

PUBLIC MEETING NOTICE
Pursuant to Act 84 of 1986 - Sunshine Act

The monthly meeting of the Members of the Board of the Pennsylvania Housing Finance Agency will be held on **Thursday, May 14, 2015 at 11:00 a.m. (NOTE THE TIME CHANGE FOR THIS MEETING)** at the offices of the Agency, 211 North Front Street, Harrisburg, Pennsylvania. The purpose of this meeting is to conduct normal Agency business and to approve the issuance of certain Agency securities. Inquiries should be directed to the Secretary.

If you are a person with a disability and wish to attend this meeting and require an auxiliary aid, service or other accommodation to participate, please contact the Secretary by Monday, May 11, 2015 to discuss how the Pennsylvania Housing Finance Agency may best accommodate your needs.

Anyone wishing to be recognized by the Chair to address the Members of the Board at this meeting must contact the Secretary no later than Monday, May 11, 2015 either in writing or by telephone and detail the nature of their presentation.

Carrie M. Barnes
Secretary
Phone: 717.780.3911
TTY: 717.780.1869

PENNSYLVANIA HOUSING FINANCE AGENCY

THURSDAY, MAY 14, 2015

11:00 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF THE MINUTES FROM THE APRIL 9, 2015 BOARD MEETING
3. PROGRAM AND DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Low Income Housing Tax Credit Program - Allocation of Resources
 - B. Portfolio Preservation Refinancing – Marion Terrace and Tyrone Family
 - C. Other Business
4. INVESTMENT BANKER REPORT
5. DEVELOPMENT STATUS REPORT
6. PHFA INVESTMENT REPORT
7. OTHER BUSINESS
8. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
April 9, 2015**

Members Present:

*Robin Wiessmann, Chair
*Craig H. Alexander
*K. Scott Baker
*Maria F. Coutts
*Ronald F. Croushore
*Dennis Davin
*Noel E. Eisenstat
*Lisa R. Gaffney
*Keith Welks (serving in the stead of
Christopher Craig, Executive Deputy
State Treasurer)
Joanne Glover (serving in the stead of
Ted Dallas, Acting Secretary,
Department of Human Services)
*Ross Nese
John Paone
Mark Schwartz

*On Telephone conference call

Members Absent:

Thomas B. Hagen, Vice Chair

Others Present:

Brian A. Hudson, Executive Director
Rebecca L. Peace, Chief Counsel
Carl Dudeck, Director of Housing Management
Scott Elliott, Director of Communications
Holly Glauser, Director of Development
Bryce Maretzki, Director of Strategic Policy & Planning
Kate Newton, Director of Homeownership Programs
Bill Fogarty, Director of Government Affairs
Kim Boal, Director of Information Technology
John Zapotocky, Director of Accounting
Thomas Brzana, Director of Loan Servicing
Melissa Raffensperger, Policy Associate
Michael O'Neill, Assistant Counsel
JoLynn Story, Associate Counsel
Jada Greenhowe, Assistant Counsel
Lauren Starlings, Assistant Counsel
Clay Lambert, Business Policy Officer
Chris Anderson, Communications Officer
Renaë Hodges, Communications Officer
William Bailey, Senior Development Officer
Brian Shull, Manager of Preservation Programs

Heather Shull, Senior Investment Officer
Donna Sciortino, Manager of Investments
Charlotte Folmer, Senior Financial Analyst
Lisa Case, Manager of Project Operations
Lori Toia, Director of HEMAP
*Barbara Stephens, Public Affairs Officer
Carla Falkenstein, Director of Western Region
Cindy Daley, Housing Alliance
Robert Ribic, Senate of Pennsylvania
*Keith B. Key, KBK Enterprises, LLC
*Mike McCroskey, KBK Enterprises, LLC
*Caster Binion, Housing Authority of the City of Pittsburgh
*Nate Boe, Housing Authority of the City of Pittsburgh
*F. Edward Geiger, DCED
*Michael Shorr, DCED
*Joseph C. Meade, DCED
Maggie Strawser, Assistant Secretary
Carrie M. Barnes, Secretary

A meeting of the Members of the Board of the Pennsylvania Housing Finance Agency was held on Thursday, April 9, 2015 at 10:30 a.m. at the offices of the Pennsylvania Housing Finance Agency, 211 North Front Street, Harrisburg, Pennsylvania.

In compliance with the provisions of the Sunshine Act, notification of this meeting appeared in the Legal Notices Section of *The Patriot News* in Harrisburg, Dauphin County on March 31, 2015.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Chair Robin Wiessmann at 10:30 a.m. The roll was called and a quorum was present.

2. APPROVAL OF THE MINUTES FROM THE MARCH 12, 2015 BOARD MEETING

There were no additions or corrections to the minutes.

A motion was made by Mr. Paone that the minutes from the March 12, 2015 Board meeting be approved as submitted. This motion was seconded by Mr. Schwartz and was unanimously approved.

3. PROGRAM DEVELOPMENT AND REVIEW COMMITTEE REPORT

Ms. Gaffney, as Chair of the Program and Development Review Committee, reported that the Committee met prior to the Board meeting regarding the following items.

A. Volume Cap Allocation Request – Addison Terrace Phase 2

Mr. Bailey reviewed the project and its financing plan. He reported that the developer is requesting a tax exempt volume cap allocation in an amount not to

exceed \$15,500,000 be made to the Housing Authority of the City of Pittsburgh on behalf of Addison Terrace Phase 2. The Housing Authority will issue private activity bonds with this allocation and the funds would be used for the acquisition and new construction of the project. Mr. Bailey reported that Addison Terrace Phase 1 is nearly complete.

Mr. Bailey stated that staff is requesting Board approval of an allocation of tax exempt bonds in an amount not to exceed \$15,500,000 to this project.

Ms. Gaffney reported that the Program and Development Review Committee concurs with staff.

Ms. Gaffney made the motion that the Board approve the resolution authorizing a housing related bond allocation in an amount not to exceed \$15,500,000 to Addison Terrace Phase 2. This motion was seconded by Mr. Welks and was unanimously approved. (See Appendix 1 of these Minutes.)

B. Portfolio Preservation Refinancings

1. Bartlett Gardens

Mr. Shull reported that the owner of this project has requested permission to refinance the existing mortgage. The purpose of this request is to preserve the housing by lowering its annual debt service and providing capital for needed repairs and energy efficiency improvements.

Mr. Shull stated that to permit refinancing requests, staff must be assured that the development will remain in Pennsylvania's affordable housing stock for at least an additional 30 years; the Agency must not incur any economic losses due to the refinancing; and the HUD's Housing Assistance Payments contract must be renewed for an additional 20 years.

After reviewing the proposal, Mr. Shull stated that all of the conditions have been addressed and staff recommends approval.

Ms. Gaffney reported that the Program and Development Review Committee concurs with staff's recommendation.

Ms. Gaffney made the motion that the Board approve the resolution authorizing a mortgage refinancing for Bartlett Gardens. This motion was seconded and unanimously approved. (See Appendix 2 of these Minutes.)

2. **B'nai B'rith House**

Mr. Shull reported that the owner of this project has requested permission to refinance the existing mortgage. Staff has evaluated the financial condition of the project and has determined that it has insufficient cash flow to support the current debt structure. He noted that the project is currently in need of repairs and the refinancing would provide capital for energy efficiency improvements and would fund the project's Reserve for Replacements account.

Mr. Shull stated that to permit refinancing requests, staff must be assured that the development will remain in Pennsylvania's affordable housing stock for at least an additional 30 years; the Agency must not incur any economic losses due to the refinancing; and the HUD's Housing Assistance Payments contract must be renewed for an additional 20 years. Mr. Shull stated that all of the conditions have been addressed and staff recommends approval. The Agency's economic loss will be included in the new financing and repaid over time.

Ms. Gaffney reported that the Program and Development Review Committee concurs with staff's recommendation.

Ms. Gaffney made the motion that the Board approve the resolution authorizing a mortgage refinancing for B'nai B'rith House. This motion was seconded. Mr. Schwartz abstained and the motion carried. (See Appendix 3 of these Minutes.)

