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, April 13, 2017 at 10:30 a.m.** 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 Tuesday, April 11, 2017 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 Tuesday, April 11, 2017 either in writing or by telephone and detail the nature of their presentation.

Carrie M. Barnes
Secretary
Phone: 717.780.3911
TTY (in Pennsylvania): 711

PENNSYLVANIA HOUSING FINANCE AGENCY

THURSDAY, APRIL 13, 2017

10:30 A.M.

<u>A G E N D A</u>

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF THE MINUTES FROM THE MARCH 9, 2017 BOARD MEETING
3. PROGRAM AND DEVELOPMENT REVIEW COMMITTEE REPORT
   - A. Tax Exempt Volume Cap Request
     1. Larimer/East Liberty Phase II, Pittsburgh, Allegheny County
   - B. Loan Commitment – Pleasant Pointe, College Township, Centre County
   - C. 2017 PHARE/RTT Project Funding Recommendations
   - D. Other Business
4. POLICY COMMITTEE REPORT
   - A. Final Approval of 2017 PHARE Plan
   - B. Final Approval of 2017/2018 Low Income Housing Tax Credit Allocation Plan
5. INVESTMENT BANKER REPORT
6. DEVELOPMENT STATUS REPORT
7. PHFA INVESTMENT REPORT
8. OTHER BUSINESS
9. ADJOURNMENT

Pennsylvania Housing Finance Agency
Meeting of the Board
March 9, 2017

Members Present:
*Robin Wiessmann, Chair
*Thomas B. Hagen, Vice Chair
*Craig H. Alexander
*Ronald F. Croushore
*Ben Laudermilch (serving in the stead of Ted Dallas, Secretary, Human Services)
*Kathy Possinger (serving in the stead of Dennis Davin, Secretary of Department of Community and Economic Development)
*Noel Eisenstat
*Robert Loughery
*Ross Nese
*John Paone
*Keith Welks (serving in the stead of Timothy Reese, State Treasurer)
*Mark Schwartz

*On Telephone conference call

Members Absent:
Maria F. Coutts

Others Present:
Brian A. Hudson, Executive Director
Rebecca L. Peace, Deputy Executive Director/Chief Counsel
Holly Glauser, Director of Development
Bryce Maretzki, Director of Strategic Policy & Planning
Kim Boal, Director of Information Technology
William Fogarty, Director of Government Affairs
Scott Elliott, Director of Communications
Thomas Brzana, Director of Business Analytics
Steve O'Neill, Assistant Counsel
Chris Anderson, Communications Officer
Melissa Grover, Government Affairs Associates
*Barbara Stephens, Senior Public Affairs Officer
Carl Dudeck. Director of Housing Management
David Doray, Manager of Multifamily Underwriting
Clay Lambert, Business Policy Officer
Jordan Laird, Manager of Investments
Coleen Baumert, Director of Homeownership
Joseph Knopic, Director of Finance
John Zapotocky, Director of Accounting
JoLynn Stoy, Associate Counsel
William Bailey, Senior Development Officer
Stan Salwocki, Manager of Architecture & Engineers

Ann Mermelstein, Senior Development Officer
*Nancy Twyman, Director of Eastern Region
*Carla Falkenstein, Director of Western Region
Yashira Cruz, Development Officer
Robert Milne, Development Officer
Cindy Daley, Housing Alliance
*Kelvin Jeremiah, Philadelphia Housing Authority
*Michael Johns, Philadelphia Housing Authority
*Nicholas Dema, Philadelphia Housing Authority
*Chuck Treatch, Preservation Partners
*Allison Levy, Preservation Partners
*Shoshana Bannett, Federation Housing
Maggie Strawser, Assistant Secretary
Charlotte L. Nelson, Assistant Secretary
Carrie M. Barnes, Secretary

A meeting of the Members of the Board of the Pennsylvania Housing Finance Agency was held on Thursday, March 9, 2017 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 February 28, 2017.

1. **CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Chair Wiessmann at 10:35 a.m. The roll was called and a quorum was present.

2. **APPROVAL OF THE MINUTES FROM THE FEBRUARY 9, 2017 BOARD MEETING**

There were no additions or corrections to the minutes.

Mr. Schwartz made the motion that the minutes from the February 9, 2017 Board meeting be approved as submitted. This motion was seconded and unanimously approved.

3. **PROGRAM AND DEVELOPMENT REVIEW COMMITTEE REPORT**

A. **Tax-Exempt Volume Cap Requests**

1. **North Central CNI Phase II, Philadelphia, Philadelphia County**

Ms. Mermelstein reviewed the project specifics and its financing plan. She reported that the owner is seeking tax exempt bond financing through PHFA in an amount not to exceed $20,150,000. The Agency will be the conduit issuer and the bonds will be purchased by Wells Fargo to be used for construction and permanent financing. Staff recommends approval of this funding request.

Ms. Possinger stated that the Program and Development Review Committee concurs with staff's recommendation.

Ms. Possinger made a motion that the Board approve the resolution authorizing the issuance of $20,150,000 of special limited obligation multifamily housing development bonds for North Central CNI Phase II. This motion was seconded and unanimously approved. (Visit Appendix 1 of these Minutes.)

2. <u>Pleasant Valley Apartments, Conshohocken, Montgomery County</u>

Mr. Bailey reviewed the project specifics and its financing plan. He reported that the owner is seeking tax exempt bond financing through PHFA in an amount not to exceed $8,800,000. The Agency will be the conduit issuer and the bonds will be purchased by Citibank, N.A. to be used for construction and permanent financing. He reported that HUD's Rental Assistance Contract has been renewed and will be transferred to the new owner. Staff recommends approval of this funding request.

Ms. Possinger stated that the Program and Development Review Committee concurs with staff's recommendation.

Ms. Possinger made a motion that the Board approve the resolution authorizing the issuance of $8,800,000 of special limited obligation multifamily housing development notes for Pleasant Valley Apartments. This motion was seconded and unanimously approved. (Visit Appendix 2 of these Minutes.)

3. <u>Miriam and Robert Rieder Apartments, Philadelphia, Philadelphia County</u>

Mr. Bailey reviewed the project specifics and its financing plan. He reported that this project received a 2016 allocation of tax exempt issuing authority; however, the equity investor was unable to close the deal prior the end of 2016. The owner is seeking a 2017 allocation of tax exempt issuing authority in an amount not to exceed $8,500,000. Mr. Bailey mentioned that a new partnership is being formed and HUD's Rental Assistance Contract will be signed at closing and transferred to the new ownership entity. Staff recommends approval of this funding request.

Ms. Possinger stated that the Program and Development Review Committee concurs with staff's recommendation.

Ms. Possinger made a motion that the Board approve the resolution authorizing a 2017 housing related bond allocation to the Miriam and Robert Rieder Apartments project in an amount not to exceed $8,500,000. This motion was seconded and unanimously approved. (Visit Appendix 3 of these Minutes.)

B. Transfer of Ownership

1. Emma Lazarus Place, Reading, Berks County

Mr. Dudeck reported that the current owner has requested the Agency's approval to transfer the project ownership interests to the Reading Housing Authority. The Housing Authority will take over the management of the project, assume the existing mortgage and take over all operations of the project. Staff recommends approval of this request.

Ms. Possinger stated that the Program and Development Review Committee concurs with staff's recommendation.

Ms. Possinger made a motion that the Board approve the resolution authorizing the transfer of ownership of Emma Lazarus Place. This motion was seconded. Mr. Schwartz abstained. The motion carried. (Visit Appendix 4 of these Minutes.)

C. Property Workout

1. Shryock Senior Apartments, Meadville, Crawford County

Mr. Dudeck reviewed the project specifics. He reported that the owner has been providing operating advances to the project even though it continues to lose money on an annual basis. Mr. Dudeck noted that occupancy has never been an issue for the project.

The current owner has located a buyer for the project who has agreed to operate the project as a tax credit property through the extended use period of 2022. The Agency has been asked to accept the sales proceeds of approximately $530,000 toward payment of the Agency's loans as payment in full. In return the Agency will release the property from the mortgage lien and all related security interests associated with the mortgage loan. Staff recommends approval of this request.

Ms. Possinger stated that the Program and Development Review Committee concurs with staff's recommendation.

Ms. Possinger made a motion that the Board approve the resolution authorizing the property workout for Shryock Senior Apartments. This motion was seconded and unanimously approved. (Visit Appendix 5 of these Minutes.)

D. <u>**Other Business**</u>

There was no other business to be brought before the Board.

4. <u>**TRISTATE CAPITAL BANK REFINANCING 2013 LOAN**</u>

Mr. Hudson reported that in 2013 and 2015, TriState Bank provided flexible funding for the Agency's various financing programs through the private placement of notes. The Agency and TriState have negotiated a refinancing of the 2013 loan to extend the term, reduce the interest rate and replenish the funding level of this loan. Staff recommends the approval of this refinancing.

Mr. Schwartz made a motion that the Board approve the resolution authorizing the refinancing of a certain loan from TriState Capital Bank and related terms thereto. This motion was seconded and unanimously approved. (Visit Appendix 6 of these Minutes.)

5. <u>**OTHER BUSINESS**</u>

A. <u>**NCSHA Legislative Conference**</u>

Mr. Hudson reported that he, Mr. Fogarty and Ms. Grover attended the NCSHA Legislative Conference held in Washington DC earlier this week. He thanked both Mr. Fogarty and Ms. Grover for their assistance in setting up appointments with approximately 20 of Pennsylvania's legislators.

Mr. Hudson noted that they encouraged support for the Low Income Housing Tax Credits, the HOME program, Section 8 Program and the Housing Trust Fund.

He stated that newly confirmed HUD Secretary, Ben Carson, briefly addressed the attendees of the conference.

Mr. Hudson reported that it has been approved that HUD will face budget cuts, which could quite possibly involve the Section 8 program.

Not much is known as to what might happen regarding the other affordable housing programs, but the Agency will continue to lobby the Pennsylvania delegation for support of all affordable housing issues and programs.

Ms. Possinger thanked Mr. Hudson for his support of the HOME and CDBG programs.

Mr. Eisenstat asked about the legislative support for the Low Income Housing Tax Credit Program. Mr. Hudson indicated that there appears to be broad-based support but there are portions of the program which remain a concern.

6. 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 11:05 a.m.

The next regularly scheduled meeting of the Members of the Board of the Pennsylvania Housing Finance Agency will be held on Thursday, April 13, 2017 at 10:30 a.m. at the offices of the Agency, 211 North Front Street, Harrisburg, Pennsylvania.

Respectfully submitted,

Carrie M. Barnes

Carrie M. Barnes
Secretary

ALLOCATION OF TAX-EXEMPT ISSUING AUTHORITY

Pennsylvania Housing Finance Agency
April 3, 2017

SUBJECT: Larimer / East Liberty Phase II
Request for an Allocation of Tax-Exempt Issuing Authority
Tax-Exempt / Tax Credit Development: PHFA No. TC2017-103, 150 units
Pittsburgh, Allegheny County, Region 5
Development Officer: J. Gail Shull

TO: Members of the Board
Pennsylvania Housing Finance Agency

FROM: Brian A. Hudson
Executive Director

Proposal Description

Larimer / East Liberty Phase II will be located at the intersection of Broad Street and Larimer Avenue in the Larimer neighborhood of Pittsburgh. This proposal is for the new construction of 150 general occupancy units in townhome and garden apartment buildings on 6.67 acres for general occupancy. There will be 51 one-bedroom units, 86 two-bedroom units, 10 three-bedroom units and three four-bedroom units in 13 two- and three-story buildings. The structural system will be wood frame with a masonry and Hardie siding exterior finish.

1. Construction Financing Plan

Construction financing will be provided in the approximate amounts of:

Tax-Exempt Bonds – Housing Authority of City of Pittsburgh	$23,420,301
Allies & Ross Choice Neighborhoods Implementation Loan	3,664,092
Allies & Ross Moving to Work Loan	7,797,131
Allies & Ross Ground Lease Loan	800,000
Urban Redevelopment Authority Loan	1,236,240
Equity from the Sale of Tax Credits	2,298,886
Total Development Cost	$39,216,650

2. Permanent Financing Plan

Permanent financing will be provided in the approximate amounts of:

Red Capital Mortgage	$ 7,322,410
Allies & Ross Choice Neighborhoods Implementation Loan	10,595,000
Allies & Ross Moving to Work Loan	7,797,131
Allies & Ross Ground Lease Loan	800,000
Urban Redevelopment Authority Loan	1,236,240
Equity from the Sale of Tax Credits	11,465,869
Total Development Cost	$39,216,650

3. Development Costs

The Housing Authority of the City of Pittsburgh will issue the construction phase tax-exempt bonds. Equity will be provided by the Ohio Equity Fund for Housing.

	Total	Per Unit	Per Sq. Ft.
Construction Cost	$29,914,774	$199,432	$179
Replacement Cost	$34,406,534	$229,377	$206
Total Replacement Costs & Reserves	$35,042,894	$233,619	$210
Total Development Costs	$39,216,650	$261,444	$235
Tax-Exempt Bond	$18,396,777	$122,645	$110
Acquisition Costs	$800,000	$5,333	$5

4. Leveraging of Other Resources

The owner anticipates that the Ohio Equity Fund for Housing Limited Partnership XXVII will provide an equity contribution of $11,465,869 from the proceeds of the syndication of Federal Low Income Housing Tax Credits, with a net pay-in of $1.08. The development should qualify for an allocation of Low Income Housing Tax Credits in the approximate amount of $1,061,655. Developments financed with tax-exempt private activity bonds are generally eligible to claim a four percent credit allocation on the development's eligible basis.

5. Rental Estimates

Unit Type	No. Of Units	Avg. Net Rentable Sq. Ft.	Projected Tenant Rent	Estimated Cost of Utilities	Rental Subsidy	Total Housing Expenses
1BR	13	605	$565	$103	$253	$921
1BR	2	605	$565	$103	$0	$668
1BR	14	605	$663	$103	$0	$766
2BR	13	911	$794	$126	$0	$920
2BR	6	989	$194	$126	$830	$1,150
2BR	47	911	$675	$1,260	$350	$1,151
2BR	20	975	$1,176	$1,480	$0	$1,176
3BR	5	1,244	$777	$148	$514	$1,439
3BR	5	1,356	$889	$175	$0	$1,064
4BR	1	1,512	$215	$198	$1,173	$1,586
4BR	2	1,512	$834	$198	$553	$1,585
TOTAL	150					

Seventy five units will receive rental assistance with HUD Section 8 Project Based Vouchers.

Eleven units will be available to tenants earning up to 20% of area median income, 65 units will be available to tenants earning up 50% of area median income and 32 units will be available to tenants earning up to 60% of area median income. Forty-two units will have market rate rents.

6. Relocation

As a new construction development, relocation will not be necessary. Seventy-five units will be providing replacement housing for tenants of the East Liberty Gardens public housing development, which is to be demolished.

7. Supportive Services

Urban Strategies Inc. will provide coordination of supportive services with local community sources and social support assets. Services will include case management, work force readiness, job training, financial counseling, transportation, family counseling, child care and youth and young adult programming. The cost of the services will be paid from the operating income.

Development Team

1. Identification of Owner

The owner of the development will be Larimer/East Liberty Phase II, L.P., a Pennsylvania limited partnership. A to-be-formed affiliate of McCormack Baron Salazar will be the managing general partner.

2. Development Team Members

Sponsors:	McCormack Baron Salazar Vincent R. Bennett St. Louis, MO
	Allies & Ross Management Development Corp. Caster D. Binion Pittsburgh, PA
Owner:	Larimer/East Liberty Phase II, L.P. Vincent R. Bennett St. Louis, MO
Attorney:	Klein Hornig LLP Daniel Rosen Boston, MA
Architect:	Tai + LEE Architects, P.C. Yoko Tai Pittsburgh, PA
Contractor:	Mistick Construction Leo Makosky Pittsburgh, PA
Management Agent:	McCormack Baron Management Tim Zaleski St. Louis, MO

Site Description

The site is located across the street from Fairfield I Apartments and Larimer/East Liberty Phase I, and is compatible with the surrounding uses.

A number of neighborhood amenities are located within a few blocks of the site including the public transit bus, which provides access to additional services throughout the City. The location has a Walk Score® of 91.

Conditions

Final allocation of volume cap will be conditioned upon receipt of the following:

1. Evidence, satisfactory to the Agency, that all conditions and qualifications relating to Section 42 of the Internal Revenue Code of 1986, as amended, and all applicable requirements of the Agency's Tax Credit Program have been met.

2. Evidence, satisfactory to the Agency, that all conditions and qualifications relating to Sections 103 and 142 (and related sections) of the Internal Revenue Code of 1986, as amended, have been met.

3. Compliance with the timeframes and deadlines established by the Agency.

4. Evidence of the commitment of construction and permanent financing and equity in amounts sufficient to ensure the financial feasibility of the project.

5. Evidence of the commitment to serve low income tenants for a period of not less than 30 years, which will be included in the Restrictive Covenant Agreement.

6. Evidence of the satisfaction of accessibility requirements.

7. Evidence of all requisite HUD approvals, including approval of the project rents and of the transfer and extension of the HAP Contract for a period of at least 20 years.

8. Submission of two sets of complete full-size architectural plans and specifications at least 60 days prior to the construction/bond closing to allow sufficient time for Agency review and approval. Civil engineering, architectural, structural, HVAC, plumbing, and electrical drawings and specifications shall be submitted, as applicable. Agency comments and recommendations made during its review must be addressed and approved prior to the construction/bond closing.

RESOLUTION OF THE MEMBERS OF THE PENNSYLVANIA HOUSING FINANCE AGENCY AUTHORIZING 2017 HOUSING RELATED BOND ALLOCATION
Larimer / East Liberty Phase II

WHEREAS, the Pennsylvania Housing Finance Agency (the "Agency") exists and operates by virtue of and pursuant to the Housing Finance Agency Law, (1959, Dec. 3, P.L. 1688, as amended, 35 P.S. 1680.101, et seq.) (hereinafter, "the Act"); and

WHEREAS, private activity bond volume cap ("Volume Cap") is available to the Agency for the purpose of issuing housing bonds in accordance with the Internal Revenue Code of 1986, as amended (the "Code"), and with applicable laws and regulations in the Commonwealth; and

WHEREAS, the Agency issued its Multifamily Housing Application that includes a Request for Proposals for Volume Cap for Tax Exempt Bond Financing ("RFP") inviting developers of residential rental facilities to seek an allocation of Volume Cap; and

WHEREAS, Applicant, Larimer/East Liberty Phase II, L.P., has requested an allocation of Volume Cap for the new construction of 150 units of general occupancy housing in the City of Pittsburgh, Allegheny County; and

WHEREAS, the Agency has determined to provide a preliminary allocation of Volume Cap in an amount not to exceed $25,500,000 for the issuance of private activity bonds by the Housing Authority of the City of Pittsburgh, subject to satisfaction of certain conditions set forth below.

