and were approved by its board.

The tax credits awarded to developers will be used to attract more than \$361 million of investment funding for building, and rehabilitating, multifamily housing offering affordable rents.

“Low-income housing tax credits work because they leverage investment by the private sector to make affordable rental housing possible,” said Governor Wolf. “This is an example of the public and private sectors working together to produce outstanding end results for Pennsylvanians.”

When completed, the developments receiving funding today will preserve and create an additional 1,864 rental housing units for Pennsylvania residents.

“Over the years, tax credits have had a tremendous positive impact by stimulating the construction of affordable rental housing across Pennsylvania,” said PHFA Executive Director and CEO Brian A. Hudson Sr. “This year’s tax credits will continue that excellent record, and the state’s residents will benefit from the availability of more housing options.”

Two proposals receiving tax credits today were selected by a jury of affordable housing professionals for a funding award under the “Innovation in Design” category. St. John Neumann II, located in Philadelphia, is being developed by Catholic Healthcare Services of the Archdiocese of Philadelphia and expands on their successful historic rehabilitation of the former St. John Neumann High School for Boys into 75 units of affordable housing for seniors.

Their proposal, consisting of 52 additional units, was selected because of the opportunities that will be available to residents of the property, as well as the Grays Ferry senior community, at a new Wellness Center being built at the site. Significant resources and programming will target the physical, mental, social and recreational needs of seniors.

Additionally, a development called Sunflower Fields, located in Susquehanna Township, Dauphin County, and sponsored by Monarch Development Group LLC and Affordable Housing Associates of Dauphin County Inc., was selected in the Innovation in Design category as a “Development Supported Agriculture” workforce housing development consisting of 36 single-family rental homes.

This proposal is supported by a variety of partnerships and will promote sustained living with long-term affordability through a community garden and harvest exchange. Additionally, the development is supported by the Capital Area Behavioral Health Collaborative Inc., and five homes will be set aside for people diagnosed with special needs.

The 39 multifamily housing proposals that today are being awarded tax credits can be viewed below.

Contact:

Jeff Sheridan – 717.783.1116

Scott Elliott, PHFA – 717.649. 6522 , selliott@phfa.org

Development Name	City	Applicant	PennHOMES	LIHTCs
Hillcrest Senior Residences 2920 Brownsville Road Pittsburgh, PA 15227	Pittsburgh	The Community Builders, Inc. James Eby (717) 397-0567 jeby@tcbinc.org		\$1,029,560
Dinwiddie Street Phase IV Dinwiddie and Miller Streets Pittsburgh, PA 15219	Pittsburgh	Trek Development Group John Ginocchi (412) 688-7200 x203 jginocchi@trekdevelopment.com		\$634,858
Middle Hill (aka Addison Phase 3) Lots: Bedford, Erin, Trent, Wooster and Webster Avenues Pittsburgh, PA 15219	Pittsburgh	Keith B. Key Enterprises Keith B. Key (614) 476-3548 k.key@kbkenterprises.net		\$991,910
EB McNitt Apartments 805 Allegheny Steet New Brighton, PA 15066	New Brighton	Winn Development Company Brett Meringoff (202) 609-7214 bmeringoff@wincco.com		\$1,131,595
Highland Hall 517 Walnut Street Hollidaysburg, PA 16648	Hollidaysburg	S&A Homes, Inc. Andrew Haines (814) 272-8907 ash100@sahomebuilder.com	\$1,550,000	\$1,187,226
Gateway Commons 222 Gateway Industrial Road Athens, PA 18810	Athens	Trehab Dennis Phelps (570) 278-5227 dphelps@trehab.org	\$1,443,354	\$1,013,162
Atherton Place 1311 South Atherton Street State College, PA 16801	State College	Progress Development Group Ara Kervandjian arak@pdg-llc.com		\$354,522
Pleasant Hills Apts. Ph. II 100, 200, 155 North Danielle Drive Pleasant Gap, PA 16823	Pleasant Gap	S&A Homes, Inc. Andrew Haines (814) 272-8907 ash100@sahomebuilder.com		\$894,280
The Whitehall 3795 Schuylkill Road Spring City, PA 19475	Spring City	Mission First Hsg. Development Corp. Chip Darling (215) 557-8414 x3221 cdarling@missionfirsthousing.org		\$1,042,501
Mulberry Properties Mulberry & Derry Streets Harrisburg, PA 17104	Harrisburg	Harrisburg Housing Authority Senghor Manns (717) 238-3088 smanns@harrisburghousing.org		\$1,163,489

Sunflower Fields 3232 Reichert Road Harrisburg, PA 17110	Susquehanna Township	Monarch Development Group, LLC Brandon Johnson (717) 731-1161 brandonj@monarchdevelopmentgroup.com		\$1,088,234
Union House Apartments 580, 582, 600, 601, 606 Main Street Lykens, PA 17048	Lykens	Home Leasing, LLC Nelson Leenhouts (585) 246-4111 nelsonle@homeleasing.net		\$849,282
Alician Senior Apartments 150 Hampden Road Upper Darby, PA 19082	Upper Darby	Nolen Properties, LLC James A. Nolen, IV (215) 508-2466 jim.nolen@nolenproperties.com		\$978,763
Willow Commons 2064 Willow Street Erie, PA 16510	Erie	The Woda Group, Inc. Andrew Cohen (614) 396-0009 acohen@wodagroup.com	\$1,100,000	\$775,262
Brownsville Senior Housing Market Street Brownsville, PA 15417	Brownsville	Trek Development Group Trey Barbour (412) 688-7200 tbarbour@trekdevelopment.com	\$750,000	\$692,279
Mount Vernon Terrace Fairview Avenue Waynesboro, PA 17268	Waynesboro	Valley Community Housing Corp. Bonnie Zehler (717) 263-4200 bzebler@fcha.net		\$1,200,000
Washington Square Townhouses 78 West Washington Street Chambersburg, PA 17201	Chambersburg	PIRHL Developers, LLC David Uram (216) 408-9506 duram@pirhl.com	\$500,000	\$868,020
The Lofts at Fullerton Mills 215 Quarry Street Whitehall, PA 18025	Whitehall	Pathstone Alliance for Better Housing Wendy Carter wcarter@pathstone.org	\$950,000	\$825,738
Sacred Heart Residences 205 North Fifth Street Allentown, PA 18102	Allentown	Pennrose Properties Mark H. Dambly (267) 386-6666 mdambly@pennrose.com		\$1,146,380
Heritage Point Apartments 133, 135, 149 Dana St., 66-68 Grove, 92, 112, 113 McCarragher St. Wilkes-Barre, PA 18702	Wilkes Barre	Housing Dev. Corp. Mid-Atlantic Nancy Batchelder (717) 291-1911x8011 nbatchelder@hdcweb.com		\$1,148,260