3. **Char House**

Mr. Shull reported that the owner of this project has requested permission to refinance the existing mortgage. The purpose of this request is to preserve the housing by lowering its annual debt service and providing capital for needed repairs and energy efficiency improvements.

Mr. Shull stated that to permit refinancing requests, staff must be assured that the development will remain in Pennsylvania's affordable housing stock for at least an additional 30 years; the Agency must not incur any economic losses due to the refinancing; and the HUD's Housing Assistance Payments contract must be renewed for an additional 20 years.

After reviewing the proposal, Mr. Shull stated that all of the conditions have been addressed and staff recommends approval.

Ms. Gaffney reported that the Program and Development Review Committee concurs with staff's recommendation.

Ms. Gaffney made the motion that the Board approve the resolution authorizing a mortgage refinancing for Char House. This motion was seconded and unanimously approved. (See Appendix 4 of these Minutes.)

4. **Other Business**

There was no other business to be reported by the Program and Development Review Committee.

4. **OTHER BUSINESS**

A. **NCSHA Housing Credit Connection Conference**

Mr. Hudson reported that NCSHA's Housing Credit conference will be held in Los Angeles from June 1, 2015 to June 4, 2015. Any Board member who would like to attend should contact the Secretary as soon as possible.

B. **May 14, 2015 PHFA Board Meeting**

Mr. Hudson reported that the next meeting of the Board will take place on Thursday, May 14 at 10:30 a.m. This will be an in-person meeting and he encouraged members to try to attend. Tax credits will be allocated at this meeting

5. **ADJOURNMENT**

There being no further business to be discussed, a motion was made and seconded that the meeting be adjourned. The motion was unanimously approved. Chair Wiessmann adjourned the meeting of the Board at 10:55 a.m.

The next regularly scheduled meeting of the Members of the Board of the Pennsylvania Housing Finance Agency will be held on Thursday, May 14, 2015 at 10:30 a.m. at the offices of the Agency, 211 North Front Street, Harrisburg, Pennsylvania.

Respectfully submitted,



Carrie M. Barnes
Secretary

PENNSYLVANIA HOUSING FINANCE AGENCY

Date: May 5, 2015

Subject: Review and Approval of the LIHTC Process
and Allocation of Resources – 2015

To: Members of the Board

From: Brian A. Hudson
Executive Director

On February 13, 2015, we received 103 applications for Low Income Housing Tax Credits ("LIHTC" or "tax credits") from properties throughout the Commonwealth requesting in excess of \$103,000,000 in tax credits and \$21,800,000 in PennHOMES funds. For 2015, the Agency's federal tax credit allocating authority is \$29,410,580 less forward commitments of \$15,631,000 plus any returned tax credits. Additionally, the Agency is currently processing five applications seeking \$523,000 of additional tax credits from developments which previously received a tax credit award.

All applications were reviewed thoroughly by staff and senior management. Staff requested information from sponsors as necessary to complete portions of the application or seek further clarification. Adjustments to the applicant's budget were made as appropriate based on the information provided.

All developments were then ranked in accordance with the approved selection criteria. In selecting the applications to be awarded, we needed to determine, to the best of our ability, the ranking and feasibility of the proposed development, the availability of an investor for the LIHTCs, and the ability of the development to move forward. Based on these criteria, we then determined the appropriate funding from the sources available.

Additionally, two developments (one urban and one suburban/rural) were selected by a jury of affordable housing professionals for an award of tax credits under the "Innovation in Design" category. This development will receive special recognition for their excellence in design, implementation of current and future energy efficient technologies and leveraging community and capital resources.

Project write-ups, a development synopsis and a list of the development team members (which may assist you in determining if you have a conflict of interest to declare for any of the developments) for all of the developments have been forwarded to you in a separate handout. Please complete and submit the attached conflict of interest form to the Secretary prior to the meeting. The Program and Development Review Committee will review the process the staff followed in analyzing the applications. Additional handouts will be provided to the Committee reflecting the applications under consideration.

Staff is requesting your approval of the LIHTC allocation process and allocation of resources.

PENNSYLVANIA HOUSING FINANCE AGENCY

Date: April 30, 2015
Subject: Portfolio Preservation Refinancing:
Marion Terrace
Tyrone Family
To: Members of the Board
Pennsylvania Housing Finance Agency
From: Brian A. Hudson
Executive Director

The Agency has once again been approached by the owners of developments in our Section 8 portfolio to allow the prepayment of our mortgages. To allow such a request, we have determined that certain fundamental goals must be met:

1. The refinancing must demonstrate a preservation strategy for the development, including entering into an extended use agreement to ensure that the facility is not lost from the affordable housing stock in Pennsylvania for at least a thirty year period.
2. The Agency must not incur any economic loss due to the refinancing. This will include the economic loss from bond proceeds as well as the economic loss from the elimination of the sharing of residual receipts of the development, when applicable.
3. The refinancing will not create an economic hardship for the development.

Development Information

We have been approached by Marvin Slomowitz, owner of Marion Terrace, to allow the refinancing of said development. Specifics about this development follow:

Project Name and Number:	Marion Terrace, R-115
Location:	Hanover Township, Luzerne County
Owner:	Hanover Associates, a Pennsylvania limited partnership, whose General Partner is Marvin L. Slomowitz
Occupancy:	200 units for general occupancy; occupied June 1979
First Mortgage Balance:	Original: \$ 5,800,000; Current: \$1,728,066
Terms:	Interest of 7% due through November 2019
Economic Loss Payment:	\$112,636

Portfolio Preservation Restructuring

April 30, 2015

Page 2

We have been approached by James T. Fusco, owner of Tyrone Family, to allow the refinancing of said development. The specifics of the development are as follows:

Project Name and Number:	Tyrone Family, R-258
Location:	Tyrone, Blair County
Owner:	Blair Associates, a Pennsylvania limited partnership, whose general partner is Crossgates, Inc., James T. Fusco – Vice President
Occupancy:	49 units for general occupancy; occupied January 1978.
First Mortgage Balance:	Original: \$ 1,520,000; Current: \$329,741
Terms:	Interest of 7.78% through May 2018
Economic Loss Payment:	\$24,187

In accordance with the fundamental goals listed previously, the partnerships will enter into an extended use agreement to ensure that each facility is not lost from the affordable housing stock in Pennsylvania. These agreements, in the form of regulatory agreements, will require continued occupancy by qualified low income residents, continued maintenance of solid physical property standards, and continued renewal of the Section 8 contract for each facility. We will have the ongoing right to monitor and inspect and to enforce the occupancy standards through a deed restriction that will run on each project for thirty years.

Staff is requesting Board approval for the prepayment of the mortgages on Marion Terrace and Tyrone Family.

**RESOLUTION OF THE PENNSYLVANIA HOUSING FINANCE AGENCY
AUTHORIZING PORTFOLIO PRESERVATION REFINANCING
FOR MARION TERRACE, PHFA NO. R-115**

WHEREAS, Hanover Associates, a Pennsylvania limited partnership ("Owner") is the current owner of a Section 8 project with outstanding Agency financing, known as Marion Terrace (the "Project"); and

WHEREAS, Owner has requested that the Agency agree to the sale of the Project and prepayment of the outstanding Agency mortgage loan; and

WHEREAS, the Agency has reviewed the Project, the remaining Section 8 contract terms and rent levels, the proposed new debt structures, and has calculated the economic losses which will be incurred by the Agency if such Project is refinanced: and

WHEREAS, the Agency has determined that it is willing to allow the sale and prepayment if the Owner agrees to pay all of the lost revenues to the Agency which are associated with the bond financing and existing regulatory structure and agrees to extend and assign the existing Section 8 for the maximum term retaining the Agency as Contract administrator, and if the new Project owner is willing to undertake a long term affordability strategy for the Project and the financing does not create economic hardship on the Project; and

WHEREAS, based on its review and through its negotiations with the Owner and the new owner, the Agency has determined that these conditions will be met.