NOW THEREFORE, be it resolved by the members of the Pennsylvania Housing Finance Agency on this 13th day of April, 2017, as follows:

Section 1. Staff is hereby authorized to take all necessary actions to provide a conditional preliminary allocation of Volume Cap in an amount not to exceed $25,500,000 (which includes a contingency amount) for the tax exempt bond financing of Larimer / East Liberty Phase II subject to the following conditions: a.) evidence, satisfactory to the Agency, that all conditions and qualifications relating to Section 42 of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable requirements of the Agency's Tax Credit Program have been met; b.) evidence, satisfactory to the Agency, that all conditions and qualifications relating to Sections 103 and 142 (and related sections) of the Code have been met; c.) compliance with the timeframes and deadlines established by the Agency; d.) evidence of the commitment of construction and permanent financing and equity in amounts sufficient to ensure the financial feasibility of the project; e.) evidence of the commitment to serve low income tenants for a period of not less than 30 years, which will be included in the Restrictive Covenant Agreement; f.) evidence of the satisfaction of accessibility requirements; g.) evidence of all requisite HUD approvals, including of the project rents and of the transfer and extension of the HAP contract for a period of at least 20 years; and h.) submission of two sets of complete full size architectural plans and specifications at least 60 days prior to the construction/bond closing to allow sufficient time for Agency review and approval; civil engineering, architectural, structural, HVAC, plumbing, and electrical drawings and specifications shall be submitted, as applicable; and Agency comments and recommendations made during its review must be addressed and approved prior to the construction/bond closing

Section 2. The action taken by the Agency is hereby declared to be an affirmative official act of the Agency toward the issuance of private activity bonds to finance the above named project; provided that in no event shall this official act be construed as an acceptance of any liability on behalf of the Agency nor as an indication of final selection for financing or a commitment of Volume Cap.

Section 3. This resolution shall be effective immediately.

Subject: Pleasant Pointe

Recommendation for Loan Commitment
TC2017-601, PHFA No. O-1318, 48 Units
College Township, Centre County, Region 4
Non-Participating Jurisdiction

Development Officer: Nicole Eutzy

TO: Members of the Board
Pennsylvania Housing Finance Agency

FROM: Brian A. Hudson
Executive Director

Proposal Description

Pleasant Pointe is located in the Borough of State College. This proposal is for the new construction of seven three-story buildings, consisting of 48 units for general occupancy. There will be six one-bedroom, 24 two-bedroom and 18 three-bedroom units. The development will have six units accessible to persons with impaired mobility and three units equipped for persons with impaired hearing/vision. The structural system is wood frame with masonry and vinyl siding exterior finish. The development is estimated to be a total of 75,737 square feet, including 1,683 square feet of community space.

1. Financing Plan

Construction financing, permanent financing, and other funds are estimated at:

PHFA Primary Loan	$ 1,170,500
PennHOMES deferred loan	1,193,404
Equity (RBC Capital Markets @ $.915)	10,898,142
Total Development Costs	$ 13,262,046

Payment of the Agency's PennHOMES loan may be deferred during the term of the mortgage loan. The estimated permanent interest rate is 4.875%, amortized over a 30-year period.

2. Development Costs

	Total	Per Unit	Per Sq. Ft.
Construction Costs	$9,597,540	$199,949	$127
Total Replacement Costs & Reserves	11,667,521	243,274	154
Total Development Costs	13,262,293	276,293	175
Acquisition Costs	401,625	8,367	5

3. Rental Estimates

Unit Type	No.	Net Rentable Sq.Ft.+/-	Projected Rentals	Estimated Cost of Utilities	Rental Subsidy	Total Housing Expense
1-bedroom	2	849	$217	$59	$501	$777
1-bedroom	4	849	631	59	0	690
1-bedroom	1	849	769	59	0	828
2-bedroom	1	1,100	256	75	609	940
2-bedroom	15	1,100	753	75	0	828
2-bedroom	8	1,100	919	75	0	994
3-bedroom	4	1,441	867	89	0	956
3-bedroom	14	1,441	1,059	89	0	1,148
Total	48					

Three units will be affordable to tenants whose incomes do not exceed 20% of the area median income, 22 units will be available to tenants whose incomes do not exceed 50% of the area median income and the remaining 23 units will be available to tenants whose incomes do not exceed 60% of the area median income. Three of the 48 units will receive Project Based Vouchers from the Housing Authority of Centre County for 15 years. With the assistance, the resident is required to pay no more than 30% of their income.

4. Commercial Space

None.

5. Relocation

None

6. Supportive Services

Supportive services for the residents will be coordinated by Housing Transitions of State College. The services will include assisting tenants in identifying areas of need, provide a means to identify and access existing resources within the region, support apartment managers in addressing the overall welfare of the community, act as an intermediary in tenant/management issues, and connect tenants with educational resources in the area that can support them in their goals of self-sufficiency.

Development Team

1. Development Team Members

Owner:	Pleasant Pointe, LP Ara Kervandjian State College, PA
Attorney:	Law Offices of Dermot F. Kennedy, Esq. Dermot Kennedy, Esq. Richboro, PA
Architect:	Upstreet Architects, Inc. Karen L. Welsh Indiana, PA
Contractor:	Poole Anderson Construction, LLC Stephanie Schmidt State College, PA
Management Agent:	Property Management, Inc. Heather Emminger State College, PA
Supportive Services Provider:	Housing Transitions Annette Ratliff State College, PA

PDG IV, LLC is the general partner. To date, PDG IV, LLC has been involved with three Low Income Housing Tax Credit developments of which two received support funds in the aggregate amount of $4,700,782.

2. Minority and/or Female Participation on the Development Team

UpStreet Architects, Inc. is a certified WBE organization. Additionally, the general contractor has represented that it will have MBE/WBE subcontractor participation during the construction phase of the development.

Site Description

Pleasant Pointe is on a 6.38-acre site located in a residential area of State College. The site has direct access to Trout Road. An acceptable environmental assessment was received for the site.

The sponsor purchased the site on March 24, 2017. The site is zoned R-2, Two-Family Residential, with multifamily housing a permitted use. Utilities are available at the site. Many public and community services are located within one mile of the proposed development.

Market Information

An independent market study was submitted by the sponsor. The study concludes the following:

1. The development needs to capture 6.3 % of the eligible households in the primary market area to obtain 100% occupancy.

2. It is estimated that the development will maintain an occupancy rate of 95 percent or higher over the long term.

Conditions

Staff is requesting commitment approval contingent upon the following:

1. The Agency's final review and approval of the necessary closing documents satisfactory to the Agency.

2. Receipt of all final construction contract documents satisfactory to the Agency.

3. The Agency's completion of the HUD subsidy layering review.

RESOLUTION OF THE PENNSYLVANIA HOUSING FINANCE AGENCY AUTHORIZING THE ISSUANCE OF A LETTER OF CONDITIONAL COMMITMENT OF MORTGAGE FUNDS - PLEASANT POINTE, PHFA NO. O-1318

WHEREAS, the Pennsylvania Housing Finance Agency (the "Agency") is authorized to make mortgage loans to mortgagors for such Developments as in the judgment of the Agency have promise of supplying well-planned and well-designed apartment units for low and moderate income persons or families or the elderly or others in the Commonwealth of Pennsylvania; and

WHEREAS, Pleasant Pointe, L.P., a Pennsylvania limited partnership (the "Owner") has applied to the Agency for construction and permanent financing of the new construction of seven three-story buildings consisting of 48 residential rental units for general occupancy located in State College, Centre County, Pennsylvania, known as Pleasant Pointe, (the "Development");

WHEREAS, the construction and permanent financing structure of the Development is proposed as follows:

a. A Support Mortgage Loan in the amount of $21,193,404 to be provided through funds available in the Pennsylvania Housing Finance Agency PennHOMES Program for 30 years, with payment deferred during the term of the mortgage loan, repayable as the Development generates excess revenues over expenses in any given calendar year. All principal and accrued interest shall be due and payable upon satisfaction of the primary mortgage loan, upon an event of default under the mortgage loan documents, upon sale of the property or termination of the Development, whichever occurs earlier.

b. A Primary Mortgage Loan in the amount of $1,170,500 to be provided through an interim financing program with a construction and permanent interest rate of 4.875% amortized over 30 years.

WHEREAS, the Agency staff has reviewed the feasibility of the above described financing and the Agency is desirous of issuing a commitment to provide a $1,193,404 Support Mortgage Loan and a $1,170,500 Primary Mortgage Loan, subject to the following conditions: (a) submission, review and final Agency staff approval of all financing documents; (b) receipt of all construction contract documents satisfactory to the Agency; and (c) the Agency's completion of HUD subsidy layering review.

NOW, THEREFORE, be it resolved by the members of the Pennsylvania Housing Finance Agency on this 13th day of April, 2017, as follows:

Section 1. The Agency finds and determines that the above mentioned owner is eligible to receive mortgage loan financing pursuant to the provisions of the Housing Finance Agency Law.

Section 2. Staff is hereby authorized to issue a conditional letter of commitment to provide Development construction and permanent financing to the Owner as set forth above in an aggregate principal mortgage amount not in excess of $2,539,479 (which includes both Support Mortgage Loan and Primary Mortgage Loan with a 15% contingency allowance) subject to the following conditions: (a) submission, review and final Agency staff approval of all financing documents; (b) receipt of all construction contract documents satisfactory to the Agency; and (c) the Agency's completion of HUD subsidy layering review.

Section 3. This resolution shall take effect immediately.

Pennsylvania Housing Finance Agency
Memorandum

April 13, 2017

To: Members of the Board
Pennsylvania Housing Finance Agency

From: Brian A. Hudson
Executive Director

Re: 2017 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE)/Realty Transfer Tax Projects

In November 2010, the General Assembly passed the Pennsylvania Housing Affordability and Rehabilitation Enhancement Program ("PHARE") (Act 105 of 2010), establishing a housing trust fund. The fund can be used for a variety of purposes, including: providing dwellings for rent or purchase to low- and moderate-income individuals or families; increasing the availability or quality of housing for elderly persons and accessible housing for persons with disabilities; preventing and reducing homelessness; development and rehabilitation of distressed neighborhoods; mortgage or rental assistance, including housing counseling, foreclosure prevention and refinancing products; or providing loans or grants to low and moderate income owner occupants for repairs or improvements of their homes.

Funding allocated to projects may be used for predevelopment activities, acquisition of property, site preparation and construction, reconstruction and repair of existing structures, improvements and infrastructure. Funds may also be used as a set aside for matching funds for counties that have established optional county affordable housing funds under 53 Pa. C.S. Ch. 60 (known as "local trust funds"). PHARE funds may not supplant existing resources dedicated to affordable housing activities, but they may be used to support, expand and enhance other programs administered by PHFA.

Funds have previously been made available to PHARE through Act 13 of 2012, targeting housing needs in areas with active Marcellus Shale gas wells. The National Housing Trust Fund also provides funds to PHARE to support very low income renters.

Act 58 of 2015 provides revenue from the Realty Transfer Tax ("RTT") to PHARE (hereinafter, "PHARE/RTT"). These additional funds will expand the PHARE program to all 67 counties of the Commonwealth. PHARE will receive an allocation of funds based on a formula using the 2014 year as a base. The formula makes revenue available to PHARE equal to the lesser of forty percent (40%) of the difference between the total dollar amount of the RTT imposed under section 1102-C of the Tax Reform Code of 1971 collected for the prior fiscal year and the total amount of RTT estimated for the fiscal year beginning July 1, 2014. The allocation to the fund will be capped at $25 million annually and the Department of Revenue will certify the final figures on July 31st of each year. The final allocation for the year 2016 was $12.67 million.

PHARE/RTT funds will be provided to projects across the Commonwealth that adhere to local planning/zoning ordinances and include significant leveraging of local, state and national public/private, nonprofit and for-profit funds while addressing the underserved and unmet housing needs of individuals and families. Projects/programs will be expected to show the ability to be implemented rapidly, as part of a larger, local/county/regional housing and community development strategy.

As required by PHARE, the Board adopted an Amended Plan to include the Act 58 of 2015 (RTT) funds (October, 2016) outlining the goals and process for the allocation and administration of the Program. The RFP was released on October 17, 2016, and applications for funding were due January 13, 2017. The Agency received 140 applications requesting $54.79 million in PHARE funding (49 counties).

We are recommending, for your approval, 68 projects allocating $12.03 million. In addition, PHFA will retain 5% ($633,000) of the RTT allocation for overall administration of the program.

Pennsylvania Housing Finance Agency
Memorandum

April 13, 2017

To: Members of the Board
Pennsylvania Housing Finance Agency

From: Brian A. Hudson, Sr.
Executive Director

Re: Housing Trust Fund (PHARE)
2017 Final Plan

In November 2010, the Pennsylvania Housing Affordability and Rehabilitation Enhancement Program ("PHARE") was established (Act 105 of 2010), creating a housing trust fund. The fund can be used for a variety of purposes, including: providing dwellings for rent or purchase to low and moderate-income individuals or families; increasing the availability or quality of housing for elderly persons and accessible housing for persons with disabilities; preventing and reducing homelessness; development and rehabilitation of distressed neighborhoods; mortgage or rental assistance including housing counseling, foreclosure prevention and refinancing products; or providing loans or grants to low and moderate income owner occupants for repairs or improvements of their homes.

Funding allocated to projects may be used for predevelopment activities, acquisition of property, site preparation and construction, reconstruction and repair of existing structures, improvements and infrastructure. Funds may be used as a set aside for matching funds for counties that have established optional county affordable housing funds under 53 Pa. C.S. Ch. 60 (known as "local trust funds"). PHARE funds may not supplant existing resources dedicated to affordable housing activities, but they may be used to support, expand and enhance other programs administered by PHFA.

Under PHARE, PHFA may give preference to projects that meet specific goals, consider geographical distribution of program funds to ensure that all areas of the Commonwealth may participate, and make 30% of funds available for housing programs benefitting households with income less than 50% of the median area income.

For 2017 and beyond the Agency is proposing a Plan that combines the revenue and legislative requirements of Act 13 of 2012 (Marcellus Shale Impact Fee), Act 58 of 2015 (Realty Transfer Tax) and National Housing Trust Fund (HTF) The specific legislative requirements for each program are described below.

Act 13 of 2012 provides for impact fees relating to activity in the Marcellus Shale region of the Commonwealth. The "Impact Fee" Act includes funding for PHARE. Funding in the amount of \$2,500,000 for 2011 and \$5 million annually thereafter are specified for deposit in the PHARE fund. The Impact Fee Act has restrictions on which counties may receive funding. Under the legislation, not less than 50% of the funds must be used in 5th, 6th, 7th and 8th class counties. All interest and other earnings remain in the fund.

Act 58 of 2015 provides revenue from the Realty Transfer Tax (RTT) to PHARE. These additional funds will expand the PHARE program to all 67 counties of the Commonwealth. PHARE will receive an allocation of funds based on a formula using the 2014 year as a base. The formula makes revenue available to the fund equal to the lesser of forty percent (40%) of the difference between the total dollar amount of the Realty Transfer Tax imposed under section 1102-C of the Tax Reform Code of 1971 collected for the prior fiscal year and the total amount of RTT estimated for the fiscal year beginning July 1, 2014. The allocation to the fund will be capped at $25 million annually. The Department of Revenue will certify the final figures on July 31st of each year.

The National Housing Trust Fund ("HTF") was enacted as part of the Housing and Economic Recovery Act of 2008 ("HERA") to provide resources to develop, preserve and rehabilitate housing for very low income and extremely low income households. Funding for the HTF is derived from Fannie Mae and Freddie Mac earnings. HTF funding will be made available to provide additional financial support to Tax Credit properties which increase the number of units set aside for Extremely Low-Income ("ELI") tenants. The Agency received approval from HUD of Pennsylvania's HTF Allocation Plan and is awaiting release of funding from HUD. Upon receipt of HUD program documents and release of funding, the Agency will announce the application process in accordance with the HTF Allocation Plan.

PHARE requires PHFA to adopt a plan establishing priorities each year and describing the method in which program funds will be distributed. The Draft plan was presented on February 9th, 2017 followed by a 45 day public comment period. No public comments or revisions were received during this period.

Staff is proposing the attached Final Plan for the PHARE Fund for your review. The RFP for the program funds will be issued this summer with applications due in October, 2017.

2017 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund - Final

Background

Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE)

The PHARE Fund was established by Act 105 of 2010 (the "PHARE Act") to provide the mechanism by which certain allocated state or federal funds, as well as funds from other outside sources, would be used to assist with the creation, rehabilitation and support of affordable housing throughout the Commonwealth.

The PHARE Act outlines specific requirements that include preferences, considerations, match funding options and obligations to utilize a percentage of the funds to assist households below 50% of the median area income. The PHARE Act provides a fairly broad canvas regarding the types of programs and the specific uses of any funding to allow flexibility in working with other state and federal acts and programs.

For calendar year 2017, the PHARE Fund includes funds available through Marcellus Shale (Act 13 of 2012), the Realty Transfer Tax (RTT) Funds (Act 58 of 2015) and the National Housing Trust Fund “HTF”, authorized by the Housing and Economic Recovery Act of 2008 (“HERA”).

This Plan includes the following general sections: principles of PHARE, Elements of the Plan, Application requirements and 2017 timelines. Thereafter, the Plan includes specific information and program requirements relating to each of the Marcellus Shale (Act 13) funds, the RTT funds and the HTF funds.

Principles of PHARE

In accordance with the PHARE Act, the monies will be used to address significant and persistent housing needs in communities with the following additional criteria:

1) **Maximize resource leveraging** – to the greatest extent possible, the resources allocated will be used as leverage for other public and private resources. Additionally, local non-financial assets should be identified and leveraged where possible – including transportation, schools, recreation, employment, health, community and economic development support and other amenities.

2) **Affordability** - The Agency encourages applicants to address the issue of long term affordability based on the local housing market conditions. To the greatest extent possible, programs and projects should be designed in ways to both maintain the investment made in the housing stock

and to continue affordability after initial assistance. This could include revolving loan programs, shared equity homeownership and other strategies for addressing this objective.

3) **Address greatest need** – the monies will be allocated in communities where the greatest housing needs are identified based on housing needs studies and assessments, interviews, real estate price factors, housing stock analysis and market studies. The limited resources available should be used to meet the most significant and pressing housing needs but may also be used to address longer term housing needs. Preference: Projects/programs that: 1.) Assist with the rehabilitation of blighted, abandoned or otherwise at risk housing and the reuse of vacant land where housing was once located; 2.) Provide funding for owner- occupied rehabilitation, first time homebuyers, and rental assistance; or 3.) Address ongoing needs for homeless families and individuals including veterans.

4) **Foster partnerships** – the funds should be used to maximize sustainable partnerships that will be committed to addressing the housing needs in these communities over a significant period of time. While the funds are to be used to directly support housing to meet community needs, the projects should also help establish capacity to address those needs over the long term. Preference: Projects/programs that incorporate social service entities which offer additional services to the residents within the community where the project/program is taking place.

5) **Effective and efficient implementation**– ensure that the resources are used effectively and efficiently to meet the housing needs. Given the expectation that demand for many types of housing will greatly exceed the funds available, it will be critical to maximize the effectiveness and efficiency for housing investments by the PHARE Fund. Preference: Projects/programs that assist the residents with the greatest need in that particular region and can document highly effective strategies to address unmet need.

6) **Equitable and transparent** – create a plan and equitable allocation process that provides transparency to all stakeholders. Funding decisions and reporting will be done in accordance with legislative requirements.