Reynolds West Estates 325 12th Street Greenville, PA 16125	Greenville	a.m. Rodriguez Associates Inc. Victor Rodriguez (412) 231-3621 v.rodriguez@cmshousing.com	\$1,861,929	\$1,200,000
Mann Edge II 100 East Water Street Lewistown, PA 17044	Lewistown	SEDA-COG Hsg. Development Corp. Mike Fisher (570) 524-4491 jmfisher@seda-cog.org	\$481,773	\$665,849
Hamilton Manor Apartments 4225 Manor Drive Stroudsburg, PA 18360	Stroudsburg	Hamilton Manor Rich Widdoss (570) 421-7770 hamc@ptd.net		\$442,528
Beech Street Factory 341 Beech, 179 and 217 N. Evans Sts. Pottstown, PA 19464	Pottstown	Housing Visions Consultants, Inc. Heather Schroeder (315) 472-3820 hschroeder@housingvisions.org		\$1,159,146
Crest Manor Preservation 2231 Hamilton Avenue Willow Grove, PA 19010	Willow Grove	Pennrose Properties Mark H. Dambly (267) 386-6666 mdambly@pennrose.com	\$750,000	\$1,200,000
Madison Court Apartments 614 N. Shamokin Street Shamokin, PA 17872	Shamokin	Greater Shamokin Area Hsg. Dev. Corp Ronald Miller (570) 644-0431 sha2@ptd.net	\$882,875	\$551,845
2415 North Broad Street 2413-29 North Broad Street Philadelphia, PA 19132	Philadelphia	Project HOME Janet Stearns (215)235-3110 x5620 janetstearns@projecthome.org		\$1,675,000
Pennypack Crossing aka Convent Knoll at Nazareth Hospital 2723 Holme Avenue Philadelphia, PA 19152	Philadelphia	Conifer Realty, LLC Charles Lewis (856) 793-2082 clewis@coniferllc.com		\$1,041,000
HELP Philadelphia V 843-57 North 12th St. Philadelphia, PA 19123	Philadelphia	HELP Development Corp. David Cleghorn (646) 300-1357 dcleghorn@helpusa.org		\$919,107
The Lofts at 2601 2601 North Broad Street Philadelphia, PA 19132	Philadelphia	Volunteers of America Owen McCabe (856) 854-4660 omccabe@voadv.org		\$636,432

Mt. Vernon Manor Phase 2 3202 Mantua Ave., 620 N. 34th St., 3318-20 & 3322-24 Melon St. Philadelphia, PA 19104	Philadelphia	Mt. Vernon Manor II, LP Joseph McQuillan (215) 948-3141 joemcquill@aol.com		\$1,016,000
Orinoka Mills Civic House 2771-77 Ruth Street Philadelphia, PA 19134	Philadelphia	New Kensington Comm. Dev. Corp. Sandy Salzman (215) 427-0350 x113 ssalzman@nkcdc.org		\$1,104,219
Roberto Clemente 3921-61 North 5th Street Philadelphia, PA 19140	Philadelphia	Nueva Esperanza Hsg. & Econ. Dev. Rev. Luis Cortes lcortes@esperanza.us		\$1,060,927
St. John Neumann II 222 North 17th Street Philadelphia, PA 19145	Philadelphia	CHS, Archdiocese of Philadelphia Suzanne Laurito (215) 790-9536 slaurito@chs-adphila.org		\$1,200,000
Tioga Family Center 1922-26 West Tioga Street Philadelphia, PA 19140	Philadelphia	Gaudenzia Foundation, Inc. Michael Harle (610)239-9600 mharle@gaudenzia.org		\$699,192
Wynne Senior Residences 2001-2011 North 54th Street Philadelphia, PA 19131	Philadelphia	Pennrose Properties Harry Moody (267) 386-8664 hmoody@pennrose.com		\$1,200,000
Tioga View Apartments D1 Mansfield Village Mansfield, PA 16933	Mansfield	Conifer Realty, LLC Andrew Crossed (585) 324-0500 acrossed@coniferllc.com	\$575,000	\$443,800
Penn Commons Rural, Buffalo & Oak Aves. Lewisburg, PA 17837	Lewisburg	Union County Housing Assocs., Inc. Bruce Quigley (570) 522-1300 bquigley@unioncountyhousingauthority.org	\$968,742	\$878,726
Hamlin Heights 543 Easton Turnpike Hamlin, PA 18427	Hamlin	Cobler Realty Advisors, Inc. Brandon R. Johnson (717) 731-1191 brandonj@monarchdevelopmentgroup.com	\$708,895	\$815,419
TOTALS			\$12,522,568	\$36,924,511

#