NOW THEREFORE, be it resolved by the members of the Pennsylvania Housing Finance Agency on this 14th day of May, 2015, as follows:

Section 1. Staff is authorized to take the following actions regarding the Project and to do all things necessary to effect the referenced mortgage refinancing, subject to the Agency accepting a prepayment of the Agency's mortgage loan (outstanding principal \$1,728,066) with an additional payment of \$112,636 for lost economic value.

Section 2. As a condition of the sale and prepayment of the Agency's mortgage, new owner must agree to enter into an extended use agreement, to retain the Project in the Section 8 portfolio to the maximum extent possible and to extend the affordability period for the Project for 30 years.

Section 3. Staff is further directed to ensure receipt of all necessary HUD approvals of the transaction.

Section 4. This resolution shall take effect immediately.

**RESOLUTION OF THE PENNSYLVANIA HOUSING FINANCE AGENCY
AUTHORIZING PORTFOLIO PRESERVATION REFINANCING
FOR TYRONE FAMILY A/K/A TYRONE TOWNHOMES, PHFA NO. R-258**

WHEREAS, Blair Associates, a Pennsylvania limited partnership ("Owner") is the current owner of a Section 8 project with outstanding Agency financing, known as Tyrone Family a/k/a Tyrone Townhomes (the "Project"); and

WHEREAS, Owner has requested that the Agency agree to the sale of the Project and prepayment of the outstanding Agency mortgage loan; and

WHEREAS, the Agency has reviewed the Project, the remaining Section 8 contract terms and rent levels, the proposed new debt structures, and has calculated the economic losses which will be incurred by the Agency if such Project is refinanced: and

WHEREAS, the Agency has determined that it is willing to allow the sale and prepayment if the Owner agrees to pay all of the lost revenues to the Agency which are associated with the bond financing and existing regulatory structure and agrees to extend and assign the existing Section 8 for the maximum term retaining the Agency as Contract administrator, and if the new Project owner is willing to undertake a long term affordability strategy for the Project and the financing does not create economic hardship on the Project; and

WHEREAS, based on its review and through its negotiations with the Owner and the new owner, the Agency has determined that these conditions will be met.

NOW THEREFORE, be it resolved by the members of the Pennsylvania Housing Finance Agency on this 14th day of May, 2015, as follows:

Section 1. Staff is authorized to take the following actions regarding the Project and to do all things necessary to effect the referenced mortgage refinancing, subject to the Agency accepting a prepayment of the Agency's mortgage loan (outstanding principal \$329,741) with an additional payment of \$24,187 for lost economic value.

Section 2. As a condition of the sale and prepayment of the Agency's mortgage, new owner must agree to enter into an extended use agreement, to retain the Project in the Section 8 portfolio to the maximum extent possible and to extend the affordability period for the Project for 30 years.

Section 3. Staff is further directed to ensure receipt of all necessary HUD approvals of the transaction.

Section 4. This resolution shall take effect immediately.

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Bucks			
Bensalem			
ANDALUSIA SENIOR HOUSING O-0530	36	86%	12/18/1997
BENSALEM PRESBYTERIAN APTS O-0631	53	100%	01/05/2001
SOMERTON COURT SENIOR O-1233	60	100%	05/01/2013
Bristol			
SILVERLAKE PLAZA O-0042	15	100%	12/30/1991
Morrisville			
ROBERT MORRIS APARTMENTS O-0002	39	90%	08/01/1989
TOWPATH HOUSE APARTMENTS O-0337	17	94%	12/09/1994
COLEMAN COURT TOWNHOMES O-0672	5	100%	09/25/2001
Sellersville			
SELLERSVILLE COURT O-0900	20	95%	10/13/2006
PENN VILLA N-0051	23	N/A	06/01/2011
Chester			
Coatesville			
REGENCY PARK R-0547	125	100%	11/24/1980
WC ATKINSON O-0038	18	94%	12/02/1993
ELMWOOD GARDEN APARTMENTS O-0945	60	92%	03/27/2007
BRANDYWINE HEALTH & HOUSING O-1023	24	100%	03/24/2008
ROYMAR HALL APARTMENTS N-0042	24	100%	12/01/2010
Elverson			
HOPEWELL VILLAGE O-1127	71	99%	03/28/2011
Exton			
EAGLEVIEW SENIOR APARTMENTS O-0567	49	98%	04/09/1999
Kennett Square			
CEDAR WOODS APTS O-0747	75	99%	10/23/2002
Oxford			
OXFORD O-0298	22	95%	10/07/1994
OXFORD VILLAGE O-0613	50	96%	10/01/1999

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Chester			
Parkesburg			
PARKESBURG SCHOOL O-0370	35	97%	10/27/1995
Phoenixville			
LIBERTY HOUSE O-0374	48	100%	10/29/1996
FRENCH CREEK MANOR O-0811	70	99%	10/31/2004
West Chester			
HICKMAN EXPANSION N-0038	60	98%	12/23/2010
Delaware			
Boothwyn			
PARK VIEW AT NAAMAN CREEK O-0532	79	100%	03/27/1998
Chester			
ROBERT H STINSON TOWER R-0322	150	99%	07/15/1978
WELLINGTON RIDGE II O-0716	54	100%	04/24/2002
PENTECOSTAL SQUARE O-1111	69	97%	06/05/2010
EDGEMONT SENIOR APARTMENTS N-0017	87	N/A	09/14/2010
DELAWARE COUNTY FAIRGROUNDS II O-1166	71	99%	10/27/2010
Glen Mills			
CONCORD POINTE O-0610	64	100%	07/05/2001
Lansdowne			
SIMPSON GARDENS O-0794	41	93%	06/07/2004
Sharon Hill			
SHARON HILL COMMONS O-0739	51	94%	05/30/2003
Montgomery			
Ambler			
AMBLER MANOR APARTMENTS O-0663	60	97%	12/14/2001
Collegeville			
STEPHANIE LANE O-0227	17	N/A	04/29/1994
Elkins Park			
PARK VIEW AT CHELTENHAM O-0894	74	99%	08/18/2006
509 ASHBOURNE ROAD N-0048	84	100%	10/28/2011

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Montgomery			
Harleysville			
PARK VIEW AT OAK CREST O-0632	99	100%	05/15/2001
Hatfield			
DERSTINE RUN N-0059	59	100%	06/10/2011
Lansdale			
OAKWOOD GARDENS R-0622	48	94%	03/24/1980
DOCK VILLAGE R-0476	100	97%	04/03/1981
SCHWENCKFELD MEWS O-1013	63	100%	08/01/2008
Limerick			
LIMERICK GREEN O-0600	80	99%	04/28/2000
Norristown			
RITTENHOUSE SCHOOL O-0325	48	96%	12/31/1996
Pennsburg			
PENNSBURG COMMONS O-0576	50	94%	09/06/2000
Pottstown			
JEFFERSON APARTMENTS O-0759	46	100%	05/25/2003
Red Hill			
VILLAS AT RED HILL O-0718	67	96%	06/25/2003
Royersford			
FREEDOM HOUSE O-0701	18	N/A	03/20/2002
Sanatoga			
ROLLING HILLS R-0061	232	98%	01/01/1976
Philadelphia			
Philadelphia			
REGENT STREET APARTMENTS I-0036	80	N/A	12/06/1988
PHILADELPHIA MR PROJECT O-0064	136	N/A	01/31/1990
FRANCISVILLE/RAINBOW PROJECT H-0038	20	100%	09/27/1990
SPRING GARDEN APARTMENTS H-0026	9	N/A	11/20/1990
VON LOUHR APARTMENTS H-0029	25	N/A	11/21/1990
ENON-TOLAND NEWHALL MANOR O-0147	26	N/A	11/26/1990