Elements of the Plan

Analysis of Need – one of the most critical components of the plan is to continually assess housing need in these communities. From both a quantitative and qualitative perspective the requirement to have accurate, reliable data from which funding decisions can be made is imperative.

It is important to recognize that this data will need to be municipality-specific to capture the unique and likely different housing needs in the various communities. In addition, the housing/real estate markets are diverse across communities and the analysis of need will require an understanding (qualitative and quantitative) of individual markets to make appropriate resource allocation decisions.

Building upon analysis already undertaken by the Agency and the Commonwealth, additional analysis may be performed to assess specific housing issues to identify housing needs (persons with special needs, elderly, larger households, physical disabilities, homeless, etc.) to appropriately target PHARE Fund resources to those in greatest need of housing. In addition to multiple types of housing analysis, PHFA will consider different income levels, nature of housing stock and the housing needs of those across a broad spectrum (homeless, near homeless, very low income, low income, temporary and seasonal workers, and permanent work force, etc.)

Understanding of real estate market dynamics – the plan for the utilization of these resources has been developed to address and continuously reevaluate the specific housing real estate markets in each community. The housing and real estate development "capacity" will also have significant impact on the ability of these funds to be used effectively and efficiently to meet the needs of the communities. There will be need for ongoing analysis of capacity (private, non-profit, public) as part of the plan. Some communities may not have had a significant housing market in decades while in others there may be a robust market addressing a significant portion of housing needs. The plan will help determine where additional housing development may be necessary, or where other strategies may be implemented for meeting the housing needs in those communities.

Allocation and use – The funding vehicle's allocation process, created by the plan, must also be supportive of and responsive to the needs of the housing and real estate development market and should foster coordinated local housing plans and resources. Funds may be used to support predevelopment, site acquisition and infrastructure development, planning and preconstruction activity in addition to direct support of development and operation of projects and housing programs including employee assisted housing programs. Funds may be provided in various forms designed to best support the particular activity including grants; market rate, amortizing, balloon, bridge or soft loans; capital contributions; capital financing subsidy support; operating and supportive service reserve funding; rental or homeowner assistance. Funds may be specifically allocated to address timing issues presented in the development of affordable housing projects; i.e., when other financing is available, construction season, local zoning or other approvals. In addition, funding may be directed for administration by the Agency for certain projects approved for low income housing tax credits or other PHFA resources. Preliminary allocations may be made for projects/programs awaiting approval of additional resources. Projects/programs that do not commence within 1 year may have the preliminary allocation withdrawn.

High quality design and construction – a vital element of the plan will be the development of housing that is both of good quality design and construction and will be sustainable over a long period of time.

The opportunity to meet the growing housing needs in these communities will necessitate that this housing be available as an asset for the community for many generations. To meet that objective requires that projects funded with these resources meet the highest design and construction quality standards available and that all projects ensure sustainability to the long term (both financial and physical). Funds may be specifically allocated to support green and renewable energy sources and as leverage to consumer programs available through utility companies or other business partners.

PHARE Application Process

The elements of the application and allocation process include;

- Adoption of "plan" for managing the anticipated PHARE funds by PHFA each year.
- PHFA will establish an annual application process that will allow the Agency to address local housing needs.
  - PHFA may amend the plan, application and the allocation process at any time, upon written publication of such amendments.
- Announcement of application and possible training/information session concerning the elements of the application.
- Applications accepted and reviewed by PHFA staff based on the application and plan requirements.
- As part of the RFP process, PHFA will recommend that all applicants target a minimum of 30% of their awarded PHARE funds to support households with incomes below 50% of median area income.
- Project recommendations reviewed by PHFA.
- Announcement of preliminary funding approval.

Applicants are expected to satisfy the affordability requirements of the PHARE program and commit to a long term sustainable program to maintain affordability (which may be documented with restrictive covenants or other program documents). Applicants must abide by prevailing wage where applicable.

Timeline

The Agency will align the application and funding timelines of its programs that support multifamily affordable rental housing - Tax Credits, PennHOMES and PHARE (Marcellus Shale, RTT and HTF) - to strategically and efficiently allocate these resources.

The following is the proposed timeline for 2017 program administration:

Tax Credit Allocation Plan and PHARE Plan – Initial Draft	February 9, 2017
Tax Credit Allocation Plan and PHARE Plan – Final	April 13, 2017
Intent to Submit (Tax Credit) Due	July 7, 2017
PHARE RFP – Issued	August 14, 2017
Tax Credit Applications Due	September 8, 2017
PHARE Applications Due	October 13, 2017
PHARE Funding Awards	Spring 2018

PHARE/Marcellus Shale Impact Fee (Act 13 of 2012)

Purpose and Priorities for Funding

The Marcellus Shale Impact Fee (Act 13 of 2012) provides the funding mechanism to address the housing needs in impacted counties/communities of the Marcellus Shale region. Fifty percent (50%) of the awarded funds must be spent in 5th through 8th class counties.

The Marcellus Shale Impact Fee legislation (the "Impact Fee Act") specifically allocates certain amounts from the impact fee into the PHARE Fund to address the following needs, including;

1. Support for projects that increase the availability of affordable housing for low and moderate income persons and families, persons with disabilities and elderly persons in counties where unconventional gas wells have been drilled (regardless of production levels),
2. Provide rental assistance, in counties where unconventional gas wells have been drilled, for persons or families whose household income does not exceed the area median income, and
3. Specifies that no less than 50% of the funds are to be used in fifth, sixth, seventh and eighth class counties.

Direct Allocation - PHARE Fund will receive a direct yearly allocation from the portion of funds set aside for local distribution. The direct allocation is as follows: $5.0 million each fiscal year beginning in 2013 and thereafter.

Windfall/Spillover Funds - Additional funds may become available because the Impact Fee Act limits amounts allocated to qualifying municipalities (as defined in the Impact Fee Act) and provides that any money remaining, after all allocations have been made to qualified municipalities, would also be deposited into the PHARE Fund.

It is likely that the funds in this program will not be sufficient to meet all the housing needs and mitigate every housing impact created by the shale gas development; therefore investment decisions will target the limited funds to projects that meet the principles outlined above and most comprehensively address the elements of the plan.

Where possible these funds will be targeted and stay focused on mitigating the very specific housing impacts created by the shale development in the impacted and designated communities. This element will likely result in the determination that while there may be worthy housing projects that could be funded with these resources, the focus of development will be on most comprehensively addressing the direct and tangible housing impacts. Priority may be given to target resources in tandem with approved county housing trust fund plans and/or plans for the utilization of local share impact fee funds.

Eligible Applicants

Applicants eligible to receive PHARE/Marcellus Shale funds include counties that have adopted impact fees as well as municipalities who have further contributed to PHARE via windfall/spill over funds from the impact fee. While only eligible applicants may apply, nonprofit and for profit organizations may be part of the application process.

Counties and municipalities may also delegate the role of "applicant" to a nonprofit or for-profit organization for purposes of the application. In the case where a county or municipality has designated another organization, agency or department to apply on their behalf, documentation identifying such must be included in the application.

There are many diverse interests that are concerned about the anticipated housing impact and therefore how these resources will be allocated to address the need. To the greatest extent possible opportunities should be created for relevant and legitimate stakeholders to comment and advise the plan. This element will need to be managed for practicality and efficiency in order to maximize input. Preference: Applications that 1.) Provide a process where members of the community and other stakeholders may provide input on the application prior to submission; and/or 2.) Include Optional Affordable Housing funds (Act 137 of 1989) and/or local share portions of the impact fee.

PHFA also requests that applicants include information on how the county is using local shares of public resources, including local Act 13 funds and Act 137 (county-based housing trust fund) monies, to address housing needs in the community.

Timeline

Visit Page 4 of the PHARE Plan for the timeline of funding for the PHARE/Marcellus Shale Program.

Preliminary approval and funding of applications is contingent upon receipt of funds under Act 13 of 2012.

PHARE/Realty Transfer Tax Fund (Act 58 of 2015)

In November 2015, Governor Wolf signed Act 58 of 2015, which, in part, directs certain Realty Transfer Tax (RTT) receipts to the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE, Act 105 of 2010). This revenue source is available in all 67 counties of the Commonwealth.

Under Act 58 of 2015 (RTT), PHFA's PHARE program will receive an allocation of funds based on a formula using 2014 year as a base. (The annual amount available for the PHARE program will be equal to the lesser of forty percent (40%) of the difference between the total dollar amount of the Realty Transfer Tax imposed under section 1102-C of the Tax Reform Code of 1971 collected for the prior fiscal year and the total amount of RTT estimated for the fiscal year beginning July 1, 2014.) The PHARE/RTT fund will be capped at $25 million annually. Funding allocations and reporting will be completed in accordance with PHARE requirements.

Purpose and Priorities for Funding

The PHARE/RTT Program will provide funds to projects/programs providing sustainable and comprehensive solutions to address housing and community development needs across the Commonwealth.

These funds will be directed to address clearly articulated needs in communities based on the following priorities;

1. Preservation of the current stock of rental housing or the development/creation of new affordable rental housing to address unmet local need. This includes projects/programs for the elderly in danger of losing their homes and rental assistance to help families remain in their residence.
2. Funding for projects/programs to address ongoing housing needs for reducing homelessness, including specific and targeted vulnerable populations (veterans, persons with disabilities, supportive housing for the elderly, re-entry population, families and youth).
3. Funding for comprehensive housing and redevelopment efforts that address blighted and abandoned properties impacting concerted community revitalization efforts, supported by clearly articulated community plans. This could include a variety of housing/redevelopment strategies such as acquisition, demolition, construction, rehabilitation, site remediation, and other efforts.
4. Creating new opportunities for affordable homeownership. This may include closing cost/ down payment assistance, financial education/counseling or other forms of assistance to potential first-time homebuyers as well as the development/construction of new homes and rehabilitation of existing housing.
5. Other efforts that address unmet housing and community development needs. This could include projects and programs to assist persons living in manufactured communities,

homeowners to remain in their homes through renovation/mortgage/utilities or other forms of housing services and assistance, addressing environmental conditions such as lead paint abatement, and emergency temporary housing needs resulting from disasters.

Priorities for Selection

PHARE/RTT awards will be directed to projects and programs based on the following criteria for selection:

- Projects/programs that show significant leveraging of other funds (local, state and federal, public and private) to ensure maximum impact.
- Projects/programs that have all funding committed and can move rapidly to implementation and utilization.
- Projects/programs that embrace, partner with, and/or are incorporated into a larger local, county, or regional housing development plan.
- Projects/programs that satisfy local planning/zoning ordinances.
- Projects/programs that affirmatively further fair housing.
- Funding for rental housing projects (5 or more units) will adhere to PHFA's Development processes.
- Projects/programs that are specifically designed to address a clearly articulated need in a community or specific population.
- Projects/programs that embrace innovative approaches to statewide housing and community development issues, address underserved and unmet housing needs across the Commonwealth and otherwise meet overall Agency goals for tackling community redevelopment.
- Documented capacity or applicant and ability to proceed with the project/program in a timely manner.

Eligible Applicants

Applicants eligible to receive PHARE/RTT funds include units of local government (counties, cities, boroughs, townships, town and home rule municipalities), nonprofit and for-profit entities, and economic, community, and housing developments organizations in all 67 counties of the Commonwealth.

All applicants are expected to satisfy the affordability requirements of the PHARE program and commit to a long term sustainable program to maintain affordability (which may be documented with restrictive covenants or other program documents). Applicants must abide by prevailing wage labor payment standards where applicable.

All funds will have expenditure deadlines and approved programs/projects must be commenced within one year of funding reward. Additional requirements for application submission will be outlined in the annual RFP.

Timeline

Visit Page 4 of the Plan for the timeline of funding for the PHARE/RTT Program.

Preliminary approval and funding of applications is contingent upon receipt of funds under Act 58 of 2015.

PHARE/National Housing Trust Fund (HTF)

The National Housing Trust Fund ("HTF") was enacted as part of the Housing and Economic Recovery Act of 2008 ("HERA") to provide resources to develop, preserve and rehabilitate housing for very low income and extremely low income households. Funding for the HTF is derived from Fannie Mae and Freddie Mac earnings.

On January 30, 2015, the United States Department of Housing and Urban Development ("HUD") published interim guidance implementing the HTF (24 CFR Part 93). On May 5, 2016, HUD issued a Notice of Fiscal Year 2016 Funding Awards. For FY 2016, Pennsylvania will receive $3,868,768. The Agency anticipates additional program funding for FY 2017.

HTF funding will be made available to provide additional financial support to Tax Credit properties which increase the number of units set aside for Extremely Low-Income ("ELI") tenants. The Agency received approval from HUD of Pennsylvania's HTF Allocation Plan and is awaiting release of funding from HUD. Upon receipt of HUD program documents and release of funding, the Agency will announce the application process in accordance with the HTF Allocation Plan.

A copy of the approved HUD HTF Allocation Plan can be found at:
http://www.phfa.org/legislation/act105.aspx

Public Comments on 2017 PHARE Plan

Comments on the implementation of the 2017 Proposed PHARE Plan should be submitted in writing only by email to by **Monday, March 27, 2017**:

Bryce Maretzki
Director of Policy and Planning
Pennsylvania Housing Finance Agency
211 North Front Street, P.O. Box 8029
Harrisburg, PA 17105-8029
bmaretzki@phfa.org

Written comments will be made available for public inspection at www.phfa.org.

Date: **April 6, 2017**

Subject: **Final Approval - 2017/2018**
Low Income Housing Tax Credit Allocation Plan

To: **Members of the Board**
Pennsylvania Housing Finance Agency

From: **Brian A. Hudson**
Executive Director

On February 9, 2017, a preliminary draft of the 2017/2018 Low Income Housing Tax Credit Allocation Plan ("Allocation Plan") was reviewed by staff and approved by the Board for distribution to the public. A focus group was held on February 15, 2017 and, on March 7, 2017, a public hearing was conducted. The Agency received only a few written comments and copies of them will be provided at the Policy Meeting. We have made some changes as a result of these meetings which are outlined below:

Extended Use Period

A number of states require or encourage (through scoring and points), an affordability period beyond the minimum 30 year Extended Use Period proscribed by the Code. For 2017/2018, the Agency will increase the Extended Use Period to 35 years. This will be required for all developments including 4% Tax Credit proposals.

Development Characteristics

The final version of the Allocation Plan has been amended to add two new Threshold Criteria: Broadband Infrastructure and Smoke-Free Developments. These new requirements are consistent with several federal funding program requirements and most developers have already incorporated into their development and management policies.

Additionally, for 2017/2018, we have expanded Green Building Selection Criteria to include additional national certification programs. Ten points may be awarded to developments that receive Enterprise Green Communities, LEED or National Green Building Standard certification.

Zoning

The Agency has eliminated the ten (10) point scoring criteria for receipt of all zoning approvals, including variances and special exemptions. There was considerable discussion on this topic at the focus group specifically related to timing and expense of securing full zoning approval. For 2017/2018, five (5) points will be awarded to those developments that have "by right" zoning.

Commitment of Funds

A number of applications are submitted with uncommitted funds shown as a source of funding. Pursuant to the Code, the Agency must consider all sources of funding in determining the amount of the Tax Credit award. For 2017/2018, consideration will be given for inclusion of uncommitted funds as long as the amount does not exceed 25% of developer fee (which can be pledged if the expected funds do not materialize).

Staff requests your approval of the attached 2017/2018 Allocation Plan. Upon your approval, the Allocation Plan will be forwarded to the Governor for approval in accordance with federal tax law.

As of April 6, 2017

PENNSYLVANIA HOUSING FINANCE AGENCY
ALLOCATION PLAN FOR YEAR 2017/2018
LOW INCOME HOUSING TAX CREDIT PROGRAM

PROCESSING OVERVIEW AND PROCEDURES FOR 2017/2018

The Pennsylvania Housing Finance Agency (the "Agency") administers the Federal Low Income Housing Tax Credit Program ("Tax Credit Program") in the Commonwealth of Pennsylvania. Pursuant to federal law governing the Tax Credit Program, the Agency adopts a plan (the "Allocation Plan") outlining the allocation priorities and procedures to be followed in distributing Federal Low Income Housing Tax Credits ("Tax Credits") based on the housing needs of the Commonwealth. Adoption of the Allocation Plan requires approval by the Governor after a public hearing.

The Agency intends to review the Applications for Tax Credits ("Applications") it receives and to select among the Applicants based on the selection ranking criteria, with **priority given to projects which fill an abject need or which best demonstrate an ability to move forward**. The Selection Criteria has been amended to reflect specific needs and market conditions which may differ based on type of property, targeted populations and housing needs.

The Agency may issue supplemental policy and guideline announcements affecting this Allocation Plan. Furthermore, the Agency reserves the right to suspend or otherwise alter the submission requirements and timelines in its discretion. Please refer to the Agency's website at *www.phfa.org*.

SUBMISSION REQUIREMENTS

All information submitted by the Applicant or requested by the Agency in the review of the Application is the sole property of the Agency and may be made public. The Agency's processing procedures, fee schedules and limitations, and current rent and income limits are set forth in the Agency's 2017/2018 Multifamily Housing Application Package and 2017/2018 Multifamily Housing Program Guidelines (the “2017/2018 Guidelines”), which will be available on the Agency's website at *www.phfa.org*, and may be amended from time to time. It is the Applicant's responsibility to be familiar and compliant with all Tax Credit Program requirements, the regulations, and the Internal Revenue Code (the "Code"), in effect both now and in the future, as applicable to any Application in this Program.

For a development to be considered for a reservation of Tax Credits, the entire Application package, including all exhibits, must be received by the Agency no later than **3:00 p.m. on September 8, 2017 (or such other deadline as may be established by the Agency on its website).** Applications not received by the closing date of the submission cycle will not be considered (except that the Agency may provide supplemental allocations to qualified projects at any time). **In advance of submitting the entire Application package on September 8, 2017, Applicants must submit an Intent to Submit a Tax Credit Application - Fact Sheet (visit 2017/2018 Guidelines for form) and Development Synopsis on or before July 7, 2017.** This submission is a mandatory requirement for the 2017/2018 Tax Credit Program. The Agency will evaluate the Applications based upon the requirements set forth herein and may request additional information from Applicants at any time during the processing of an Application in its discretion.

The entity(ies) identified as an Applicant(s) in the Application must have a general partner interest in the final ownership entity of the development. The Applicant(s) must be actively involved in both the development and ongoing control and management of the development as evidenced in the partnership agreement governing the ownership entity for the developmentApplications. Sale, transfer or assignment of an Applicant’s interest in the proposed Tax Credit development is prohibited while the Application is pending. The Agency may impose a limit of no more than six (6) total per year per entity serving as a general partner, either solely or as a co-general partner, or four (4) Applications per Pool (as further described herein) Depending on application volume, the Agency may limit the number or size of awards per developer. Additionally, the Agency will not accept a proposal from an Applicant currently holding a reservation of Tax Credits that has not closed on all construction and equity financing on or before August 18, 2017. After reservation of Tax Credits, any such transfers, sales and assignments prior to placement in service and issuance of an IRS Form 8609 require prior written approval by Agency staff and may require submission of a new Application, additional processing fees and/or may result in recapture of Tax Credits by the Agency.

The Application package submitted for review must include all of the information in the order set forth in the Application Checklist. **Any material deficiency in the Application or omission from the mandatory submissions set forth in the Application Checklist may result in immediate rejection or alternatively, negative ranking points**. In addition, the Application must meet program eligibility requirements set forth in the Code. Applications and required exhibits may not be submitted via fax or email to the Agency. Any Application which does not contain sufficient information to be reviewed will be returned. The Agency reserves the right to reject or return any Application at any time during the Application processing period.

Any Application, once received by the Agency, may not be altered, amended or modified except as approved by staff during underwriting and program review or except for developments participating in an Agency financing program, which may undergo subsequent substitute processing and ranking by the Agency. Applications will be ranked based only upon the information contained in the Application package. Agency staff will review the development's construction costs, fees, sources of funds, operating income and expenses to determine the development's financial feasibility and long term viability. The Agency may review local and/or state analysis of impediments to fair housing prepared in connection with federal funding programs and **may prioritize Applications which evidence opportunities to affirmatively further fair housing**. Applications that meet all threshold requirements, need and marketability and are financially feasible and viable will then be ranked according to the Selection Criteria. Applications that do not meet threshold requirements, are financially infeasible, do not demonstrate long term viability, or which exceed the maximum number of Applications per Applicant may be returned at any time. The Agency also reserves the right, in its sole discretion, to reject any Application in the event that the costs or fees associated with the proposed development are deemed to be excessive or unreasonable. Additionally, the Agency may discontinue processing any Application if the Agency determines in its sole discretion that the development will not be able to receive a reservation of Tax Credits due to the oversubscription of Tax Credits in any Set-Aside, Pool or Preference.

Upon review of the Application, Agency staff may, but is under no obligation to, advise the Applicant of incongruities, discrepancies or incomplete items and may allow the Applicant to clarify or supplement the original submission. Such requests will be made in writing to the Applicant and response will be required within the timeframe set forth therein, which will generally be no later than five business days from notification by staff. Applicants are urged to review their original Applications carefully prior to submission to the Agency. Corrections allowed during the staff review process will neither include replacement, substitution or amendment of material items used by staff in the ranking of an Application nor remedy the scoring of an Application as an incomplete submission. Visit the 2017/2018 Guidelines for additional guidance and information about processing Applications.

Notwithstanding the above, Agency staff may take any actions deemed necessary by the Agency to process Applications and administer this program, which may include modifying and adjusting any allocation as it deems necessary to promote housing goals including its goal of creating and enhancing housing choices in areas of opportunity (maximizing leveraging of available program resources, and encouraging geographic distribution), and to respond to specific market needs and/or program objectives.

Furthermore, Agency staff is specifically instructed and authorized to make *de minimis* adjustment to any Application in processing, at any time as deemed appropriate and necessary, to carry out the housing goals of the Agency. (For these purposes, *de minimis* means an adjustment of approximately 5% of the conditional reservation or allocation.)

APPLICATION ELIGIBILITY CRITERIA

In order to be considered for a conditional reservation of Tax Credits, all Applicants must submit an Application. The Agency will not accept or process requests for Tax Credits without the submission of an Application, and will only process Applications meeting all of the following eligibility criteria. Failure to meet any of these eligibility criteria may result in rejection of the Application.

1. Agency staff will review the Tax Credit Program compliance history and performance of the Applicant (or any related entity or material participant) and the management agent of the proposed development. The Applicant must certify that it is in compliance with all Tax Credit Program requirements for each Tax Credit development in which it has a material ownership interest. If the Applicant (or any related entity) or management agent of the proposed development is currently involved in a Tax Credit development that has been reported to the Internal Revenue Service ("IRS") as being out of compliance with any Agency program requirement (or has an outstanding Restrictive Covenant Agreement violation) and such noncompliance has not been brought back into compliance prior to the submission of the Application, the Application may be rejected at any time prior to reservation of Tax Credits. In the alternative (or in addition, as determined by the Agency), attendance and satisfactory completion of an Agency-approved course in the compliance requirements of the Tax Credit Program may be required. The Agency will determine whether a compliance issue is of a material or nonmaterial nature and whether it is of a recurring nature based on the facts and circumstances. Note that while any material compliance issue may result in rejection of an Application, nonmaterial noncompliance issues may result in the adjustment of points during the ranking process. The Agency may reject any Application from an Applicant who fails to submit and maintain timely unit and project information on the Agency's interactive database ("PA Housing Search"), participate in the Agency's energy benchmarking program or provide supplemental data upon request.

2. If the Applicant (or any related entity or material participant) is involved or has been involved in an Agency funded development that is delinquent in payments to the Agency or has materially defaulted on any of its obligations to the Agency or has misrepresented any material information on a previous application, the Agency may reject the Application.

3. Applications may be returned if the Applicant (or any related entity or material participant) has failed to meet any established program deadline date which resulted in loss or recapture of Tax Credits or potential loss of other financial assistance or funding resources.

4. Applicants (or any related entities or material participants) who have unpaid fees due to the Agency or with outstanding state tax liability may be ineligible to participate in the Tax Credit Program.

5. Developments that have resulted from or will result in the permanent displacement of low income residents will be ineligible for Tax Credit Program participation unless the Applicant provides evidence satisfactory to the Agency that an appropriate relocation plan has been developed. Furthermore, to the greatest extent feasible, all existing low income residents must be offered their choice to either be temporarily relocated until such time, upon completion of the development, as they are able to return to an appropriately sized affordable unit in the development, or receive relocation benefits. Applicants are required to document the efficacy of notice given to residents to the satisfaction of the Agency.

6. Applications for Acquisition Tax Credits will not be accepted for any existing occupied Tax Credit development during its initial compliance period unless the initial compliance period will have expired prior to the end of 2018 and the property meets all other Acquisition Tax Credit rules.

7. Applicant must provide evidence satisfactory to the Agency of its financial and organizational capacity to ensure the completion of the development in accordance with the requirements of the Code. The Agency will consider the total cost and number of projects owned or managed by the Applicant in making this determination. Additionally, the Agency reserves the right to review supporting documentation, including annual audited financial statements, to evaluate the Applicant's financial capacity.

8. Applications for 2017/2018 Tax Credits must demonstrate a commitment to serve low income residents for a period of not less than 35 years or, in the alternative, offer homeownership opportunities to qualified residents after the initial 15 year compliance period. For the commitment to serve low income residents for a period of not less than 30 years, Applicant will certify this commitment in the Application and the Restrictive Covenant Agreement will contain a provision waiving any right to petition the Agency to terminate the extended use term (as described in the Code). If the alternative of homeownership opportunities is selected, proposals must present a financially viable homeownership program for residents who inhabit the units during the compliance period. The program must incorporate an exit strategy, homeownership counseling and a minimum amount of funds (not less than $1,000 per unit) set aside by the developer to assist the residents with the purchase. This amount may not be included in the project budget. The only types of units eligible for consideration are townhouse and single family attached and detached structures. The Agency may approve other unit types conducive for these purposes if structured as cooperative or condominium ownership. The Applicant will certify this commitment in the Application and the Restrictive Covenant Agreement will contain provisions ensuring enforcement of the related covenants by affected qualified residents. Should the units not be converted to homeownership, the Restrictive Covenant Agreement will contain a provision waiving any right to petition the Agency to terminate the extended use term for all units remaining as rental units. A certification from the design architect verifying the units are townhouse or single family attached or detached structures (or otherwise appropriate for homeownership by tenants as determined by the Agency) will be required as part of the Application.

9. The development team must have sufficient experience, as determined in the sole discretion of the Agency, to effectively own, design, construct, manage and operate a Tax Credit development. The development team members include the Applicant, architect, general contractor, attorney, and the management agent. As appropriate, the experience of a housing consultant (including their ability to secure equity investment and provide services through initial occupancy) or a housing management consultant may be considered in lieu of the Applicant or management agent, respectively.

In addition to the above threshold eligibility criteria, the Agency reserves the right to take any action it deems appropriate if the Applicant (or any related entity), proposed management agent, or other material participant has been found to be in violation of fair housing, housing accessibility or nondiscrimination laws or has been found to discriminate against Section 8 voucher and certificate holders or recipients of any state or local tenant or project based rental assistance, and such violation or discriminatory actions have not been remedied to the satisfaction of the governmental agency or entity with jurisdiction. The Agency specifically reserves the right to take any appropriate action and to deny any future Tax Credit Application from any Applicant (or related entity) who evicts or terminates the tenancy of low income residents, except for good cause, throughout the entire project compliance period (including the extended use period) applicable to any existing Tax Credit development. The Agency may reject an Application from any Applicant (or related entity) who participates in a transaction or program to achieve early termination of a Restrictive Covenant Agreement (or other document(s) evidencing long term restrictions applicable to the Tax Credit Program) as determined by the Agency in its sole discretion. Such action may include rejection of the Application, termination of processing, recapture of Tax Credits (if an IRS Form 8609 has not been issued) or, if applicable, issuance of an IRS Form 8823 or notification to the appropriate governmental authorities. As evidence of such finding of violation, the Agency may rely upon its own investigations or may rely upon any order of a court with jurisdiction or upon notice of such a finding from any federal or state agency with investigative or regulatory jurisdiction regarding the subject matter, such as the Internal Revenue Service, U.S. Department of Justice, U.S. Department of Treasury, U.S. Department of Housing and Urban Development, Pennsylvania Human Relations Commission or Pennsylvania Office of Attorney General or may make a determination based upon the failure to report or affirmatively disclose information to the Agency.

"Material participant" for purpose of this section includes any entity who by written agreement may significantly affect, in the opinion of the Agency, the development or operation of the property. Such written agreement may include ground leases, operating subsidies, partnership agreements, management contracts or operating regulatory agreements.

10. Applications must demonstrate that the housing needs of local public housing waiting lists have been met. Applicants may meet this requirement by providing either: (1) a current letter from the local public housing authority stating how the development is specifically meeting the housing needs of residents on the public housing waiting list; (2) a copy of the comprehensive plan outlining the current local public housing authority waiting list and evidence that the development will meet such resident needs; or (3) evidence of receipt of mailing to the local public housing authority prior to the date of the Tax Credit Application a letter which evidences the commitment of the developer to work cooperatively to meet the needs of persons on the local public housing waiting list.

11. Applications must include evidence, satisfactory to the Agency, that an equity investor has been secured for the development at a market pay-in value and the terms and conditions related to the investment are reasonable.

SET-ASIDES, POOLS AND PREFERENCES

The Agency will provide Tax Credits through several Set-Asides, Pools and Preferences. Should additional Tax Credits become available for whatever reason at any time in 2017, the Agency will not issue an amendment to this Allocation Plan but will instead make allocations of such additional Tax Credits based upon priorities and preferences set forth in this Allocation Plan as it deems appropriate and as further set forth herein. The amounts available in each Set-Aside may be adjusted by the Agency to ensure adequate and appropriate funding of the Applicants meeting the Program criteria.

Set-Aside Percentages

Set-Asides	Percentage of Tax Credits to be Allocated
Geographic Set-Aside	
Urban Pool*	50.00%
Suburban/Rural Pool	50.00%
Total	100.00%

* Visit "Exhibit Urban Areas" for complete list of the applicable municipalities. Fifty percent (50%) of this amount will initially be set aside to fund developments located in municipalities other than Philadelphia.

The Agency has established preferences for certain types of developments in each Pool which include general occupancy, senior occupancy (ages 62 and over), properties furthering the preservation of affordable housing, applications for supportive housing, community revitalization developments, areas of opportunity and Strategic Investment developments (as more fully described herein). **The Agency may also provide a preference to developments using Commonwealth-sponsored pilot programs, developments providing employment opportunities for property or community residents, developments or Applicants evidencing meaningful participation in Section 811 program or meeting specific market needs or Agency housing goals.**

Preferences for certain types of housing have been established as minimum goals by the Agency in meeting certain housing needs of the Commonwealth. Applicants may be considered in more than one category and will have been deemed to have met both for purposes of meeting the stated housing goals. Due to the limited amount of 2017/2018 Tax Credits which may be available, these minimum goals may be adjusted or modified accordingly. Applicants meeting more than one of these categories may be advantaged during the ranking/scoring process.

1. General Occupancy - The Agency will reserve Tax Credits to, at a minimum, three (3) general occupancy properties in each Pool.

2. Senior Occupancy 62+ with Services - The Agency will reserve Tax Credits to, at a minimum, two (2) senior occupancy developments targeting persons 62 years of age and above in each Pool. Eligibility for this preference will require demonstration that services will be provided to residents to enable them to continue to live independently.

3. Preservation Developments – The Agency will reserve Tax Credits to, at a minimum, three (3) preservation properties in each Pool. To be considered eligible for this preference, existing affordable properties should demonstrate that Tax Credits are necessary to extend the long term affordability and habitability of the development or that there is a likelihood of conversion to market rate housing (which must be supported by a current market study in a form and substance acceptable to the Agency). The Agency will conduct a comprehensive site visit on all preservation properties and will review the capital needs assessment, occupancy and financial reports and supplemental information to identify those properties which demonstrate the greatest need of preservation.

4. Supportive Housing – The Agency will reserve Tax Credits to, at a minimum, two (2) developments in each Pool which promote supportive housing opportunities to targeted populations including persons who are homeless; non-homeless households requiring supportive services including those with mental, physical, sensory, or developmental disabilities; persons with substance abuse disorders; persons diagnosed with HIV/AIDs and related diseases; and other special populations approved by the Agency on a case-by-case basis (which may include consideration for the specialized needs associated with affordable housing for veteran households). Designated units must be rented only to the target population (subject to fair housing laws). The Agency may determine to fund only one Supportive Housing development from this preference each pool if the Application has a very high score and the amount of tax credits requested exceeds $1,200,000. Eligible Applicants may include those eligible and willing to participate in the HUD Section 811 Demonstration Program.

5. Innovation in Design - The Agency will hold a juried competition encouraging demonstrated innovation in housing which may be illustrated through excellence in design, implementation of current and future energy efficient technologies and materials and leveraging community and capital resources and will reserve Tax Credits to the winning development(s). Visit Checklist in 2017/2018 Guidelines for materials needed to participate in the competition. The selected Applicant will work with the Agency to establish, document and employ the best practices for future housing policies and standards.

6. Strategic Investment – The Agency will reserve Tax Credits to, at a minimum, three (3) Applicants in each Pool which the Agency determines support specific housing economic opportunities (such as areas of housing shortage due to Marcellus Shale, urgent community needs or other unusual economic development pressures) or the overall housing goals of the Commonwealth, as determined by the Agency.

   The Agency, in its discretion, may consider any Application for Strategic Investment. The Agency may consider regional distribution, scale of community impact, extraordinary market and population needs, unique funding and leveraging opportunities, (such as HUD's Choice Neighborhoods Initiative), disaster recovery response and competitive rankings of Applications, in making Strategic Investment awards including how the development maximizes the inclusion of affordable accessible units in its design.

7. Community Revitalization/Mixed Income **(Urban Pool only)** –The Agency will reserve Tax Credits to, at a minimum, three (3) developments which support a broader community revitalization program which has the capability of changing fundamentally the character of a neighborhood, enhancing the lives and amenities available to residents of the community, is focused on implementing a "mixed income" strategy, and/or which seeks to counteract the pattern through which some metropolitan areas are being segregated by income or race.

   The Agency will look at how, in measurable terms, the following aspects are associated with the comprehensive revitalization program of which the development is a part:

   - Supports the construction and rehabilitation of housing to meet the needs of households of all income types, including the very low income
   - If the development proposes to offer rents at or close to the Tax Credit program maximum (i) the availability of housing choice vouchers to make some of its units affordable to the area's lowest income households and/or (ii) the projected existence elsewhere in the neighborhood of development(s) that can be expected to provide such affordability
   - Access to public transportation
   - Access to public parks and open space
   - Access to community serving enterprises
   - Encourages the reuse and rehabilitation of existing infrastructures
   - Coordination of proposed site amenities that enhance the overall neighborhood
   - Coordination with an overall community revitalization effort
   - Of sufficient size and scope to have a significant and lasting positive impact on the community (including increasing or stabilizing tax base and economic diversity)
   - Expands quality of life and fulfills a need for health care choices and other crucial service opportunities for residents of the community
   - Municipal support articulated in a publicly approved community plan or in the form of significant funding commitments
   - Presence of supporting local neighborhood initiatives
   - Consistent with the local community's plan to affirmatively further fair housing.

8. Areas of Opportunity **(Suburban/Rural Pool only) -** The Agency will reserve Tax Credits to, at a minimum, three (3) developments which expand housing opportunities and design choices in areas suitable for long-term economic growth with an existing or planned infrastructure to support future growth in the area, in order to promote mixed-use and/or mixed-income development within a community setting. These developments will be located in areas of strong schools and employment opportunities and in communities which may have not received representative resources in the past.

Nonprofit Set-Aside

The Agency will continue to encourage development by nonprofits which have demonstrated commitment to improving the living environment, public health, or safety of local populations in Tax Credit developments and will target a minimum of twenty-five percent (25%) of the state per capita allocation amount towards developments involving qualified nonprofit organizations (the "Nonprofit Set-Aside"). To be eligible, all nonprofits must meet the following requirements:

A nonprofit organization will qualify for consideration under the Nonprofit Set-Aside if it is described in paragraphs (3) or (4) of Section 501(c) of the Code, is exempt from tax under Section 501(a) and will materially participate in the Tax Credit development throughout the compliance period. In addition, the nonprofit organization must have the fostering of low income housing as one of its exempt purposes. The nonprofit organization must own (directly or through a partnership) at least a 51% interest in the general partner of the partnership entity in accordance with current laws and IRS regulations throughout the development's compliance period. The nonprofit organization may neither be an affiliate of, nor controlled by, a for profit organization. An opinion of counsel addressing the status of the nonprofit organization and qualification for the Nonprofit Set-Aside may be required.

Priority may be given to nonprofits which have a substantial base of operations within the county or municipality of the proposed development. To show a substantial base of operations, the nonprofit must demonstrate that it has provided quality charitable services to persons in the county or municipality without substantial interruption for at least the last two years, or performed other such activities which demonstrate, to the satisfaction of the Agency, that the organization will further the living environment, public health, or safety of persons in the proposed development. The Agency may require certification of IRS Form 990 filings and evidence of good standing with all nonprofit IRS filing requirements.

Requests for Additional Tax Credits

In its discretion, the Agency may allocate such Additional Tax Credits to developments holding a reservation of Tax Credits to support its financial feasibility. Additional Tax Credits are only available for developments that have closed on their equity investment or can demonstrate the capacity to secure an equity investment, satisfactory to the Agency. Qualified Applicants must neither have changed any selection criteria nor made any significant modifications, as determined by the Agency, from the initial Application.