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
KENSINGTON YWCA O-0066	46	N/A	12/26/1990
QUEENS ROW O-0082	29	N/A	01/08/1991
ENDOW-A-HOME O-0167	18	N/A	06/14/1991
ENDOW-A-HOME PHASE I R-2005	1	N/A	06/14/1991
DOROTHY LOVELL H-0002	24	92%	10/04/1991
ONE APM PLAZA O-0071	24	92%	11/26/1991
BANCROFT COURT O-0135	60	95%	11/27/1991
WEST DIAMOND ST O-0077	15	N/A	12/06/1991
DIAMOND ST APTS PHASE II O-0103	6	N/A	12/06/1991
ALLEGHENY WEST O-0151	41	98%	12/13/1991
OGONTZ HALL O-0116	25	84%	02/27/1992
ENDOW-A-HOME PHASE II R-2006	18	N/A	07/16/1992
SOMERSET APARTMENTS O-0172	24	N/A	10/05/1992
VILLAS DE HACE O-0179	24	100%	10/16/1992
FRANCISVILLE III O-0203	21	95%	11/20/1992
GREEN STREET O-0124	14	93%	11/25/1992
MPB PARISH SCHOOL O-0198	28	N/A	12/18/1992
WESTMINSTER APARTMENTS O-0193	43	N/A	01/29/1993
HOPE HAVEN O-0267	10	N/A	10/07/1993
GRATZ COMMONS O-0233	38	N/A	12/02/1993
ALLEGHENY WEST II O-0261	45	100%	12/22/1993
TURNING POINT O-0268	6	N/A	12/22/1993
GERMANTOWN YMCA SRO O-0178	128	N/A	12/29/1993

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
NORRIS STREET O-0244	21	90%	12/29/1993
MANSION COURT O-0236	30	47%	01/07/1994
KAIROS HOUSE O-0266	36	N/A	07/12/1994
JARDINES DE BORINQUEN O-0324	45	100%	09/16/1994
MODEL CITIES 6 O-0276	71	94%	10/12/1994
SARAH ALLEN HOMES O-0353	36	83%	11/30/1994
GRAYS FERRY O-0303	70	91%	12/06/1994
VILLANUEVA TOWNHOUSES O-0305	30	N/A	12/23/1994
TASKER VILLAGE O-0280	28	71%	06/06/1995
OGONTZ III O-0359	15	93%	07/14/1995
DIAMOND ST APTS PHASE III O-0395	28	N/A	03/01/1996
HOPE HAVEN II O-0387	10	N/A	03/28/1996
1515 FAIRMOUNT APARTMENTS O-0132	48	N/A	06/12/1996
IMANI HOMES O-0379	23	N/A	07/31/1996
JARDINES DE BORINQUEN II O-0414	45	N/A	08/29/1996
PCAH/HADDINGTON DEVELOPMENT O-0400	21	90%	04/04/1997
SOUTH 55TH STREET APARTMENTS O-0304	20	100%	06/13/1997
JAMESON COURT APARTMENTS O-0476	71	96%	07/15/1997
CECIL B MOORE VILLAGE O-0527	34	91%	10/10/1997
JOHNNIE TILLMON TOWNHOUSES O-0464	23	N/A	11/06/1997
SARAH ALLEN PHASE IV O-0441	40	95%	02/02/1998
EASTWICK SECTION 811 HOUSING O-0588	24	N/A	12/11/1998
SIXTH & BERKS STREET O-0570	26	96%	06/17/1999

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
REED HOUSE O-0580	66	94%	07/15/1999
UNIVERSAL COURTS I O-0590	21	100%	10/19/1999
TAINO GARDENS O-0607	42	100%	12/14/1999
GUILD HOUSE WEST TWO O-0611	55	N/A	08/29/2000
SHARSWOOD APARTMENTS O-0614	70	100%	12/13/2000
KINGS HIGHWAY PHASE II O-0615	31	84%	03/05/2001
ROWAN HOMES I O-0565	8	100%	10/18/2001
FRANCISVILLE VILLAGE O-0673	42	100%	02/28/2002
RAYMOND ROSEN APARTMENT L-2000	152	N/A	04/24/2002
INGLIS GARDENS AT EASTWICK II O-0725	18	N/A	06/07/2002
INTERIM HOUSE WEST O-0726	20	100%	10/14/2002
CENTER IN THE PARK SR HOUSING O-0713	70	99%	11/27/2002
BETHESDA AT SPRUCE STREET O-0729	16	88%	01/13/2003
ST IGNATIUS SENIOR HOUSING O-0755	67	97%	12/02/2003
MARTIN LUTHER KING HOPE VI II O-0715	46	96%	02/27/2004
MONUMENT MEWS O-0778	60	92%	09/21/2004
ANTHONY WAYNE SR HSG PH I O-0768	39	100%	12/27/2004
KATES PLACE O-0773	144	95%	02/08/2005
NEW COVENANT SENIOR HOUSING O-0769	56	98%	03/09/2005
CORAL STREET ARTS HOUSE O-0808	27	96%	10/01/2005
SUSQUEHANNA VILLAGE O-0904	53	98%	12/08/2006
SHARSWOOD TOWNHOMES PHASE II O-0891	59	97%	12/29/2006
CLOISTERS III O-0923	50	94%	02/01/2007

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
MARSHALL SHEPARD VILLAGE N-0009	80	N/A	11/29/2007
INGLIS APARTMENTS AT ELMWOOD O-0957	40	100%	12/21/2007
FREEDOM VILLAGE O-0867	16	94%	01/31/2008
ST ELIZABETHS RECOVERY RESIDNC O-0985	24	79%	10/31/2008
MARTHA A LANG SR CYBER VILLAGE O-1025	56	100%	12/23/2008
EVELYN SANDERS TOWNHOUSES PH I O-1053	40	95%	05/29/2009
SPRING GARDEN COMM REVTLZTN II O-1082	57	95%	06/22/2009
PENSDALE II O-1089	38	97%	12/08/2009
WPRE N-0022	20	N/A	04/07/2010
HANCOCK MANOR O-1154	45	100%	05/31/2010
DIAMOND STREET INITIATIVE O-1115	49	100%	07/15/2010
FRANCISVILLE EAST N-0029	44	100%	08/24/2010
HELP PHILADELPHIA N-0040	63	97%	11/22/2010
ST JOHN THE EVANGELIST HOUSE O-1106	79	99%	12/14/2010
JANNIE'S PLACE N-0052	29	93%	01/07/2011
EVELYN SANDERS TOWNHOUSE PH II N-0045	31	94%	01/28/2011
TEMPLE I NORTH 16TH STREET N-0044	58	97%	02/14/2011
PRESSER SENIOR APARTMENTS N-0043	45	100%	03/09/2011
TEMPLE II N GRATZ N-0066	40	93%	05/25/2011
MANTUA PHASE II N-0050	51	98%	07/15/2011
NEW COURTLAND APT @ CLIVEDEN N-0046	62	95%	08/03/2011
VON LOUHR II O-1215	24	88%	11/30/2011
NICETOWN COURT N-0061	37	95%	11/30/2011

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
VILLANUEVA TOWNHOUSE O-1262	77	96%	05/08/2012
WESTMINSTER SENIOR APARTMENTS O-1253	41	85%	04/13/2013
MPB SCHOOL APARTMENTS O-1277	28	93%	08/01/2013
Region: 2			
Berks			
Fleetwood			
FLEETWOOD SENIOR HOUSING O-0316	33	100%	12/22/1994
Hamburg			
KNITTING MILL ON PEACH ALLEY O-1002	27	96%	09/24/2008
Leesport			
SOUTHGATE AT WEST RIDGE O-0748	45	100%	01/17/2003
Reading			
BNAI BRITH HOUSE OF READING R-0072	170	92%	06/13/1978
RIVER OAK APARTMENTS O-0021	72	99%	01/24/1990
PENNS COMMONS COURT O-0029	46	N/A	10/24/1991
JOHN F LUTZ APARTMENTS O-0388	39	100%	07/17/1996
EMMA LAZARUS PLACE O-0572	10	70%	11/12/1998
PENNS CROSSING O-0717	51	100%	04/30/2003
Womelsdorf			
HENNER APARTMENTS O-0956	27	100%	08/27/2007
Bradford			
Sayre			
HOPKINS COMMONS O-0431	11	100%	05/03/1996
HOPKINS COMMONS PHASE II O-0556	15	100%	11/05/1998
WILBUR O-0636	30	100%	07/10/2002
Towanda			
OAK RIDGE TOWNHOUSES O-1055	40	98%	12/31/2008