SELECTION OF APPLICATIONS

The Agency will strive to reserve Tax Credits in a manner which results in a geographic distribution statewide. Applications for Tax Credits will be evaluated and ranked based on the Selection Criteria. It is the Agency's intent to follow the preferences established for targeting resources and will award Tax Credits to the highest scoring Applications meeting the stated preferences. Provided Tax Credits are available after the Agency determines that the preferences have been met, the Agency will award Tax Credits to the next highest ranking Application. In the event the Agency determines that an Application has been delayed or faces substantial cost burdens due to some good cause beyond the control and dominion of the Applicant, especially in the event there is a NIMBY or legal challenge to siting of an otherwise viable project, the Agency may provide a preference to fund the Applicant for an alternative viable project which meets similar goals and housing targets in an alternative location (which meets at least a minimum score under the Allocation Plan). The Agency recognizes that lower ranking Applications may be awarded Tax Credits in order to meet the stated preferences, however, the Agency has determined that in order to receive an award of Tax Credits, an Application must meet a minimum point threshold of eighty-five (85) points.

ADDITIONAL RESOURCES, SUBSEQUENT EVENTS AND SUPPLEMENTAL INFORMATION

The amounts available in each Set-Aside, Pool or Preference may be adjusted by the Agency at any time to ensure adequate and appropriate funding of the Applications meeting the Agency's goals and Program criteria. Should additional Tax Credits or additional resources become available for whatever reason at any time in 2017/2018, especially federal or State funding program opportunities for a specific population such as veterans, emergency response, persons with special needs or persons with disabilities or unique land bank financing opportunities, the Agency will not issue an amendment to this Allocation Plan but will instead make allocations of such additional Tax Credits or resources based upon priorities and preferences set forth in this Allocation Plan as it deems appropriate.

In the event there are changes in federal law subsequent to the adoption of this Allocation Plan or additional regulatory guidance or clarifications regarding the Tax Credit Program become available, the Agency reserves the right to modify, to supplement or to make conforming amendments to this Allocation Plan and all related documents without formal amendment or additional public hearings. In addition to notifying affected Tax Credit Program Applicants, information about such subsequent changes will be posted on the Agency's website at *www.phfa.org*.

The amounts available in Set Aside or Pool may be adjusted by the Agency at any time to ensure adequate and appropriate funding of the Applications meeting the Program criteria. Further, the Agency may allocate more than the available Tax Credits in each Set-Aside or Pool in order to fully fund a project reservation which has scored sufficient points to warrant funding but for which funds remaining in the Set-Aside or Pool cannot fund the full credit amount needed for feasibility. For developments returning Tax Credits from a previous or current year's allocation, the Tax Credits may be redistributed at the Agency's discretion.

After the Agency reserves Tax Credits for 2017/2018 Applications, the Agency may allocate such Tax Credits as may be available to any Application which either did not receive a reservation or which needs additional credits to fully support its financial feasibility. In addition, the Agency may make binding commitments to allocate Tax Credits through a forward allocation process based on geographic distribution, specific project needs, housing goals or program considerations in the sole discretion of the Agency. ensure that it will be able to completely allocate year 2017/2018 Tax Credits prior to the end of the year. Applicants may not apply for or request a forward allocation.

Tax Credits are not guaranteed to any party, regardless of the ranking or points achieved through the evaluation process. The Agency will review the geographic location, developers and types of projects to attempt to achieve distribution throughout the Commonwealth. In addition, the Agency may impose a \$1,200,000 per developer per cycle maximum on the Tax Credits or otherwise restrict the amount of Tax Credits to any particular developer or project. Based upon the demand for Tax Credits and development rankings, the Tax Credits reserved for any one Applicant (or related entity or material participant) or development in any specific jurisdiction or within a particular Set-Aside may be limited at the discretion of the Agency. Furthermore, Applications with costs that the Agency deems to be excessive based on the facts and circumstances may be rejected or suspended from processing. Moreover, the Agency reserves the right to amend, modify or waive specific nonmaterial submission requirements or requisite documentation to achieve affordable housing programs or affirmatively further fair housing in the Commonwealth.

MAXIMUM PER UNIT BASIS LIMITATIONS

The Agency has established a maximum basis per unit limit of \$250,000 ("Maximum Basis"). The Agency may consider a waiver of this limit for developments with a significant number of larger bedroom counts. Maximum Basis includes all depreciable costs normally included in the eligible basis determination for rehabilitation or new construction (not including the developer's fee or cost of acquisition). Maximum Basis for the purposes of this calculation may be determined after the deduction for commercial space costs but prior to the pro rata reduction for historic tax credits and other nonqualified financing and costs normally not included in eligible basis.

If the Maximum Basis per unit, as previously described, exceeds the established limits, Agency staff may waive the Maximum Basis per unit for some developments. An Agency waiver of the established limits will be based upon the demonstration of compelling circumstances and justification for the additional basis eligible costs. Compelling circumstances are limited to costs predominately related to the preservation of a designated historic building or necessitated by building in or adjacent to a designated historical district; construction costs attendant to providing supportive services to the resident population that are over and above that typically associated with such housing, including reasonable costs related to the construction of community service facilities; costs due to structurally unsuitable subsoil conditions; costs associated with environmental remediation of an existing building that will remain in the development; up-front capital expenditures related to energy efficiency systems that exceed threshold requirement and will result in demonstrable savings in utility costs to the development, including solar, geothermal, or other innovative energy savings techniques and costs resulting from local conditions or attempts to exclude affordable housing (this may include excessive impact fees, building code requirements, restrictive zoning, extraordinary litigation costs incurred because of neighborhood opposition and planning requirements). For those properties seeking to exceed limits based on costs due to historic considerations, unsuitable subsoil conditions, costs associated with environmental remediation, or up-front capital expenditures related to energy efficiency systems that will result in demonstrable savings in utility costs, evidence must be provided that such costs are in excess of expenditures required for eligibility for Tax Credits. In addition, a detailed cost breakdown must be provided indicating the difference between the costs for these items and those of typically constructed developments. Applicants must provide full explanation of all alternative site considerations and provide adequate justification of the need for the development at the identified location or a full explanation and adequate evidence of cost savings. For Applications affected by local attempts to exclude affordable housing, Agency staff will not approve Tax Credits above 30 percent of the Maximum Basis limitation. For all other circumstances, Agency staff will not approve Tax Credits above 15 percent of the Maximum Basis limitation. A waiver of the Maximum Basis limitation is solely determined by the Agency.

Developments located in a "qualified census tract" or "difficult development area", as established by HUD, may qualify for Tax Credits based on 130 percent (130%) of the eligible rehabilitation/new construction basis.

Tax Credits in an amount up to 130 percent (130%) of the eligible rehabilitation/new construction basis may also be considered where appropriate by the Agency for Applicants which demonstrate that they have excess development expenses and costs related to:

- Their location in areas of the Commonwealth with limited federal, state, local or financial resources; or
- Their provision of general occupancy units in “areas of opportunity”, as defined by the Agency or their siting in order to affirmatively further fair housing or in areas that have not received representative resources in the past; or
- Their provision of supportive housing opportunities; or
- Community impact developments with mixed income (of at least 15 percent market rate units) or mixed use components (commercial space of at least 15 percent of the square footage of the development).

Applications for tax-exempt bond volume cap and the associated 4% Tax Credits are ineligible for the discretionary 30% boost of the eligible rehabilitation/new construction basis.

APPLICATION THRESHOLD CRITERIA

The Agency has determined that the following minimum development characteristics will be considered threshold criteria for all developments seeking Tax Credits. The Agency may waive the requirement of a specific amenity if compelling circumstances exist, or if the inclusion of such amenity adversely affects the financial feasibility of the development or if, due to the nature of the rehabilitation of the development, the inclusion of such amenity is cost prohibitive. The Agency will review the architectural documents submitted with the proposal to confirm the existence of the proposed amenities. A certification from the design architect verifying the inclusion of the amenities in the development must be submitted with the Application. Confirmation from the construction contract administration architect is required with the submission of the cost certification documents. For Applications not requiring the services of an architect, the certifications may be provided by the general contractor. Amenities should be appropriate for the proposed resident population. Verification of the availability of all amenities may be required by the Agency at any time and throughout the development’s compliance period.

1. Development Amenities – The following Development Amenities must be included in the proposed development. (Please note that the Applicant should seek independent tax advice as all of the costs of the following amenities may not be includible in eligible basis.)

- On-site Community Room. The community room must be one room and should be of sufficient size to accommodate the residents and services to be provided. The community room in senior housing developments should include a kitchen or kitchenette that will be available to all residents.

    - An on-site community room will not be required for developments with 11 units or less or scattered site properties. Applications which are a continuation of a phased development (or are adjacent to an existing affordable housing property serving the same targeted population group) will be required to provide space sufficient to meet the size requirements below based on the aggregate of the number of units in all phases. (For the cost of a community room or building that is shared with the tenants of multiple phases to be included in Tax Credit eligible basis, it must qualify as a community service facility. Please consult with an accountant or attorney experienced in Section 42 issues for additional information regarding this issue.) The Agency may consider a long term agreement with an existing community facility within walking distance from the development as evidence of meeting this requirement.
    - The community room should contain at least 15 net square feet per unit for properties between 12 and 50 units. Community rooms in developments with more than 50 units should be at least 750 square feet in size. The square footage required shall be in addition to the kitchen or kitchenette, where provided.

- Laundry Facilities. Common laundry facilities or the provision of individual washers and dryers in each unit are required. If a common laundry is provided in a development that will be converted to homeownership, hook-ups for a washer and dryer must be provided in each unit. If the development contains a common laundry facility, the following requirements must be met:

    - For general occupancy developments: one washer and dryer per 12 units, with a minimum of two washers and two dryers required at each laundry facility.
    - For elderly developments: one washer and dryer per 20 units, with a minimum of two washers and two dryers required at each laundry facility.
    - A minimum of one front load washer and dryer is required for each laundry facility and will be required in accessible units containing a washer and dryer in the unit.
    - All washing machines, whether development owned or vendor owned, must be Energy Star® labeled.

- Air Conditioning. For new construction or substantial rehabilitation developments, all common spaces (except stair towers, mechanical rooms and storage rooms) must be air conditioned.

    - Preservation or moderate rehabilitation properties may be required to include air conditioning as part of the proposal if financially feasible and deemed reasonable by the Agency.

- On-site Management Office. An accessible on-site management office will be required for all developments except those containing 11 units or less or scattered site properties. Applications which are a continuation of a phased development with a total of more than 11 units that do not include a management office in the current Application will be required to provide evidence of a management office in one of the prior phases.

2. Unit Amenities – The following Unit Amenities must be included in the proposed development.

- The net area of all dwelling units must fall within the limits listed below. (Net area is measured from the interior finish surface of the unit perimeter walls, and shall include all rooms, corridors, interior walls, storage areas, and mechanical spaces.) Rehabilitation developments may vary from the maximums and minimums by 10 percent. Preservation developments shall strive, but are not required, to meet this requirement. Accessible units may vary from the maximums as required to provide an accessible route and accessible clearances.

	FLATS	MULTI-FLOOR UNITS
SRO	90 to 200 sq.ft.	
EFF	400 to 600 sq.ft.	
1 BR	550 to 850 sq.ft.	650 to 950 sq.ft.
2 BR	700 to 1,100 sq.ft.	850 to 1,300 sq.ft.
3 BR	950 to 1,350 sq.ft.	1,000 to 1,550 sq.ft.
4 BR	1,100 to 1,550 sq.ft.	1,200 to 1,750 sq.ft.
5 BR	1,300 to 1,750 sq.ft.	1,400 to 2,000 sq.ft.

- Air conditioning shall be supplied to living areas and all bedrooms of each unit. Individual window units will not be considered as meeting this criterion, except in preservation developments.

- Refrigerators, ranges and ovens will be required in all units except for developments containing SRO units provided that such properties have common cooking facilities containing these appliances.

- Window treatments in all residential units are required. Window treatments include venetian blinds, vertical blinds, or other opaque blinds. Roller shades will not be considered in this category.

3. VisitAbility – The following dwelling unit types shall meet the VisitAbility requirements: 100% of newly constructed single family homes, townhouses, and units in elevator buildings; all ground floor units in walk-up apartment buildings. Rehabilitation developments should strive for 100% compliance, but at least 25% shall meet the VisitAbility requirements. Properties unable to comply with this requirement due to physical constraints or building type may apply for a waiver from this threshold requirement. To meet VisitAbility design features, the building and units must have at least one zero-step entrance with a 36-inch wide door; all doorways and passages on the entry level floor should have a width of 36 inches; there should be a clear pathway to a bathroom or powder room; such bathroom or powder room should include a minimum 24-inch grab bar beside the toilet on a reinforced wall, which can also serve as a towel bar; and there should be a clear pathway to the living room and dining area of the unit. The VisitAble powder room or bathroom must provide maneuverability clearances in accordance with the Fair Housing Act Design Manual. (Preservation developments are exempt from this requirement but are encouraged to provide VisitAble units where feasible.)

4. Fair Housing Act - All new construction developments shall be designed in conformance with the Fair Housing Act Design Guide standards, as applicable. Substantial rehabilitation developments shall also be designed in accordance with the Fair Housing Act Design Guide, as applicable, but may seek a waiver from the Agency where existing conditions prohibit 100% compliance. Blocking for future grab bars shall be continuous behind the bar location and sized to accommodate the grab bars required by ANSI A117.1-2009.

5. Phase I Reports – A Phase I Environmental Site Assessment prepared in accordance with ASTME 1527-13 and the Agency requirements found in the Submission Guide for Architects is required for all developments. The report cannot be more than 12 months old at the time the Application is submitted. An

updated report provided by the original report's environmental consultant may be provided when the original report is between 12 and 24 months old at the time the Application is submitted. Only the executive summary of the Phase I report shall be submitted in the Application. The summary shall be accompanied by a certification from the sponsor stating that any issues raised in the environmental review have been reviewed and budgeted for accordingly in the development budget. For existing buildings scheduled for rehabilitation or preservation developments, the Phase I report must also include the results from the following tests: lead in water, lead-based paint, asbestos and radon. Cost estimates for any remediation work shall be provided and included with the Phase I executive summary.

6. Development Sustainability and Energy Conservation Measures –

- All new construction and rehabilitation developments must meet the mandatory measures outlined in the 2015 Enterprise Green Communities Criteria which set forth minimum standards for design, location, site improvements, water conservation, energy efficiency, materials beneficial to the environment, healthy living, and operations and maintenance of the development. Preservation developments shall meet the mandatory measures found in the "Design Architect's/Applicant's Certification of Threshold Criteria" in the Guidelines. (Not required if Applicant commits to achieving certification under one of the Green Building Standards listed in the Selection Criteria.)

- Additionally, for new construction and rehabilitation developments, the overall U-value of the exterior building envelope must exceed the requirements of the 2009 International Energy Conservation Code Chapter 4 by 10% for buildings three stories or less in height as verified by a REScheck certificate. Buildings four or more stories in height must exceed the requirements of the 2009 International Energy Conservation Code Chapter 5 by 3%, as verified by a COMcheck certificate. Air sealing of the exterior building envelope and attic plane shall be included. Trade-offs available in the REScheck or COMcheck software for mechanical equipment will not be allowed. (Not applicable to preservation developments.)

- In new construction and rehabilitation developments, all appliances, HVAC equipment with a capacity less than 60,000 btuh, gas fired water heaters, windows, ceiling fans, exhaust fans, range hoods and exit signs shall be Energy Star® labeled when such equipment and appliances exist. (Exceptions: programmable thermostats do not need to be provided, and windows in buildings over three stories in height may comply instead with ASHRAE Standard 189.1-2009.) (Packaged terminal air conditioners (PTACs) and packaged terminal heat pumps (PTHPs) may only be used if it can be proven that they comply with the prescriptive requirements of Energy Star ®Version 3.0 for air-source equipment.) In addition, 100% of the permanent room light fixtures in the dwelling units shall be equipped with compact fluorescent, LED bulbs, or high efficiency fluorescent with electronic ballasts; and 100% of the community room and common area corridor and stair lighting shall be fluorescent with electronic ballasts or shall utilize compact fluorescent or LED bulbs.

- In preservation developments, existing refrigerators more than 15 years old shall be replaced with Energy Star® labeled type. Existing heat pumps, air conditioning condensing units, and through-wall air conditioners more than 20 years old shall be replaced with Energy Star® labeled type, when such equipment exists. Existing furnaces and boilers more than 25 years old shall be replaced with Energy Star® labeled type, when such equipment exists. (Programmable thermostats do not need to be provided.) In addition, existing community room, common area corridor and stair lighting more than 15 years old shall be replaced with fluorescent fixtures with electronic ballasts or fixtures that utilize compact fluorescent or LED bulbs. Where windows are scheduled for replacement, replacement should be made with Energy Star® qualified products, except in buildings over three stories in height, where window replacement may comply instead with ASHRAE Standard 189.1-2009.

- All developers must certify that when existing equipment, appliances and products are replaced, they will be replaced with Energy Star® labeled equipment, when such equipment exists.
- All developments must meet the Additional Threshold Green Building Criteria set forth in the 2017/2018 Guidelines.

Please review the Multifamily Housing Application and Guidelines for specific sustainability and energy conservation requirements.

7. Affordability of Units - Developments must provide a financing plan which evidences that at least ten percent (10%) of the low income units in Urban Areas and five percent (5%) of the low income units in Suburban/Rural Areas are affordable to persons at or below twenty percent (20%) of the area median income, adjusted for family size. For developments consisting of all low income units, at least half of these units must be accessible. For mixed income developments containing market rate units, 5% of the units must be accessible. (Existing affordable developments with a demonstrated average occupancy rate of 90 percent or above over last 5 years may be exempt from having to meet the twenty percent (20%) area median income requirement for these units.) The development must evidence a viable plan to charge rents at levels affordable to persons at or below twenty percent (20%) of area median income for these units throughout the compliance period. In the event the plan includes utilization of Project Based Section 8 and appropriation for such assistance is not renewed (provided that non-renewal is not due to the development's default on program obligations), the twenty percent (20%) area median income requirement may be waived with the consent of the Agency for reasons beyond the development's control. An agreement shall be in place with appropriate referring entities (including those supported through programs of the Department of Human Services) to assure that sufficient referrals for tenancy are received from households who are income-eligible and/or in need of the accessibility features. Additionally, the Agency may require additional applicable program restrictions to comply with its award of project-based subsidy from HUD of Section 811 Demonstration Program funds or similar program opportunities. The Restrictive Covenant Agreement will require that the extremely low rents are maintained and that a corresponding number of units are marketed to and set aside for such extremely low income households throughout the compliance period.

8. Broadband Infrastructure – The installation of broadband infrastructure is required in all new construction and substantial rehabilitation developments, in compliance with Federal Register 81 FR 31181 "Narrowing the Digital Divide through Installation of Broadband Infrastructure." Installation of broadband infrastructure is encourage, but not required, in preservation developments.

9. Smoke-Free Developments – The applicant shall certify that, at construction completion, the Applicant will design and implement a policy prohibiting the use of prohibited tobacco products in all units, common areas and outdoor buildings within 25 feet from all of the buildings in the development.

APPLICATION SELECTION CRITERIA

General Processing Information

Upon receipt of the Application, the Agency will review the site and market information contained in the Application and will conduct a development site visit if the Agency deems the development to be financially feasible based on the information submitted in the Application. The Agency anticipates that the number of Applications will significantly exceed the amount of Tax Credits availability for allocation, therefore, the Agency may use amount of resources available and readiness to proceed and commence construction as factors in making these determinations.

The Agency will review the Application and assign points based on the Selection Criteria. Applications will be underwritten by the Agency at the adjusted gross pay-in provided in the Application but the Agency may adjust the pay-in during underwriting based upon market conditions, the targeted resident population or investor information (including adjustors, conditions and contingencies). A development must address a substantial number in each of the six categories of Selection Criteria in order to qualify for a reservation of Tax Credits. The Agency has established a minimum point threshold of eighty-five (85) points for Applications during the Year 2017/2018 Tax Credit Program. The Agency reserves the right, at any time, to require submission of such documentation or additional support as it deems necessary to evidence any of the items set forth herein including, without limitation, additional independent market studies, independent appraisals, evidence of property location and accurate deed and title information, investor data and equity letters, partnership agreements, independent capital needs assessments and opinions of qualified tax counsel or certified public accountants and will impose additional documentation or clarifying information as further set forth herein and in the 2017-2018 Guidelines.

All Tax Credit reservations are made based upon the information contained in the Application. Unless specifically directed or approved by the Agency, changes or supplements to an Application during the processing period for ranking are not permitted. Changes in an Application made by the Applicant after a reservation is received affecting any of the Selection Criteria features will result in reconsideration of the ranking and may lead to a "rescission" of the conditional reservation. As a reminder, certain Selection Criteria will be incorporated into the Restrictive Covenant Agreement and monitored during the compliance period. Changes in any of the Selection Criteria subsequent to issuance of an IRS Form 8609 may result in noncompliance, may lead to specific enforcement action against the development and may result in the loss of Tax Credits to the development and its investors, and disqualification for program participation in the future.

The scoring and ranking of an Application does not guarantee funding by the Agency. In the event the Agency departs significantly or materially from the ranking and scoring criteria, it shall document such departure if required by the Code. De minimus adjustments, as determined by the Agency, are authorized.

The Selection Criteria are set forth in Exhibit SC2017-2018.

RANKING OF DEVELOPMENTS

Applications will be evaluated to determine the amount of Tax Credits required to make the Application economically feasible and to ensure the Application's long term viability. If two or more developments have the same ranking within a Set-Aside, Pool or Preference and only one Application can be awarded Tax Credits, the Agency will select the Application that has a higher percentage of units available to residents whose incomes are at or below 50 percent of area median gross income as compared to total number of Tax Credit eligible units. If the Applications have the same percentage of units serving residents at or below 50 percent of area median income, the Agency may select the Application that it determines best fits the Agency's affordable housing priorities and achieves geographic distribution. In any instance, the Agency may favor selection of an Application which best evidences an ability to proceed.

The Agency's determination as to the amount of Tax Credits reserved for or allocated to an Application shall not be construed by the developer, lender, or any other interested party to be a warranty of the Application's feasibility and viability, nor shall such determination constitute a representation of compliance with any requirements of the Code.

DEVELOPER'S FEE

The developer's fee, which is meant to compensate the developer for staff time, effort and work involved in the development of the property, includes developer's expenses, overhead, profit and consulting fees or other fees and costs that are above the maximums allowed by the Agency. Development consultant's fees and organizational costs are required to be paid from the developer's fee. These fees may not be listed and shall not be recognized as separate line items on the Application.

The maximum "base" developer fee allowable (except as limited below) is calculated on the lesser of the development's replacement cost (less all costs of acquisition) or the Agency's maximum basis. For developments that have 25 or more units, the developer's fee is limited to 15 percent of the first $10 million of replacement cost of the development less all costs of acquisition and 10 percent on every $1 of replacement cost thereafter. For developments of 24 units or less, the developer's fee is limited to 20 percent of the replacement cost of the development less all costs of acquisition.

In determining the maximum base developer fee the following criteria must also be considered:

- The developer's fee to be earned on Applications from existing Tax Credit properties with the same or a related party or affiliated entity as the general partner on the original Application may not exceed twelve percent (12%) of replacement cost less all costs of acquisition.
- The developer's fee to be earned on Applications from subsequent phases of a project previously awarded tax credits may not exceed twelve percent (12%) of replacement costs less all costs of acquisition.
- For rehabilitation and preservation developments that qualify for Acquisition Tax Credits, a developer's fee will be allowed on a portion of the acquisition cost that is basis eligible. The fee may not exceed 10 percent of the purchase price of the property less the cost of the land. The maximum acquisition cost that will be recognized in determining the developer's fee will be the lesser of the actual amount paid for the building or the MAI appraised value. The Agency may limit the acquisition developer's fee to 5 percent if the seller and buyer are related parties.
- The Agency may impose a developer's fee cap of $1,500,000 per development on the total developer's fee allowable for costs associated with both the rehabilitation and acquisition of the development.
- Additional developer's fee will not be available for Applications requesting Additional Tax Credits.
- Requests for an increase in the amount of the maximum base developer fee after the initial award of Tax Credits will not be accepted.

In addition to the maximum base developer fee, Applicants may request an additional five percent (5%) developer fee. The five percent (5%) is determined exclusive of acquisition costs. The Applicant must commit to provide to the development the entire amount of the equity raised for the additional developer's fee to fund an internal rent subsidy for all threshold required units set aside for persons at or below twenty percent (20%) of area median income for the initial fifteen (15) year compliance period and/or to subsidize rents to persons with income at or below forty percent (40%) of the area median income for the initial 15 year compliance period; or to fund a supportive services escrow for the provision of social supportive services for the benefit of the residents (provided the plan for services is satisfactory to the Agency). Funds deposited in an internal rent subsidy will be limited to the difference between the twenty percent (20%) /forty percent (40%) rent and the rent at fifty percent (50%) of area median income, as applicable. The Agency reserves the right to determine the exact mechanism necessary and appropriate to ensure funding of the internal rent subsidy or supportive service escrow based on specific tax issues and ownership structure. Additionally, during the initial fifteen (15) year compliance period, the Agency may review, approve and monitor utilization of the internal rent subsidy or supportive service escrow funds. For developments not receiving Agency financing, Agency staff will only approve an increased developer's fee if the Applicant provides adequate assurances and documentation (including evidence of a third party escrow arrangement) that an amount of funds equal to the increased equity raised from the additional developer's fee is necessary to support financial operations and will be committed to the Project for at least the initial fifteen (15) year occupancy period. Whenever an increased developer's fee is allowed, the partnership or operating agreement must provide that the approved developer's fee will, in fact, be paid to the developer from available funds (which may include development sources, operating revenue and additional capital contributions). Additionally, provision of funds for supportive services or to fund various internal rent subsidies will be incorporated in the Restrictive Covenant Agreement.

TAX EXEMPT FINANCED DEVELOPMENTS

All tax exempt financed developments utilizing Tax Credits in their financing plan must submit a Tax Credit Application. Applications received on or before July 1, 2017 will be evaluated in accordance with the 2016 Tax Credit Allocation Plan and the 2016 Guidelines. In the event the Agency accepts an Application after

July 1, 2017, such Applications will be evaluated using the 2017/2018 Allocation Plan and Guidelines. Developments receiving tax exempt financing for at least 50 percent (50%) of the aggregate basis of the property including land are not required to receive an allocation of Tax Credits through competitive allocation from the Agency. The eligible basis of the development would qualify for the Tax Credits without competing through the regular allocation process; however, the Agency requires that the Application meet the threshold criteria and minimum threshold points under the Selection Criteria. Developments receiving tax exempt financing on less than 50 percent (50%) of the aggregate basis will be eligible for Tax Credits on only that portion of the eligible basis financed by the tax exempt bonds. For the remaining portion, the owner must apply and compete for an allocation of Tax Credits from the Agency in the established allocation process, but the Agency may adjust the threshold for qualified applicants.

Only that amount of Tax Credits that is necessary to ensure feasibility and long term viability will be issued on the IRS Form 8609. Visit the applicable Agency Guidelines for the appropriate documentation to be submitted and the applicable timeframes.

Because of the competitive nature of Tax Credits, the Agency may require certain applicants to pursue Tax Exempt financing as an alternative to seeking 9% Tax Credits. Specifically, developments which have access to federal resources may be required to provide information regarding the financial feasibility with Tax Exempt financing. Additionally, for developments seeking Tax Exempt financing, the Agency may waive such timelines, processing and program requirements, in its discretion, to encourage and facilitate such financings. The Agency may also allow costs per unit above Maximum Basis limits and may allow higher developer's fees for developments using this funding source.

SUBSIDY LAYERING REVIEWS

Pursuant to Section 911 of the Housing Community Development Act of 1992, HUD published administrative guidelines concerning subsidy layering review of Tax Credit developments receiving assistance from the HUD's Office of Housing. The guidelines provide for the delegation of subsidy layering reviews for certain programs to Tax Credit allocating agencies. Pennsylvania requested and has been delegated this subsidy layering review responsibility. Section 911 guidelines provide the Tax Credit allocating agencies with standards for evaluating builder's profit, developer's fee, syndicator expenses, and net syndicator proceeds. The guidelines include both a safe harbor standard and ceiling standard for each category. The Tax Credit allocating agency may simply use the safe harbor standards or through the Allocation Plan may raise the safe harbor standards to the published maximum ceiling standards. The Agency has elected to raise the safe harbor guidelines to the maximum ceiling standards established for the Section 911 layering review since the ceiling standards are within the fee and cost limitations already established for the Tax Credit Program.

The Agency has also been approved to conduct subsidy layering reviews for Applications with proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts, and will conduct these reviews in accordance with the Administrative Guidelines published in the July 9, 2010, Federal Register (or as subsequently amended or supplemented).

Beginning in 2012, the Agency entered into a tri-party Memorandum of Understanding with HUD and the USDA – Rural Development wherein the Agency conducts subsidy layering reviews for Applications with Section 515 program assistance or other federal assistance subject to federal subsidy layering review requirements. The Agency may charge fees to process these reviews as set forth in the Guidelines.

PLACED-IN-SERVICE/CARRYOVER ALLOCATION

All developments receiving a conditional reservation of Year 2017/2018 Tax Credits must either be placed in service by December 31, 2017 or, by the date set forth in the Reservation Letter, be eligible for a carryover allocation of Tax Credits pursuant to Section 42 (h)(1)(E) of the Code. All processing deadlines for Carryover Allocations must be met. The Agency reserves the right to update or amend the Carryover Allocation deadlines and processing timeframes and will publish any and all modifications on its website.

To qualify for a Carryover Allocation, an owner must, by the required date set forth in the Reservation Letter, have evidence of ownership of the land or the depreciable real property that is part of the proposed development. The Agency may, in its sole discretion, accept either an Attorney's Opinion Letter or a Certified Public Accountant Letter that certifies that the owner has carryover allocation basis for the development pursuant to the Code; or an owner's certification which includes sufficient identification of the property (i.e. legal descriptions, surveys, title insurance) to assign building identification numbers. In making this certification, the owner accepts full responsibility for all discrepancies, errors or omissions of properties and acknowledges that subsequent adjustments may require Internal Revenue Service approval. Additionally, no later than or such date set forth in the Reservation Letter, owner must incur more than 10 percent (10%) of the "reasonably expected basis" in the property, including land. The "reasonably expected basis" is that basis which is expected to be incurred as of the close of the second calendar year following the calendar year of the Carryover Allocation. Visit the 2017/2018 Guidelines for further details and additional processing deadlines which will be posted to the Agency's website, *www.phfa.org*.

PROCESSING PROCEDURES

Developments receiving a conditional reservation of Tax Credits are subject to the 2017/2018 Guidelines and in the event the initial reservation is modified or amended, the 2017/2018 Guidelines shall remain in force and effect for the property. However, the Agency may amend the 2017/2018 Guidelines from time to time to further comply with Tax Credit Program requirements or to enable Agency staff to better fulfill its administrative duties and such changes would be applicable to the development.

The Agency reserves the right, in its sole discretion upon review and approval of a committee of the Board, to provide an allocation of Year 2017 or 2018 Tax Credits to a development, without requiring re-ranking under the Year 2017/2018 Allocation Plan. The development must be currently holding a valid allocation of Tax Credits and, due to circumstances beyond its control, be unable to meet Tax Credit program placed in service deadlines. The Tax Credits will be allocated upon release and return of the prior allocation. Such circumstances may include delays caused by local government's opposition to affordable housing; delays due to the failure of the federal government to release funding program guidelines or regulations in a timely manner or due to temporary freezes in federal government budget authority for program activity; or similar extraordinary and compelling basis (and but for such circumstance, Agency program deadlines and requirements would have been met). Notwithstanding the above, developments which need additional Tax Credits to be viable for their equity closing must submit a new Application for funding with the Agency. Such developments will not be considered for substitution of Tax Credits if their Application has substantially changed. Further, the Agency will generally not consider any other Applications for Tax Credits for a new development submitted by the same applicant (or related entity or material participant) during the same or subsequent funding round for Tax Credits if it provides this extraordinary relief due to the developer's inability to meet placed in service deadlines.

DEVELOPMENTS WITH MULTIPLE BUILDINGS

A development may include multiple buildings if it has similarly constructed units, is located on the same or contiguous tracts of land, is owned by the same federal taxpayer and is financed pursuant to a common plan of financing. A development with multiple buildings that is proposing a mixed income structure must have low-income units in each building of the development. Scattered site buildings on noncontiguous tracts of land may also qualify if the development meets all of the other requirements described above and the development is 100 percent rent and income restricted, however, costs associated with the development of a separate community building may not be eligible for Tax Credits unless the building contains a residential rental unit.

COMPLIANCE

Owners are responsible for ongoing compliance with all requirements of the Code and the Agency's Compliance Program Manual, including such rules, regulations, administrative revenue proclamations and revenue rulings as may be issued from time to time.

Each owner of a Tax Credit development must execute an agreement setting forth allowable occupancy and use restrictions, owner responsibilities and continuing Section 42 qualified development characteristics. This agreement, the "Restrictive Covenant Agreement," must be recorded for the maximum period required by the Code and no Tax Credits may be claimed by a property owner in any taxable year unless the Restrictive Covenant Agreement is in effect and is appropriately recorded on the property in the county land records.

The Agency will monitor each Tax Credit development for compliance with the Code. Such requirements may change from time to time and the protocol for compliance monitoring may be adjusted as deemed necessary or appropriate by the Agency. In addition to monitoring for all federal requirements, developments will be monitored for compliance with the occupancy standards, Selection Criteria and other covenants set forth in the Restrictive Covenant Agreement. A form authorizing the release of compliance information is on the Agency's website, *www.phfa.org.* However, the Agency may release related information even if no release form is submitted.

The Agency has established an interactive database ("PA Housing Search") for all affordable housing units in developments participating in any of the Agency's multifamily housing programs, to provide a resource for households seeking affordable housing throughout the Commonwealth and to provide a marketing tool to owners. All developments receiving Tax Credits must participate in this data collection effort, which may also include submission of a resident survey, and will be expected to provide information including, but not limited to unit amenities, household size, household income and move-in information and any ongoing unit vacancies in a secure and timely manner. Owners are reminded that they must comply with the Agency's Accessible Unit Policy (visit 2017/2018 Guidelines). Additionally, owners must participate in the Agency's energy benchmarking program.

All owners must keep the following records for each qualified low income building in the development for each year of the compliance period: the number of residential units in the building, the number of low income units in building, the number of occupants in each low income unit, the number of bedrooms in each unit, the square footage of each unit, the rent charged on each unit including the utility allowance, the low income unit vacancies in the building and the rentals of the next available unit for each building in the development including when and to whom it was rented. The owner must also keep documentation of the eligible basis and the qualified basis of the building as of the end of the first year of the Tax Credit period. Owners must also keep a record of the annual income certification of low income residents along with documentation to support the certification. (Effective January 1, 2009, Owners with 100% of the units qualified as Tax Credit units do not have to provide annual income certifications but must provide updates on household composition, student status and rent on the Agency's on-line compliance reporting system or on PA Housing Search. In addition, subsequent data collection efforts may be applicable to the Development and each Owner must agree in advance to participate in these data collection initiatives which may include availability and occupancy of accessible units and submission of tenant and project paid utility documentation for the entire development.) Owners renting to holders of Section 8 certificates or vouchers may ask the public housing authority issuing the certificates or vouchers to provide a statement declaring that the resident's income does not exceed the applicable income limit under the Code. Any nonresidential portion of a building included in the eligible basis of the building must demonstrate its availability to all residents in the building at no additional cost to the residents.

Records for the first year of the Tax Credit period must be retained for at least 6 years beyond the due date (with extensions) for filing the federal income tax return for the last year of the compliance period of the building. In all subsequent years of the Tax Credit period, records must be kept by property owners for a minimum of 6 years after the due date (with extensions) for filing the federal income tax return for the year.

The Agency will also review and monitor developments for compliance with required certification submissions. Owners must provide certification at least annually to the Agency, under penalty of perjury, through the Agency's on-line compliance reporting system, as to the following: the development meets the requirements of the elected minimum set-aside test; the applicable fraction, as defined in Section 42(c)(1)(B) of the Code, of each building in the development has not changed, or, if there was a change, a description of the change; owner has received the annual income certification from each low income resident along with supporting documentation; the low income unit is rent restricted under Section 42(g)(2) of the Code; all units are available to the general public and used on a non-transient basis and no finding of discrimination under the Fair Housing Act has occurred for the development; each building is suitable for occupancy pursuant to local health, safety and building codes and meets all habitability standards for the Tax Credit Program; the building's eligible basis pursuant to Section 42(d) of the Code has remained the same (or if there was a change, the nature of the change); and any resident facility in the building is available to all residents in the building on a comparable basis without a separate fee charged to the resident. Furthermore, owners must certify that no low-income resident of a Tax Credit property will be or has been evicted or otherwise had their lease terminated other than for good cause and owner must confirm that all leases state this affirmatively. **The Agency requires a copy of the form of lease with Agency's Lease Addendum to be submitted**. Experience as a victim of domestic violence alone may not constitute good cause for eviction under the terms of the lease (if other occupancy rules are met) and all applicable Violence Against Women Act provisions must be met. Owner must also certify that if a low income unit becomes vacant, reasonable attempts will be made to rent that unit to a qualified low income resident, and while that unit is vacant no units of comparable or smaller size may be rented to a non-qualified low income resident. If a low income resident's income rises above the limit established in Section 42(g)(2)(D)(ii) of the Code, all available units of comparable or smaller size in that building must be rented to an income qualified resident. Owner must also certify that an extended low income housing commitment, as described in Section 42(h)(6) of the Code, was in effect for all qualified low income buildings in the development. Owner must also certify that a unit lease has not been refused to a Section 8 applicant because the applicant holds a Section 8 voucher or certificate. Owner's certifications of these items must be submitted at least annually or with such greater frequency as may be required by the Agency. The Agency may adjust any and all of its compliance protocols as it deems appropriate throughout the compliance period and the extended use term covered by the Restrictive Covenant Agreement.

The Agency may review the information set forth on the certifications at any time for compliance with the Code. On-site inspections of all Tax Credit developments will be held from time to time, at the sole discretion of the Agency, for compliance with the certification requirements, habitability standards, rent records, lease provisions, supporting documentation and all record keeping requirements in the low income units. Physical inspections of all buildings and at least 20% of all low income units are performed at least once every three years. The Agency will determine which developments and which records it will inspect and how often such inspections will be conducted in its discretion. The Agency retains the right to perform on-site inspections at any time during the compliance period for any Tax Credit development or to conduct more frequent or more detailed site visits if the Agency deems it appropriate. As referenced above, the Agency may also require submission of ongoing data from each property regarding move-ins and vacant units.