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Carbon			
Jim Thorpe			
LEHIGH COAL & NAVIGATION BLDG. R-0434	27	100%	01/04/1979
Lehighton			
GYPSY HILL GARDENS R-0456	70	99%	10/01/1980
Lackawanna			
Jessup			
JESSUP SENIOR HOUSING O-1003	21	100%	07/07/2008
Scranton			
CROSS APARTMENTS H-0012	6	100%	12/01/1989
UNITED NEIGHBORHOOD HOUSING O-0061	16	N/A	04/26/1990
GOODWILL NEIGHBORHOOD RESIDENC O-0488	36	100%	02/28/1998
DUNMORE SENIOR HOUSING O-0640	60	93%	02/22/2002
HARRIET BEECHER STOWE O-1062	18	100%	12/04/2009
Lehigh			
Allentown			
SOUTH SIXTH STREET REHAB II R-0609	49	98%	12/15/1980
ALLENTOWN NSA R-1161	20	100%	03/14/1985
COLOR CLINIC H-0013	12	92%	03/30/1990
GORDON STREET APARTMENTS O-0080	20	100%	12/18/1991
HAMILTON ST (627) O-0100	30	100%	03/13/1992
TENTH STREET N-0001	23	100%	02/28/1994
ALLENTOWN NATIONAL BANK O-0858	63	98%	05/01/2006
HART RENTAL PHASE II N-0010	79	100%	06/01/2007
GREYSTONE APARTMENTS N-0033	24	100%	12/09/2010
Bethlehem			
MILL APARTMENTS O-0045	45	91%	12/31/1990
PARK VIEW AT BETHLEHEM O-0669	114	100%	05/08/2002

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Lehigh			
Catasauqua			
CATASAUQUA APARTMENTS O-0018	36	94%	09/28/1990
Emmaus			
RIDGE MANOR II D-0004	30	93%	11/01/1989
Luzerne			
Edwardsville			
EDWARDSVILLE VILLAGE R-0111	251	100%	07/11/1975
Exeter			
EXETER SNR CITIZENS HOUSING O-0067	46	100%	09/01/1991
Glen Lyon			
KEN POLLOCK APTS O-0105	40	N/A	05/14/1990
Hazleton			
HAZLEWOOD R-0182	99	100%	06/01/1978
THOMAS COURT O-0914	20	100%	12/28/2006
Kingston			
DANIEL FLOOD TOWER R-0099	210	99%	07/01/1976
Nanticoke			
ST STANISLAUS APARTMENTS N-0032	30	87%	12/29/2010
Pittston			
ST GABRIEL APARTMENTS O-0775	16	81%	01/28/2005
Plymouth			
ST VINCENT APARTMENTS O-0895	19	89%	05/02/2006
Wilkes Barre			
MARION TERRACE R-0115	199	100%	06/01/1979
ST JOHN APARTMENTS O-0756	24	96%	06/17/2003
Monroe			
East Stroudsburg			
EAGLE VALLEY APTS O-0642	20	N/A	09/12/2000
IVY RIDGE O-1227	35	100%	05/31/2012
Mount Pocono			
BELMONT KNOLL O-0737	39	100%	04/09/2003

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Monroe			
Mount Pocono			
KNOB CREST O-0853	41	100%	09/27/2007
LIMEKILN MANOR O-1183	40	100%	08/05/2010
Stroudsburg			
WHITE STONE COMMONS N-0036	72	N/A	09/20/2011
Northampton			
Bangor			
BANGOR ELDERLY R-0499	100	100%	01/20/1981
FIFTY-FIVE BROADWAY M-0007	26	81%	02/24/1987
Bethlehem			
338 WYANDOTTE APARTMENTS H-0008	7	86%	09/15/1989
ATLANTIC STREET APARTMENTS O-0097	22	N/A	12/27/1991
NORTHAMPTON COUNTY O-0407	5	N/A	07/29/1996
MORAVIAN HOUSE III O-0569	50	100%	11/24/1999
FRED B ROONEY BUILDING O-1011	150	99%	01/31/2008
BETHLEHEM YMCA O-0982	35	94%	11/11/2008
VHDC AP54 O-1276	51	100%	07/01/2013
Easton			
EASTON SENIOR CITIZENS HOUSING R-0510	97	100%	05/01/1979
FERRY STREET APARTMENTS O-0039	10	70%	11/30/1990
SOUTH THIRD STREET APARTMENTS O-0143	22	100%	04/16/1993
DELAWARE TERRACE-FAMILY RENTAL N-0035	56	93%	01/18/2011
Nazareth			
BELVIDERE APARTMENTS D-0023	20	75%	09/06/1989
Northampton			
MAIN STREET APARTMENTS O-0028	23	96%	09/14/1990
1801 NEWPORT AVENUE APARTMENTS O-0136	34	91%	09/01/1992

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Northampton			
Wind Gap			
WIND GAP MANOR O-0545	26	100%	12/15/1999
Pike			
Matamoras			
DELAWARE RUN O-0492	36	100%	07/17/1997
Schuylkill			
Mahanoy City			
MAHANoy ELDERLY HOUSING R-0439	124	99%	11/09/1979
Tamaqua			
BERWICK HOUSE O-0111	13	62%	08/31/1992
ABC TAMAQUA HI-RISE O-0690	117	97%	12/12/2000
401 HAZLE O-0968	14	100%	09/26/2007
420 EAST BROAD O-1201	12	92%	07/20/2012
Susquehanna			
Friendsville			
CHOCONUT CREEK APARTMENTS O-1077	24	92%	12/15/2011
Hallstead			
HALLSTEAD ELDERLY HOUSING O-0063	40	N/A	06/07/1991
EMERSON SOUTHGATE APARTMENTS O-1192	24	100%	10/20/2010
Montrose			
MONTROSE SQUARE R-0468	80	100%	06/04/1979
MEADOWS AT TIFFANY PINES O-1274	40	100%	12/16/2014
Tioga			
Liberty			
LIBERTY COTTAGES O-1236	11	100%	03/20/2012
Tioga			
KENNER COURT SRO O-0506	11	100%	01/02/1997
Wellsboro			
WELLSBORO SENIOR HOUSING O-0679	11	100%	11/16/2001
GREENWOOD GARDENS O-1254	40	100%	08/30/2013

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Wyoming			
Factoryville			
WINOLA VIEW O-0744	24	100%	03/07/2003
MATHEWSON PARK APARTMENTS O-0801	15	100%	01/27/2005
Mehoopany Village			
SCHOOLHOUSE HILL APTS O-1256	20	100%	06/08/2013
Region: 3			
Adams			
Arendtsville			
MOUNTAIN HOUSE H-0041	7	86%	08/25/1989
Gettysburg			
GETTYSBURG SCATTERED SITE O-0093	16	100%	05/12/1993
VILLAS AT GETTYSBURG O-0750	49	98%	02/12/2004
CEDARFIELD APARTMENTS O-0869	32	97%	02/24/2006
MISTY RIDGE TERRACE O-1122	46	98%	08/30/2010
FAHNESTOCK HOUSE O-1252	26	92%	08/09/2012
New Oxford			
OLD FRIENDS AT NEW OXFORD O-0824	50	96%	12/29/2005
Cumberland			
Carlisle			
MIDDLESEX APARTMENTS E-0501	19	N/A	08/01/1995
STEVENS AFFORDABLE HOUSING O-0503	17	100%	11/19/1997
Enola			
ENOLA COMMONS SENIOR APTS O-0792	50	100%	07/01/2004
Mechanicsburg			
AMERICAN HOUSE O-0371	16	94%	09/30/1996
ROTH VILLAGE O-0546	61	100%	04/28/1998
SILVER SPRING COURTYARDS O-0648	55	95%	02/22/2001
SILVER SPRING GARDENS O-0791	59	97%	06/02/2004
GENEVA GREENS APARTMENTS O-0889	64	100%	05/30/2006