Audited financial statements must be submitted annually to the Agency's Compliance Monitoring Department for all properties with twenty (20) or more units. If audited financial statements are not available, a compilation must be prepared and submitted to the Agency's Compliance Monitoring Department. (Applications for Tax Credits in any year may be rejected from organizations or individuals who have not submitted to the Agency the audited financial statements for a Tax Credit development for the preceding tax year.)

As required by the IRS, in the event the owner or the development does not comply with any of the provisions of the Code, the Agency will provide written notice to the owner that specifies a correction period that may not exceed 90 days, unless extended by the Agency in writing. Upon the expiration of the correction period set forth in the written notice to the owner, the Agency must file IRS Form 8823 "Low Income Housing Credit Agency Report of Noncompliance" ("IRS Form 8823") with the IRS to advise the IRS of the existence of an event of noncompliance with an explanation of the nature of the event and whether the owner has corrected the noncompliance. Any change in either the applicable fraction or eligible basis resulting in a decrease in the qualified basis will be treated as an event of noncompliance. In addition, any failure to provide required information to the Agency on a timely basis in accordance with its written request or the procedures established in Agency directives or set forth in its Compliance Program Manual may be treated as an event of noncompliance and may result in the filing of IRS Form 8823. Failure to continually meet the requirements of the use, occupancy and other conditions relevant to the operation of the development, as set forth in the Restrictive Covenant Agreement, may be treated as an event of noncompliance and may result in the filing of IRS Form 8823. After the initial fifteen (15) year compliance period, Owners must continue to comply with all terms and conditions of the Restrictive Covenant Agreement and provide supplemental data and information upon request.

The Agency will assess owners an upfront compliance fee designed to cover administrative expenses associated with the performance of compliance monitoring. Additional fees may be charged, as necessary and appropriate, for any property.

The Housing and Economic Recovery Act (HERA) of 2008 requires each state Credit allocating agency to provide HUD with information on the race, ethnicity, family composition, age, income, use of federal rental assistance, disability status, and monthly rental payments of households residing in each property receiving Housing Credits. All developments receiving Tax Credits must participate in this data collection effort and will be expected to provide the required information in the form, manner and timeframe required by the Agency.

EXHIBIT URBAN

The following urban areas qualify for Application submission in the Urban Pool of the 2017/2018 Program Year.

Allegheny County

City of Pittsburgh

Berks County

City of Reading

Blair County

City of Altoona

Cambria County

City of Johnstown

Dauphin County

City of Harrisburg

Delaware County

City of Chester

Erie County

City of Erie

Lackawanna County

City of Scranton

Lancaster County

City of Lancaster

Lawrence County

City of New Castle

Lebanon County

City of Lebanon

Lehigh County

City of Allentown

City of Bethlehem

Luzerne County

City of Hazelton

City of Wilkes-Barre

Lycoming County

City of Williamsport

Northampton County

City of Bethlehem

City of Easton

Philadelphia County

City of Philadelphia

York County

City of York

Exhibit SC2017/2018
Selection Criteria

A. Community and Economic Impact *30 points*

It is the goal of the Agency to encourage affordable housing in areas with job opportunities; in areas near strong and stable communities and in areas which demonstrate the capacity for community revitalization opportunities. The Market Study /Needs Assessment must identify the criteria set forth in the Community and Economic Impact Selection Criteria for ranking consideration in this category. To that end, up to 30 points may be awarded to developments located in areas that demonstrate the following relative to the immediate market area:

1. Underserved Areas – up to twenty (20) points

   a. General Occupancy - Areas of Opportunity – up to eighteen (18) points

   - Low poverty rates
   - Limited affordable housing options, both subsidized and non-subsidized
   - Limited affordable housing production in past twenty (20) years
   - Close proximity to employment
   - Strong housing markets
   - High owner-occupied markets

   b. General Occupancy – School Performance Standards – up to two (2) points

   The Agency may award up to two (2) points to those developments located in a school district whose senior high school scores the following Building Level Academic Score set forth in the Pennsylvania State Performance Profile listed at www.paschoolperformance.org:

Percentage	**Points**
≥70%-80%	1
>80%	2

   c. Senior Occupancy Developments –

   - Large number of seniors eligible for affordable housing
   - Limited affordable housing options, both subsidized and non-subsidized
   - Limited affordable housing production in past twenty (20) years
   - Close proximity to amenities for the senior population, including health and retail establishments, home health agencies, and hospitals.

AND/OR

2. Community Revitalization

   a. For New Construction and Substantial Rehabilitation Properties:

   Community Revitalization Plans, Evidence of Municipal and Local Support, Access to Transportation and Existing Infrastructure and Community Resources and Suitability of Site – A critical circumstance is the development's forming an important part of a broader or comprehensive program of neighborhood improvement which has the capability of changing fundamentally the character of that neighborhood or enhancing the lives and amenities available to residents of the community. Such improvement should include the provision of mixed income housing. A program of neighborhood improvement includes municipal support articulated in a publicly approved community plan or in the form of significant funding commitments, or evidence of substantial major investment in the area that is consistent with a comprehensive plan for neighborhood improvement which may include contributing to a transit oriented design initiative. Such funding commitments or major investments cannot be derived solely from the development of Tax Credit properties and may include proposals participating in: Main Street, Elm Street, Neighborhood Partnership or other programs of the Commonwealth, the Agency's Homeownership Choice Programs; New Markets Tax Credits, the Healthy Village Initiative of the Local Initiatives Support Corporation; the Blueprint Communities Initiative of the Federal Home Loan Bank or similar community support programs. Additionally, the plan should generally include municipal support, private investment and/or private sector commitments to the area or evidence infrastructure in place to support the development. The Agency will consider in its evaluation of community impact the use of existing housing or buildings if the development is not located in a qualified census tract. Up to twenty (20) points may be awarded in this category as follows:

- Community Revitalization Plan – The Agency may award five (5) points for developments contributing to an existing community revitalization plan. To qualify for points in this category, the applicant must submit a letter from an official of the local government explaining how the development will contribute to the community revitalization plan. The letter should be specific to the proposal and must identify the official title of the community revitalization plan along with the year in which it was adopted. The Agency may accept a copy of the community revitalization plan in lieu of a letter from the local government in the event the developer is unable to obtain such a letter. A county or municipal zoning or land use plan does not qualify as a community revitalization plan.

- Significant Funding Commitments and Coordination with Other Housing and Community and Economic Development Programs – The Agency may award up to five (5) points to proposals that demonstrate further coordination between other housing and community and economic development programs stated above and evidence of significant funding commitments as part of the major investment in the area.

- Mixed-Income Housing – The Agency may award up to two (2) points for developments which incorporate market rate units as part of the unit mix. In order to qualify for points, at a minimum fifteen percent (15%) of the units shall be targeted as market rate units.

- Transit-Oriented Design – The Agency may award up to two (2) points to developments located within one-half mile of a completed or planned public transportation fixed route stop.

- Walkability – The Agency may award up to two (2) points for developments which have the following walk scores according to www.walkscore.com (for scattered site projects, a walk score will be obtained for each site and a weighted average based upon number of units at each site will be calculated):

Urban		Suburban/Rural	
Percentage	**Points**	**Percentage**	**Points**
≥80	2	≥70	2
≥70-79	1	≥50-69	1

- Site – The Agency may award up to four (4) points to developments based upon site suitability for the proposed use. Site suitability will be based on the following features: unit size mix, including number of efficiency units; neighborhood amenities; access to site; appropriateness of site for targeted tenant population; availability of sufficient parking; location relative to flood plain; neighborhood nuisances; condition of neighborhood; building on agricultural land; if scattered site, overall impact on the neighborhood; completed project's improvement to or impact on the neighborhood including, but not limited to, crime reduction.

b. For Preservation Properties:

Developments seeking consideration for the Preservation Preference must demonstrate the need for Tax Credits to extend the affordability period of the existing property to ensure the continued availability of long-term subsidy or to address immediate health and safety concerns of the development. Points will be awarded based upon the following factors: ability to convert to market, loss of long-term subsidy, need for immediate health and safety improvements, good faith compliance with original extended use commitments, financial impact of proposed improvements (including energy efficiency upgrades) and economic impact on the existing community. Additional consideration will be given for those developments which include municipal support articulated in a publicly approved community plan or in the form of significant funding commitments, or evidence of substantial major investment in the area that is consistent with a comprehensive plan for neighborhood improvement which may include contributing to a transit oriented design initiative. Up to 20 points may be awarded in this category as follows:

- Significant Funding Commitments and Coordination with Other Housing and Community and Economic Development Programs – The Agency may award up to three (3) points to proposals that demonstrate further coordination between other housing and community and economic development programs stated above and evidence of significant funding commitments as part of the major investment in the area.

- Risk of Loss Due to Market Conversion or Sale – The Agency may award up to four (4) points to developments which are at risk of conversion to market rate housing. To be eligible for consideration, applications must include evidence that Section 8 project based or similar affordability restrictions expire within twelve (12) months from the date of application. Additionally, evidence of sustained occupancy greater than ninety percent (90%) over the last five (5) years must be provided.

- Risk of Loss Due to Critical Physical Needs – The Agency may award up to four (4) points to developments which are beyond fifteen (15) years of initial loan closing and tax credit placed-in-service date and at least one major physical plant component must be replaced or repaired or there is evidence of the need for an immediate health or safety improvement. Applicants must demonstrate that there has been a good faith effort to keep the property up to Uniform Physical Condition Standards.

- Mixed-Income Housing – The Agency may award up to two (2) points for developments which incorporate market rate units as part of the unit mix. In order to qualify for points, at a minimum fifteen percentage (15%) of the units shall be targeted as market rate units.

- Transit-Oriented Design – The Agency may award up to two (2) points to developments located within one-half mile of a completed or planned public transportation fixed route stop.

- Walkability – The Agency may award up to two (2) points for developments which have the following walk scores according to www.walkscore.com (for scattered site projects, a walk score will be obtained for each site and a weighted average based upon number of units at each site will be calculated):

Urban		**Suburban/Rural**	
Percentage	**Points**	**Percentage**	**Points**
≥80	2	≥70	2
≥70-79	1	≥50-69	1

- Site – The Agency may award up to three (3) points to developments based upon site suitability for the proposed use. Site suitability will be based on the following features,: unit size mix, including number of efficiency units; neighborhood amenities; access to site; appropriateness of site for targeted tenant population; availability of sufficient parking; location relative to flood plain; neighborhood nuisances; condition of neighborhood; building on agricultural land; if scattered site, overall impact on the neighborhood; completed project's improvement to or impact on the neighborhood.

B. Development Characteristics *25 points*

The Agency may award up to twenty-five (25) points for the provision the following development amenities.

- Smart Site Selection – points may be awarded to the following types of properties:
  - up to five (5) points may be awarded to those developments located on a brownfield;
  - up to seven (7) points may be awarded to those developments considered residential infill; and
  - up to ten (10) points may be awarded to those developments consisting of an adaptive reuse of an existing building.

- Certification under a national Green Building Program.

  Ten (10) points may be given to new construction and substantial rehabilitation developments achieving certification under one of the following green building standards:

  - Enterprise Green Communities – 2015
  - LEED v4 BD+C Homes & Multifamily Lowrise (1-3 stories) – Silver
  - LEED v4 BD+C Multifamily Midrise (4-8 stories) – Silver
  - LEED v4 BD+C New Construction & Major renovation (over 8 stories) – Silver
  - ICC/ASHRAE 700 National Green Building Standard - Silver

Ten (10) points may be given to preservation developments achieving certification under <u>one</u> of the following green building standards:

- Enterprise Green Communities – 2015 – Moderate Rehab
- LEED v4 O+M – Multifamily - Certified
- ICC/ASHRAE 700 National Green Building Standard – Silver
    - Under Section 305.3 – Whole Building Rating – Bronze
    - Under Section 305.4 – Functional Areas Rating – Compliant with Chapter 12 (must include kitchens and bathrooms)

- Energy Efficiency Goals –

    - Reduced HERS Index – five (5) points may be awarded to those developments that exceed the requirements of Energy Star® Version 3.0 by achieving a lower HERS Index as specified in the Guidelines. (Points in this category are not available if seeking points for Passive House.)

    - Passive House – ten (10 points may be awarded to those developments which meet Passive House Requirements (nationally or internationally) for energy efficiency. (Visit Multifamily Housing Application and Guidelines and www.phius.org or www.passivehouseacademy.com for additional guidance.)

Please review the 2017/2018 Guidelines for specific requirements for the above criteria.

The Agency will review the architectural documents submitted with the proposal to confirm the existence of the proposed amenities. A certification from the design architect verifying the inclusion of the amenities in the development must be submitted with the Application. Confirmation from the construction contract administration architect is required with the submission of the cost certification documents. Amenities should be appropriate for the proposed resident population. The appropriateness and adequacy of the proposed amenities for ranking purposes will be determined at the sole discretion of the Agency. Verification of the availability of all amenities may be required by the Agency at any time and throughout the development's compliance period.

C. Resident Population and Services *50 points*

1. <u>Income and Rent Targeting</u> – The Applicants may be awarded up to twenty (20) points for developments that are designed to be substantially occupied by and affordable to residents with incomes that are at or below 50 percent of the area median income. Points will be considered for the following percentages of units affordable to and occupied by residents whose incomes are at or below 50 percent of area median income:

Percentage	Points
>10-20%	4
>20-30%	8
>30-40%	12
>40-50%	16
>50%	20

2. <u>Designated Populations & Supportive Services</u> – To receive points in this category, the development will provide evidence that appropriate services will be provided for the entire resident population for the duration of the compliance period. Evidence consists of a supportive services plan that:

- Is specific to the development and effectively addresses the anticipated service needs of the target resident population.

General occupancy developments should deliver or coordinate services that: improve building and unit maintenance; stabilize occupancy by improving residents' ability to uphold their lease obligations; and enhance quality of life through increased self-sufficiency and programs that improve life skills, employment, education, income/asset building, child and youth development, community building, and access to services.

Senior occupancy developments should deliver or coordinate services that: stabilize occupancy by improving residents' ability to uphold their lease obligations throughout the aging process and enhance quality of life through improved access to services and benefits, health promotion, community building, and socialization.

Developments for populations with special needs should deliver or coordinate services that stabilize occupancy by improving residents' ability to uphold their lease obligations and enhance quality of life through improved access to services that support the needs of the targeted population.

- Includes sufficient funds to implement the described plan of services. It is recommended that this funding be set aside in a supportive services escrow account. However, funding through the development's annual operating budget, collaboration with a community-based service provider (include letter of intent or Memorandum of Understanding) or funds from other identified sources may be used. If currently committed funds fall short of the cost of services for at least the first fifteen year period, identify how services will be funded for the remainder of the compliance period.
- Utilizes a service provider/coordinator with the capacity to implement described plan of services. The recommended minimum is one hour of on-site dedicated staffing per week for every five units. Services staff should have access to a computer with Internet and email capabilities. There should be sufficient space to carry out the described services, including adequate office and community space.

Satisfactory completion of the above three factors are the minimum requirements for 5 points. Demonstrated commitment of sufficient funds for at least 15 years and meeting or exceeding the recommended minimum on-site staffing may result in an additional 5 points.

Confirmation from the service provider regarding the availability of applicable services at initial occupancy of the development will be required prior to issuing the IRS Form 8609. To ensure the continued provision of supportive services, the Restrictive Covenant Agreement will reflect such commitment.

3. <u>Accessible Units</u> – Consideration may be given to developments where the developer agrees to provide twice as many fully accessible units as are otherwise required (under local, state, or federal mandate, whichever is greater) in the development. All employee units and market rate units must be included in the total unit count when calculating the required number of accessible units. The developer must certify that these units are accessible and that, during initial lease up, the developer will exclusively reserve the units for occupancy by persons needing the accessible units for the first thirty days. Thereafter, the developer will include certain provisions in the lease to allow the units to be occupied by persons who need the accessible features of the units, to the greatest extent feasible. Evidence of enforcement of the lease provisions will be required and implementation and adherence to additional outreach programs to identify and match qualified residents who need the accessible features within the development may be required throughout the compliance period which may include contacting the Agency prior to renting the unit to persons who do not require the accessible features in accordance with the Agency's Accessible Unit Policy.

   Terms addressing the accessible units and the subsequent rental of these units will be incorporated in the Restrictive Covenant Agreement. In addition, a certification from the design architect verifying the inclusion of the accessible units in the development will be required at the time of application. Confirmation from the construction contract administration architect will be required with the submission of the cost certification documents. For preservation developments, consideration will be given for points under this category if the development increases the number of fully accessible units which meet current standards in the development by at least 5 percent of the total units available. If an existing development already has twice the federal minimum number of accessible units that meet current accessibility standards, they will be eligible to receive points in this category. (All other requirements applicable to rental and long term occupancy of these units are the same.) (Ten (10) points)

4. Large Families – Up to ten (10) points may be awarded for those developments providing units with three or more bedrooms for large families. High rise developments and senior housing cannot qualify for this category. Points will be considered for developments that include the following percentages of units with three or more bedrooms:

Urban		**Suburban/Rural**	
Percentage	**Points**	**Percentage**	**Points**
>15-20%	6	>10-15%	6
>20-25%	8	>15-20%	8
>25%	10	>20%	10

A certification from the design architect verifying the number of large family units in the development will be required at the time of application. Confirmation from the construction contract administration architect will be required with the submission of the cost certification documents. For developments not requiring the services of an architect, the certifications may be provided by the general contractor.

5. Section 811 Participation – Up to five (5) points may be awarded to those developments with applicants and/or management agents that agree to include Section 811 units designated for persons with disabilities ages 18-61 in existing properties or those under development which received a previous award of Tax Credits. Consideration will be given if an applicant enters into an Agreement to Enter into a Rental Assistance Contract or a Rental Assistance Contract for eligible Section 811 properties on or before December 28, 2017. For consideration as a management agent, entities must have/or will have experience in the Section 811 program, satisfactory to the Agency, by December 28, 2017.

Urban (including Allegheny County)		**Suburban/Rural**	
Units	**Points**	**Units**	**Points**
10-20%	3	5-10%	3
20-25%	5	10-15%	5

D. Development Process *30 points*

1. Noncompliance – The Agency may deduct up to ten (10) points from the score for proposals involving either an Applicant (or any related entity) that owns a managing or controlling interest in a Pennsylvania Tax Credit development or a management agent of such development who has unresolved IRS Form 8823 noncompliance issues, has not met the requirements of the Restrictive Covenant Agreement, has failed to submit a timely Placed-in-Service/Cost Certification package which resulted in a loss of Tax Credits to the Agency, early termination of a Tax Credit project or failed to meet the selection criteria for which an allocation of Tax Credits was made.