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Cumberland			
New Cumberland			
NEW CUMBERLAND SR HOUSING N-0027	10	100%	01/25/2011
Shippensburg			
NEW VISIONS - SHIPPENSBURG O-0549	10	100%	08/04/1998
Dauphin			
Elizabethville			
GREENFIELD ESTATES O-0297	24	46%	01/22/1997
Halifax			
FAIRVIEW ESTATES O-0294	6	83%	11/26/1996
Harrisburg			
PHEASANT HILL ESTATES R-0305	171	97%	07/27/1979
HILL CAFE H-0049	27	93%	12/28/1990
GOVERNOR HOTEL O-0221	46	N/A	05/13/1993
WASHINGTON SQUARE II O-0181	100	N/A	12/29/1993
ECUMENICAL COMMUNITY PH I & II O-0493	192	99%	02/27/1997
ECUMENICAL COMMUNITY PHASE III O-0605	170	95%	03/29/2001
PHEASANT HILL ESTATE II O-0641	48	98%	05/24/2001
ABE CRAMER BNAI BRITH APTS O-0702	195	90%	08/29/2001
COURT AT WASHINGTON SQUARE O-1279	100	98%	11/27/2012
Hershey			
WILLOW RIDGE O-0596	60	100%	09/29/1999
Highspire			
HIGHSPIRE SCHOOL O-0191	42	N/A	10/23/1992
Middletown			
INTERFAITH APARTMENTS R-0163	125	95%	07/27/1979
SPRINGWOOD GLEN @ GEORGETOWN V O-0650	58	100%	08/02/2001
Millersburg			
HILLSIDE HEIGHTS O-0293	24	42%	02/07/1997

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Dauphin			
Steelton			
FELTON BUILDING APARTMENTS N-0064	83	90%	05/01/2012
Franklin			
Chambersburg			
FRANKLIN RESIDENCES O-0146	15	N/A	11/28/1990
ORCHARD RUN APARTMENTS O-0467	48	96%	10/03/1996
ORCHARD RUN II O-0510	40	100%	09/11/1997
COTTAGE GREEN O-0649	51	98%	12/04/2003
SUNSET TERRACE TOWNHOUSES O-0932	40	98%	08/28/2008
CHAMBERSBURG FAMILY TOWNHOMES N-0018	40	100%	05/31/2010
CHAMBERSBURG SENIOR HOUSING O-1109	32	94%	09/30/2010
Shippensburg			
RAYSTOWN CROSSING O-1145	50	96%	02/10/2011
Waynesboro			
NEW VISIONS O-0445	10	100%	10/24/1996
VALLEY TOWNHOUSES O-0798	22	100%	11/30/2005
Lancaster			
Ephrata			
FRANKLIN APARTMENTS O-0022	41	N/A	04/11/1990
Lancaster			
LANCASTER ARMS R-0780	73	100%	08/15/1983
KING THEATRE O-0043	43	N/A	10/22/1990
UMBRELLA WORKS O-0242	83	N/A	12/30/1993
GAUDENZIA VANTAGE II O-0815	5	100%	07/19/2005
GOLDEN TRIANGLE APARTMENTS O-0934	58	97%	12/07/2006
COUNTRY CLUB APARTMENTS O-1083	95	95%	11/01/2008
DIAL APARTMENTS O-0991	40	100%	12/10/2008
PARK AVENUE APARTMENTS N-0031	24	100%	10/25/2010

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Lancaster			
Lancaster			
GARDEN COURT N-0024	264	N/A	10/26/2010
Lititz			
BLOOMFIELD APARTMENTS O-0306	66	N/A	07/27/1994
WALNUT STREET APARTMENTS O-0825	18	100%	06/09/2005
LARKSPUR CROSSING TOWNHOMES O-0847	29	100%	07/21/2005
Mount Joy			
SASSAFRAS ALLEY O-0079	64	97%	01/08/1992
Mountville			
SUMMIT HILLS O-0479	60	98%	10/28/1997
MANOR HEIGHTS O-0884	70	99%	09/12/2006
Quarryville			
OAK BOTTOM VILLAGE II O-0092	56	N/A	09/04/1991
Lebanon			
Annville			
ANNVILLE ELDERLY HOUSING O-0591	22	100%	11/01/1999
Lebanon			
SIXTH & WILLOW STREETS O-0057	40	100%	01/10/1991
MAPLE TERRACE APARTMENTS E-0024	20	N/A	06/19/1996
OAK VIEW TERRACE O-0548	22	100%	12/08/1998
HILL TERRACE O-0635	20	100%	10/04/2001
DEER LAKE APARTMENTS O-0692	26	96%	05/02/2003
MIFFLIN MILLS TOWNHOMES N-0034	20	N/A	10/28/2009
Palmyra			
CHERRY PLACE O-0323	41	100%	05/08/1996
Perry			
Loysville			
PERLO RIDGE III O-0799	20	100%	11/16/2005
Newport			
NEWPORT SQUARE APARTMENTS O-0598	11	100%	06/22/2000

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Perry			
Newport			
NEWPORT HOTEL SENIOR HOUSING O-0937	13	100%	08/31/2008
York			
Dillsburg			
WESTMINSTER PL @ CARROLL VLLG N-0028	35	100%	05/20/2011
HIGHLAND PARK N-0065	81	100%	11/30/2011
Dover			
VILLAGE COURT O-0795	60	98%	05/13/2004
Hanover			
HANOVER RESIDENCE O-0665	70	97%	01/15/2002
Red Lion			
YORK COMMONS O-0740	101	99%	10/06/2004
Stewartstown			
HOPEWELL COURTYARD N-0037	96	93%	10/05/2010
York			
DELPHIA HOUSE R-0041	103	96%	01/03/1978
CABLE HOUSE R-0470	83	99%	12/01/1980
HUDSON PARK O-0013	70	93%	10/15/1990
SOUTHEAST NEIGHBORHOOD REHAB O-0025	18	94%	09/17/1991
GEORGE STREET O-0131	36	97%	07/22/1992
DUTCH KITCHEN O-0165	59	98%	07/30/1993
WYNDAMERE O-0373	65	100%	11/11/1996
PARK VIEW AT TYLER RUN O-0460	80	96%	02/12/1997
PARK VIEW AT MANCHESTER HEIGHT O-0573	64	95%	12/03/1998
YORK YMCA SRO PROJECT O-0612	114	83%	04/30/1999
SPRINGWOOD OVERLOOK O-0790	84	98%	04/21/2004
HISTORIC FAIRMOUNT APARTMENTS O-0817	38	95%	11/08/2005
WAVERLY COURT APTS AT EASTGATE O-0861	46	100%	11/22/2005

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
York			
York			
HOMES AT THACKSTON PARK O-1278	39	100%	09/01/2013
Region: 4			
Bedford			
Bedford			
PENN BEDFORD APARTMENTS R-0888	49	100%	05/05/1983
Blair			
Altoona			
HARMONY HOUSE H-0035	12	100%	03/06/1989
LEXINGTON PARK O-0187	18	100%	05/28/1993
Claysburg			
GREENFIELDS (THE) R-0706	58	97%	01/24/1981
Tyrone			
TYRONE ELDERLY R-0261	100	97%	10/18/1977
TYRONE FAMILY R-0258	49	100%	01/01/1978
Cambria			
Johnstown			
CHANDLER SCHOOL APARTMENTS O-0776	23	100%	02/10/2004
Northern Cambria			
CRAWFORD COMMONS O-0434	11	91%	12/20/1996
Centre			
Bellefonte			
TERRA SYLVAN O-0752	20	95%	02/25/2004
FOX HILL SENIOR APTS PHASE II O-1019	48	98%	11/11/2008
BEAVER HEIGHTS N-0056	40	100%	06/30/2011
Philipsburg			
WESTMINSTER PLACE@WINDY HILL N-0030	36	100%	04/21/2010
State College			
LIMEROCK COURT O-1273	36	100%	12/31/2013
Clinton			
Lock Haven			
LOCK HAVEN COMMONS O-0517	24	96%	09/30/1997

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 4			
Clinton			
Lock Haven			
OPERA HOUSE SENIOR APARTMENTS O-1132	20	100%	06/30/2010
Columbia			
Benton			
BENTON ELDERLY O-0793	11	100%	09/23/2003
Berwick			
SCHAIN BUILDING O-0302	24	88%	09/20/1995
MONROE ESTATES O-0896	24	100%	05/30/2006
CLOVER HILL ESTATES O-1139	24	92%	11/01/2010
ROSEWOOD APTS O-1241	86	100%	12/30/2011
Bloomsburg			
FRANKLIN PLACE O-0644	24	96%	12/22/2000
SCOTT ELDERLY O-0680	24	96%	08/14/2001
TENNY STREET APARTMENTS O-0950	21	95%	12/29/2006
TRINITY HOUSE N-0055	11	N/A	06/24/2011
Catawissa			
HILLSIDE VILLAGE R-0710	50	98%	06/09/1981
Lycoming			
Montoursville			
MILL RACE COMMONS O-0809	32	97%	02/09/2005
PARKSIDE MANOR O-1060	28	100%	03/05/2009
Williamsport			
BERKSHIRE MANOR R-0638	20	95%	02/06/1981
GRIER STREET MANOR O-0156	30	93%	07/17/1992
LINN STREET MANOR E-0504	26	N/A	07/20/1995
ALMOND STREET COMMONS O-0675	24	96%	08/25/2000
GRACE STREET COMMONS O-0749	24	88%	01/10/2003
FAXON COMMONS O-0868	24	100%	01/27/2006

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 4			
Lycoming			
Williamsport			
MEMORIAL HOMES N-0074	40	40%	12/22/2014
Mifflin			
Lewistown			
MANN EDGE TERRACE O-1258	31	100%	12/31/2012
Montour			
Danville			
WELSH HEIGHTS O-0969	24	96%	09/11/2007
Northumberland			
Coal Township			
COAL TOWNSHIP R-0360	100	100%	06/21/1978
Dalmatia			
GEORGETOWN HEIGHTS O-0772	24	92%	02/20/2004
Mount Carmel			
WILLOW COURT O-0240	30	97%	05/10/1994
Northumberland			
QUEENS POINTE O-0789	24	96%	08/27/2004
CANNERY POINT O-0989	24	100%	12/08/2010
Snyder			
Selinsgrove			
HIGH STREET MANOR O-0544	25	100%	07/22/1998
MARKET STREET MANOR O-0693	17	100%	08/03/2001
Somerset			
Rockwood			
ROCKWOOD SENIOR HOUSING O-0638	10	90%	01/01/2001
Somerset			
LAUREL VILLAGE R-0395	48	98%	02/04/1981
VILLAGE AT SOMERSET N-0047	100	99%	09/14/1983
VILLAGE AT SOMERSET R-0941	100	N/A	09/14/1983
VILLAGE AT BRIERWOOD O-0602	11	100%	06/01/1999
VILLAGE AT BRIERWOOD II O-0917	20	95%	11/22/2006

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 4			
Somerset			
Somerset			
VILLAGE AT BRIERWOOD III O-1103	20	100%	10/29/2009
VILLAGE AT BRIERWOOD IV O-1270	20	100%	10/17/2013
Stoystown			
HITE HOUSE O-0542	28	96%	04/20/1999
Union			
Lewisburg			
KELLY APARTMENTS R-0779	79	96%	01/29/1981
New Columbia			
WHITE DEER COMMONS O-0518	24	96%	09/03/1997
Region: 5			
Allegheny			
Allison Park			
HEARTH BENEDICTINE PL-SHALER N-0070	20	95%	04/26/2013
Braddock			
DEBRA HOUSE H-0020	12	N/A	03/14/1989
BRADDOCK SENIOR HOUSING O-1117	53	94%	03/16/2010
Bridgeville			
BRIDGEVILLE TOWERS R-0437	101	99%	10/15/1979
GOODWILL MANOR O-0446	48	100%	01/30/1997
Clairton			
SISTERS PLACE O-0478	16	88%	03/13/1997
CLAIRTON O-0779	44	100%	07/20/2004
Coraopolis			
WOODCREST RETIREMENT RESIDENCE O-1006	58	100%	06/26/2008
Duquesne			
HILLTOP APARTMENTS R-0108	149	96%	11/01/1975
Homestead			
HOMESTEAD APARTMENTS O-0708	60	100%	04/15/2002
McKeesport			
BAILIE AVENUE APARTMENTS E-0004	4	N/A	12/12/1995

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Allegheny			
Monroeville			
MONROE MEADOWS O-0677	48	90%	08/19/2002
Natrona Heights			
VILLAGE GREEN R-0527	99	99%	08/25/1983
PINE RIDGE HEIGHTS O-0587	40	98%	02/15/2001
Oakmont			
MUNROE TOWER R-0739	100	99%	02/05/1981
Pittsburgh			
SHIELDS BUILDING R-0018	29	83%	11/01/1975
CARSON TOWERS R-0422	132	99%	12/28/1978
ONE POINT BREEZE APTS O-0056	36	N/A	07/10/1989
DOROTHY DAY APARTMENTS O-0055	17	N/A	07/21/1989
WOMANSPACE EAST O-0026	16	N/A	05/10/1991
MELVIN COURT/CHURCHILL APTS O-0140	43	100%	10/22/1991
MEADOWS APARTMENTS O-0184	79	95%	04/28/1992
CRAWFORD ROBERTS O-0120	203	97%	11/20/1992
BRIGHTON PLACE O-0081	34	N/A	04/15/1993
CRAWFORD SQUARE II O-0320	71	100%	06/13/1995
MILLIONES MANOR O-0300	39	100%	12/18/1995
WYLIE AVENUE TOWNHOMES O-0529	24	96%	12/04/1998
CRAWFORD SQUARE PHASE III O-0523	74	97%	09/14/1999
FARMERS MARKET APARTMENTS O-0659	75	100%	05/15/2000
SYCAMORE STREET APARTMENTS O-0582	20	100%	05/30/2000
SARAH STREET TOWNHOUSES O-0621	30	100%	12/04/2000
CARSON RETIREMENT RESIDENCE O-0629	68	100%	12/14/2000
NEW PENNLEY PLACE PHASE II O-0661	34	100%	11/28/2001

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Allegheny			
Pittsburgh			
PENN MANOR O-0863	55	96%	11/15/2006
LIBERTY PARK PHASE I O-0909	124	99%	08/30/2007
SOJOURNER HOUSE MOMS O-0848	16	94%	12/02/2008
EAST LIBERTY PLACE-NORTH O-1036	54	96%	05/25/2010
SOUTH HILLS RETIREMENT RES O-1099	106	98%	11/30/2010
NORTH HILLS HIGHLANDS O-1118	60	100%	12/07/2010
NORTH HILLS HIGHLANDS II N-0053	37	100%	02/04/2011
OAK HILL APT PHSE II WADSWORTH N-0023	86	94%	06/16/2011
HOMEWOOD SENIOR APARTMENTS N-0071	41	98%	07/23/2014
UPTOWN LOFTS ON FIFTH N-0075	32	81%	01/31/2015
Tarentum			
TARENTUM SENIOR HOUSING O-0880	48	94%	11/24/2006
TARENTUM SENIOR HOUSING PH II N-0004	72	N/A	08/21/2007
Verona			
HULTON ARBORS R-0767	78	99%	12/21/1981
Wilkesburg			
CRESCENT APARTMENTS N-0058	27	N/A	11/23/2011
Armstrong			
Ford City			
VALLEY VIEW APARTMENTS O-0547	11	100%	05/29/1998
VALLEY VIEW II O-0637	11	100%	06/12/2000
VALLEY VIEW III O-0734	11	100%	04/19/2002
VALLEY VIEW IV O-0851	20	100%	06/28/2005
VALLEY VIEW V O-1169	20	100%	12/23/2009
Kittanning			
KITTANNING COTTAGES O-1207	24	100%	09/08/2011

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Beaver			
Baden			
SISTERS OF ST JOSEPH O-1105	23	100%	12/08/2009
Beaver			
WESTBRIDGE APTS O-0609	24	100%	07/05/2000
FRIENDSHIP COMMONS N-0057	24	100%	03/09/2011
Beaver Falls			
PRV MANOR R-0910	35	100%	08/16/1982
New Brighton			
VALLEY VIEW GARDENS R-0487	120	96%	08/01/1979
Butler			
Butler			
HISTORIC LAFAYETTE O-0142	62	N/A	01/27/1993
UNDER OUR WING APARTMENTS O-0820	24	100%	10/03/2005
DESHON PLACE II O-1012	10	80%	10/14/2009
HISTORIC LAFAYETTE APARTMENTS O-1176	59	100%	10/10/2011
Chicora			
CHICORA COMMONS O-0595	27	100%	03/29/2000
Cranberry Twp			
ROLLING ROAD REGENCY APTS O-0766	50	100%	11/19/2004
Slippery Rock			
MADISON GROVE N-0011	50	96%	09/02/2010
Fayette			
Brownsville			
SIMPSON MANOR R-0312	126	93%	09/08/1977
Connellsville			
ROSE SQUARE O-0456	11	82%	02/04/1997
Uniontown			
UNIONTOWN SENIOR HOUSING O-0358	36	100%	10/24/1995
UNIONTOWN SENIOR HOUSING N-0049	36	100%	05/24/2011

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Greene			
Waynesburg			
BRIDGE STREET COMMONS O-0108	30	N/A	08/13/1990
Indiana			
Homer City			
PARKWAY II O-0515	10	100%	04/15/1997
Indiana			
HOMESTEAD (THE) O-0450	24	83%	12/17/1996
GLEN OAKS SENIOR HOUSING O-0857	24	100%	08/31/2005
INDIANA FAMILY HOUSING O-0946	24	92%	06/01/2007
GLEN OAKS HOUSING II O-1101	10	100%	03/19/2009
ORCHARD HILL II O-1200	40	95%	10/01/2010
Robinson			
GARFIELD COURT O-0451	8	88%	01/05/1998
Saltsburg			
SCHOOLHOUSE SQUARE O-0335	24	96%	06/30/1994
Washington			
Bentleyville			
BENTLEYVILLE APARTMENTS R-0729	101	98%	10/29/1981
Brownsville			
OAKS (THE) O-0630	40	100%	01/14/2003
Canonsburg			
CANON HOUSE R-0169	104	95%	02/01/1978
CANON APARTMENTS O-0535	42	100%	05/21/1998
Charleroi			
CHAR HOUSE R-0170	104	99%	07/01/1979
Washington			
THOMAS CAMPBELL NORTH R-0103	75	95%	06/23/1978
Westmoreland			
Apollo			
ALLEGHENY POINTE N-0041	52	100%	08/27/2010

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Westmoreland			
Greensburg			
WALKERS RIDGE O-0943	84	99%	10/07/2008
NEW SALEM ACRES N-0019	148	N/A	10/13/2009
Hunker			
HUNTINGDON VILLAGE R-0916	95	100%	08/02/1982
Latrobe			
WIMMERTON R-0118	100	95%	11/01/1975
Mt Pleasant			
MAPLE HILL RENTAL OFFICE R-0614	72	97%	11/04/1980
New Kensington			
RIDGE AVENUE SENIOR APARTMENTS O-0993	40	95%	05/22/2008
West Newton			
FILBERN MANOR R-0506	126	97%	04/16/1980
Region: 6			
Clarion			
Clarion			
DRAKE CROSSING N-0062	30	N/A	10/28/2010
New Bethlehem			
BROADWOOD TOWERS R-0449	65	92%	02/23/1979
Clearfield			
Clearfield			
DIMELING SENIOR RESIDENCE O-0634	33	100%	02/21/2001
Du Bois			
DUBOIS SENIOR APARTMENTS O-0190	39	100%	01/15/1993
Crawford			
Cambridge Springs			
BARTLETT GARDENS R-0605	43	98%	01/12/1981
Meadville			
SHRYOCK SENIOR APARTMENTS O-0205	41	95%	04/29/1993
SNODGRASS BUILDING O-0507	11	91%	09/12/1997
Saegertown			
QUALITY LIVING CNTR OF CRAWFOR E-0506	66	N/A	07/20/1995

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 6			
Crawford			
Titusville			
TITUSVILLE ELDERLY HOUSING R-0581	64	98%	08/28/1980
ELM STREET APARTMENTS O-0130	18	83%	04/06/1992
Eik			
Saint Marys			
MARIEN STADT PLACE O-0961	24	96%	12/06/2007
Erie			
Edinboro			
EDINBORO FAMILY HOMES O-0939	29	97%	06/25/2007
HIGHLAND VILLAGE O-1275	37	68%	09/30/2014
Erie			
PENNSYLVANIAN R-0251	112	97%	07/20/1977
INDEPENDENCE HOUSE R-0431	12	100%	01/06/1979
VILLA MARIA I O-0536	41	95%	02/24/1998
VILLA MARIA II O-0575	30	90%	12/23/1998
WOODLANDS AT ZUCK PARK O-1230	30	93%	02/29/2012
ARNEMAN PLACE O-1259	50	90%	12/13/2013
Fairview			
CHESTNUT STREET APARTMENTS O-0746	45	96%	11/26/2002
FAIRVIEW FAMILY HOMES O-1108	25	100%	11/30/2010
Jefferson			
Brookville			
VILLG @ LAURELBROOK LNDNG I O-0731	11	100%	11/12/2002
VILLG @ LAURELBROOK LNDNG II O-0882	11	100%	11/22/2005
VILLG @ LAURELBROOK LNDNG III O-1001	13	100%	01/17/2008
Punxsutawney			
MAHONING TOWERS R-0279	100	99%	01/03/1978
GRACE PLACE-PUNXSUTAWNEY O-1213	24	100%	12/22/2011

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 6			
Lawrence			
Ellwood City			
DENNIS SCHILL MANOR R-0903	70	100%	12/15/1982
New Castle			
HILEMAN APARTMENTS R-0777	40	100%	05/28/1981
ALLIED HUMAN SERVICES O-0170	8	N/A	06/27/1991
LIGHTNER GREENE O-1144	50	100%	12/17/2010
Mercer			
Farrell			
WILLIAM A GARGANO TOWERS O-0412	36	86%	03/03/1997
LEGACY COMMONS O-0780	29	100%	07/29/2004
FARRELL HOMES O-1260	44	98%	03/31/2013
Greenville			
REYNOLDS WEST R-0772	100	97%	11/04/1981
Hermitage			
HERMITAGE SENIOR HOUSING O-0924	40	95%	11/01/2006
QUAKER MEADOW O-1074	40	93%	08/31/2011
Mercer			
MERCER SENIOR HOUSING O-0735	10	100%	02/06/2003
HERITAGE SQUARE II O-0852	10	90%	03/18/2005
Sharpsville			
WADE D MERTZ TOWER R-0488	102	100%	07/30/1979
Venango			
Franklin			
FRANKLIN ARBORS R-0383	87	98%	05/01/1978
Oil City			
SENECA COURT O-0696	24	92%	12/20/2001
Warren			
Warren			
ALLEGHENY POINT O-0814	24	88%	08/31/2005

PENNSYLVANIA HOUSING FINANCE AGENCY
Investment Report as of March 31,2015

<u>Securities</u>	<u>Amount</u>	<u>Percent of Total</u>	<u>Estimated Market Value</u>
U.S. Government Direct Obligations	122,758,788	64.00%	135,875,279
U.S. Government Agency Obligations	68,412,607	36.00%	114,232,515
Total	<u>\$191,171,395</u>	<u>100.00%</u>	<u>\$250,107,794</u>

<u>Maturities</u>	<u>Amount</u>	<u>Percent of Total</u>	<u>Yield</u>
Due within 1 year	1,079,358	1.00%	10.518%
Due within 1 - 2 years	18,012,171	9.00%	0.634%
Due within 2 - 10 years	32,853,499	17.00%	2.234%
Due after 10 years	<u>139,226,367</u>	73.00%	5.204%
Total	<u>\$191,171,395</u>	<u>100.00%</u>	