2. Development Team – Material Participation of Minority, Women's and Veteran's Businesses – The Agency may award up to ten (10) points for material participation in the development team by a minority-owned business, woman-owned business, veteran-owned business or service-disabled veteran-owned business which meets eligibility criteria of the Small Diverse Business Program ("SBD") operated by the Department of General Services. A non-profit entity is eligible to receive points as an Owner/Developer or Management Agent if a minimum of fifty-one percent (51%) of the members of their board are minorities, women or veterans as evidenced by the non-profit's organizational documents. Furthermore, the Agency encourages business opportunities for new or underutilized small diverse businesses in the development team.

Firm/Entity	**1%-4.99% of Total Development Cost**	**≥5% of Total Development Cost**
Professional Services	1 point	2 points
General Contractor	1 point	2 points
Sub-Contractors/Vendors	1 point	2 points

Firm/Entity	**Points for Participation**
Owner/Developer	3 points
Management Agent - (Minimum 2 year contract)	2 points

3. Ability to Proceed – Points may be awarded for zoning and committed funding sources. As the Agency strives to make resources available to those projects which can quickly and effectively utilize its resources, consideration will be given to those properties which can demonstrate the ability to proceed. A total amount of 20 points may be awarded in this category.

   - Zoning - Up to five (5) points will be available for developments which demonstrate that current zoning is in place to allow for the proposed construction or rehabilitation on all sites included in the Application, to the satisfaction of the Agency.

   - Commitment of Funds (Up to twelve (12) points) – The developer must provide evidence, satisfactory to the Agency, that all funding commitments from public and private lenders have been secured. A minimum level of funding as determined by the Agency based upon availability in both Participating Jurisdictions and Non-Participating Jurisdictions will be required for consideration in this category. Evidence of said commitments shall include a firm commitment of funding and shall set forth the terms and conditions of said funding. Points will be awarded as follows:

- Inclusion of Private Capital and Soft Debt Funds – The Agency may award up to eight (8) points for the inclusion of permanent amortizing debt and soft financing which may include financing from state or local programs, nonprofit organizations, private capital, and permanent funding from foundations and/or federal programs. This category includes equity from historic tax credits and land and/or building donation (subject to verification by a current appraisal). This category does not include a PennHOMES or PHARE Program request that has not been approved. Applications with a donation or a reduction in development-related fees (i.e., tap-in, impact, recreational and/or other development rights by the local government unit/municipality) may also be included. The reduction must be measurable and based upon an existing fee schedule that applies to all developments.

  Comparison will be made between total qualifying soft financing and total development costs, with possible points granted as follows:

Participating Jurisdiction Percentage	**Nonparticipating Jurisdiction Percentage**	**Points**
5-10%	2-5%	2
>10-20%	>5-10%	4
>20-30%	>10-20%	6
>30%	>20%	8

- Inclusion of Assumed Debt on Preservation or Related Party Financing – The Agency may award up two (2) points for the existing debt on preservation projects or substantial rehabilitation projects as follows:

Percentage	**Points**
≥10-30%	1
>30%	2

- Inclusion of Funding Applied For and To Be Applied For – In accordance with the Code, all applications must identify all sources of funding (including those to which the Applicant expects to apply). The Agency may award up to two (2) points for identified funding listed as applied for or to be applied for. To be considered for points in this category, the amount may not exceed twenty-five percent (25%) of developer fee and Applicant must provide evidence of the commitment to reinvest developer fee in an amount equal to the amount of the identified funding. The Agency will use this funding as a source in determining the Tax Credit award.

Percentage	**Points**
≥15%	1
>25	2

- Inclusion of Project Based Unit Subsidy – The Agency may award up to two (2) points for the inclusion of Project Based Section 8 assistance or ACC subsidy for at least fifty percent (50%) of the units in the development.

- Evidence of Tax Abatement – The Agency may award up to one (1) point for developments that provide evidence of receipt of a real estate tax abatement from the municipal taxing authority.

E. Development Cost Savings *10 points*

The Agency may award up to ten (10) points to Applications which demonstrate costs less than the median total development costs of the total Applications submitted. The Agency will determine the median total development cost per square foot (less the cost of acquisition, reserves and commercial space) and will award points based on certain ranges as stated below. Preservation Applications and those located in Philadelphia will not be included when determining the median costs in a cycle. The Agency will award points to Preservation and Philadelphia Applications as they compare against each other. For all other developments, the Agency will award points based upon the construction type: single family/townhouse, multi-story multifamily buildings, and adaptive re-use buildings as they compare against each other. In addition to submission of certifications that the building as designed and as constructed will meet/meets all labor and material standards set forth in applicable local or statewide codes (without sacrificing unit size and other building amenities), the Agency reserves the right to require additional certifications from local officials or building design professionals prior to the issuance of an IRS Form 8609 for the building or to conduct its own site visits during construction to ensure that the quality of construction is not compromised by cost savings.

Percentage Below Median Total Development Cost	Points
At least 10%	5
≥15%	10

Total Points Available *147 points*

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Bucks			
Bensalem			
ANDALUSIA SENIOR HOUSING O-0530	36	89%	12/18/1997
BENSALEM PRESBYTERIAN APTS O-0631	53	96%	01/05/2001
SOMERTON COURT SENIOR O-1233	60	98%	05/01/2013
Bristol			
SILVERLAKE PLAZA O-0042	15	87%	12/30/1991
Morrisville			
ROBERT MORRIS APARTMENTS O-0002	39	97%	08/01/1989
TOWPATH HOUSE APARTMENTS O-0337	17	94%	12/09/1994
COLEMAN COURT TOWNHOMES O-0672	5	80%	09/25/2001
Sellersville			
SELLERSVILLE COURT O-0900	20	100%	10/13/2006
PENN VILLA N-0051	23	N/A	06/01/2011
Chester			
Coatesville			
REGENCY PARK R-0547	125	98%	11/24/1980
WC ATKINSON O-0038	18	94%	12/02/1993
ELMWOOD GARDEN APARTMENTS O-0945	60	98%	03/27/2007
BRANDYWINE HEALTH & HOUSING O-1023	24	100%	03/24/2008
ROYMAR HALL APARTMENTS N-0042	24	88%	12/01/2010
Elverson			
HOPEWELL VILLAGE O-1127	71	100%	03/28/2011
Exton			
EAGLEVIEW SENIOR APARTMENTS O-0567	49	100%	04/09/1999
Kennett Square			
CEDAR WOODS APTS O-0747	75	100%	10/23/2002
Oxford			
OXFORD O-0298	22	91%	10/07/1994
OXFORD VILLAGE O-0613	50	86%	10/01/1999

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Chester			
Parkesburg			
PARKESBURG SCHOOL O-0370	35	N/A	10/27/1995
Phoenixville			
LIBERTY HOUSE O-0374	48	94%	10/29/1996
FRENCH CREEK MANOR O-0811	70	96%	10/31/2004
West Chester			
HICKMAN EXPANSION N-0038	60	100%	12/23/2010
Delaware			
Boothwyn			
PARK VIEW AT NAAMAN CREEK O-0532	79	99%	03/27/1998
Chester			
ROBERT H STINSON TOWER R-0322	150	97%	07/15/1978
WELLINGTON RIDGE II O-0716	54	98%	04/24/2002
PENTECOSTAL SQUARE O-1111	69	100%	06/05/2010
EDGEMONT SENIOR APARTMENTS N-0017	87	N/A	09/14/2010
DELAWARE COUNTY FAIRGROUNDS II O-1166	71	100%	10/27/2010
Glen Mills			
CONCORD POINTE O-0610	64	100%	07/05/2001
Lansdowne			
SIMPSON GARDENS O-0794	41	98%	06/07/2004
Sharon Hill			
SHARON HILL COMMONS O-0739	51	100%	05/30/2003
Montgomery			
Ambler			
AMBLER MANOR APARTMENTS O-0663	60	100%	12/14/2001
Collegeville			
STEPHANIE LANE O-0227	17	N/A	04/29/1994
Elkins Park			
PARK VIEW AT CHELTENHAM O-0894	74	97%	08/18/2006
509 ASHBOURNE ROAD N-0048	84	98%	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	95%	06/10/2011
Lansdale			
OAKWOOD GARDENS R-0622	48	100%	03/24/1980
DOCK VILLAGE R-0476	100	99%	04/03/1981
SCHWENCKFELD MEWS O-1013	63	94%	08/01/2008
Limerick			
LIMERICK GREEN O-0600	80	99%	04/28/2000
Norristown			
RITTENHOUSE SCHOOL O-0325	48	100%	12/31/1996
Pennsburg			
PENNSBURG COMMONS O-0576	50	100%	09/06/2000
Pottstown			
JEFFERSON APARTMENTS O-0759	46	93%	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
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
VON LOUHR APARTMENTS H-0029	25	N/A	11/21/1990
ENON-TOLAND NEWHALL MANOR O-0147	26	N/A	11/26/1990
ENDOW-A-HOME PHASE I R-2005	1	N/A	06/14/1991
DOROTHY LOVELL H-0002	24	92%	10/04/1991

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
ONE APM PLAZA O-0071	24	83%	11/26/1991
ALLEGHENY O-0135	60	92%	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	N/A	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	100%	11/20/1992
GREEN STREET O-0124	14	93%	11/25/1992
WESTMINSTER APARTMENTS O-0193	43	N/A	01/29/1993
HOPE HAVEN O-0267	10	N/A	10/07/1993
TURNING POINT O-0268	6	N/A	12/22/1993
ALLEGHENY WEST II O-0261	45	98%	12/22/1993
NORRIS STREET O-0244	21	100%	12/29/1993
MANSION COURT O-0236	30	60%	01/07/1994
KAIROS HOUSE O-0266	36	N/A	07/12/1994
JARDINES DE BORINQUEN O-0324	45	80%	09/16/1994
MODEL CITIES 6 O-0276	71	94%	10/12/1994
SARAH ALLEN HOMES O-0353	36	97%	11/30/1994
GRAYS FERRY O-0303	70	100%	12/06/1994
VILLANUEVA TOWNHOUSES O-0305	30	N/A	12/23/1994

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
TASKER VILLAGE O-0280	28	86%	06/06/1995
OGONTZ III O-0359	15	N/A	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	57%	04/04/1997
SOUTH 55TH STREET APARTMENTS O-0304	20	90%	06/13/1997
JAMESON COURT APARTMENTS O-0476	71	99%	07/15/1997
CECIL B MOORE VILLAGE O-0527	34	94%	10/10/1997
SARAH ALLEN PHASE IV O-0441	40	93%	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
REED HOUSE O-0580	66	89%	07/15/1999
UNIVERSAL COURTS I O-0590	21	100%	10/19/1999
TAINO GARDENS O-0607	42	93%	12/14/1999
GUILD HOUSE WEST TWO O-0611	55	N/A	08/29/2000
SHARSWOOD APARTMENTS O-0614	70	93%	12/13/2000
KINGS HIGHWAY PHASE II O-0615	31	87%	03/05/2001
ROWAN HOMES I O-0565	8	100%	10/18/2001
FRANCISVILLE VILLAGE O-0673	42	98%	02/28/2002
RAYMOND ROSEN APARTMENT L-2000	152	N/A	04/24/2002

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
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	100%	01/13/2003
ST IGNATIUS SENIOR HOUSING O-0755	67	100%	12/02/2003
MARTIN LUTHER KING HOPE VI II O-0715	46	96%	02/27/2004
MONUMENT MEWS O-0778	60	93%	09/21/2004
ANTHONY WAYNE SR HSG PH I O-0768	39	95%	12/27/2004
KATES PLACE O-0773	144	98%	02/08/2005
NEW COVENANT SENIOR HOUSING O-0769	56	96%	03/09/2005
CORAL STREET ARTS HOUSE O-0808	27	96%	10/01/2005
SUSQUEHANNA VILLAGE O-0904	53	96%	12/08/2006
SHARSWOOD TOWNHOMES PHASE II O-0891	59	98%	12/29/2006
CLOISTERS III O-0923	50	98%	02/01/2007
MARSHALL SHEPARD VILLAGE N-0009	80	N/A	11/29/2007
INGLIS APARTMENTS AT ELMWOOD O-0957	40	95%	12/21/2007
FREEDOM VILLAGE O-0867	16	100%	01/31/2008
ST ELIZABETHS RECOVERY RESIDNC O-0985	24	75%	10/31/2008
MT TABOR 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	96%	06/22/2009
PENSDALE II O-1089	38	100%	12/08/2009
WPRE N-0022	20	N/A	04/07/2010

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
HANCOCK MANOR O-1154	45	100%	05/31/2010
DIAMOND STREET INITIATIVE O-1115	49	98%	07/15/2010
FRANCISVILLE EAST N-0029	44	98%	08/24/2010
HELP PHILADELPHIA N-0040	63	95%	11/22/2010
ST JOHN THE EVANGELIST HOUSE O-1106	79	97%	12/14/2010
JANNIE'S PLACE N-0052	29	93%	01/07/2011
EVELYN SANDERS TOWNHOUSE PH II N-0045	31	97%	01/28/2011
TEMPLE I NORTH 16TH STREET N-0044	58	98%	02/14/2011
PRESSER SENIOR APARTMENTS N-0043	45	96%	03/09/2011
TEMPLE II N GRATZ N-0066	40	90%	05/25/2011
MANTUA PHASE II N-0050	51	98%	07/15/2011
NEW COURTLAND APT @ CLIVEDEN N-0046	62	98%	08/03/2011
VON LOUHR II O-1215	24	96%	11/30/2011
NICETOWN COURT N-0061	37	97%	11/30/2011
VILLANUEVA TOWNHOUSE O-1262	77	99%	05/08/2012
WESTMINSTER SENIOR APARTMENTS O-1253	41	76%	04/13/2013
MPB SCHOOL APARTMENTS O-1277	28	100%	08/01/2013
DIAMOND ST INITIATIVE II O-1286	46	100%	06/27/2016
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

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Berks			
Reading			
BNAI BRITH HOUSE OF READING R-0072	170	91%	06/13/1978
RIVER OAK APARTMENTS O-0021	72	100%	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	40%	11/12/1998
PENNS CROSSING O-0717	51	98%	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	87%	11/05/1998
WILBUR O-0636	30	100%	07/10/2002
Towanda			
OAK RIDGE TOWNHOUSES O-1055	40	100%	12/31/2008
TOWANDA TERRACE O-1287	38	97%	12/31/2015
Carbon			
Jim Thorpe			
LEHIGH COAL & NAVIGATION BLDG. R-0434	27	93%	01/04/1979
Lehighton			
GYPSY HILL GARDENS R-0456	70	97%	10/01/1980
Lackawanna			
Jessup			
JESSUP SENIOR HOUSING O-1003	21	100%	07/07/2008
ST MICHAELS ON THE HILL O-1280	31	97%	03/14/2016
Scranton			
CROSS APARTMENTS H-0012	6	100%	12/01/1989
UNITED NEIGHBORHOOD HOUSING O-0061	16	N/A	04/26/1990

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Lackawanna			
Scranton			
GOODWILL NEIGHBORHOOD RESIDENC O-0488	36	97%	02/28/1998
DUNMORE SENIOR HOUSING O-0640	60	97%	02/22/2002
HARRIET BEECHER STOWE O-1062	18	100%	12/04/2009
Lehigh			
Allentown			
SOUTH SIXTH STREET REHAB II R-0609	49	100%	12/15/1980
COLOR CLINIC H-0013	12	100%	03/30/1990
GORDON STREET APARTMENTS O-0080	20	95%	12/18/1991
HAMILTON ST (627) O-0100	30	97%	03/13/1992
TENTH STREET N-0001	23	96%	02/28/1994
ALLENTOWN NATIONAL BANK O-0858	63	100%	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	98%	12/31/1990
PARK VIEW AT BETHLEHEM O-0669	114	100%	05/08/2002
Catasauqua			
CATASAUQUA APARTMENTS O-0018	36	97%	09/28/1990
Emmaus			
RIDGE MANOR II D-0004	30	87%	11/01/1989
Luzerne			
Edwardsville			
EDWARDSVILLE VILLAGE R-0111	251	98%	07/11/1975
Exeter			
EXETER SNR CITIZENS HOUSING O-0067	46	93%	09/01/1991
Glen Lyon			
KEN POLLOCK APTS O-0105	40	N/A	05/14/1990

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Luzerne			
Hazelton			
GENNARO GARDENS O-1285	36	100%	05/31/2016
Hazleton			
HAZLEWOOD R-0182	99	99%	06/01/1978
THOMAS COURT O-0914	20	95%	12/28/2006
Nanticoke			
ST STANISLAUS APARTMENTS N-0032	30	97%	12/29/2010
Pittston			
ST GABRIEL APARTMENTS O-0775	16	88%	01/28/2005
Plymouth			
ST VINCENT APARTMENTS O-0895	19	100%	05/02/2006
West Pittston			
OLD SCHOOL ON LUZERNE (THE) N-0083	22	100%	12/31/2015
Wilkes Barre			
ST JOHN APARTMENTS O-0756	24	92%	06/17/2003
Monroe			
East Stroudsburg			
EAGLE VALLEY APTS O-0642	20	N/A	09/12/2000
IVY RIDGE O-1227	35	97%	05/31/2012
Mount Pocono			
BELMONT KNOLL O-0737	39	100%	04/09/2003
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
HAMILTON MANOR APARTMENTS O-1312	40	55%	01/31/2017
Northampton			
Bangor			
BANGOR ELDERLY R-0499	100	100%	01/20/1981
Bethlehem			
338 WYANDOTTE APARTMENTS H-0008	7	86%	09/15/1989

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Northampton			
Bethlehem			
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	96%	11/24/1999
FRED B ROONEY BUILDING O-1011	150	100%	01/31/2008
BETHLEHEM YMCA O-0982	35	91%	11/11/2008
VHDC AP54 O-1276	51	100%	07/01/2013
Easton			
EASTON SENIOR CITIZENS HOUSING R-0510	97	99%	05/01/1979
FERRY STREET APARTMENTS O-0039	10	90%	11/30/1990
SOUTH THIRD STREET APARTMENTS O-0143	22	100%	04/16/1993
DELAWARE TERRACE-FAMILY RENTAL N-0035	56	100%	01/18/2011
Nazareth			
BELVIDERE APARTMENTS D-0023	20	100%	09/06/1989
Northampton			
MAIN STREET APARTMENTS O-0028	23	96%	09/14/1990
1801 NEWPORT AVENUE APARTMENTS O-0136	34	94%	09/01/1992
Wind Gap			
WIND GAP MANOR O-0545	26	100%	12/15/1999
Pike			
Matamoras			
DELAWARE RUN O-0492	36	97%	07/17/1997
Schuylkill			
Mahanoy City			
MAHANOY ELDERLY HOUSING R-0439	124	99%	11/09/1979
Orwigsburg			
INDEPENDENCE SQUARE O-1295	20	100%	07/07/2016
Tamaqua			
BERWICK HOUSE O-0111	13	100%	08/31/1992

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Schuylkill			
Tamaqua			
ABC TAMAQUA HI-RISE O-0690	117	98%	12/12/2000
401 HAZLE O-0968	14	100%	09/26/2007
420 EAST BROAD O-1201	12	100%	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	98%	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	91%	11/16/2001
GREENWOOD GARDENS O-1254	40	95%	08/30/2013
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	90%	06/08/2013
Region: 3			
Adams			
Arendtsville			
MOUNTAIN HOUSE H-0041	7	100%	08/25/1989

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Adams			
Gettysburg			
GETTYSBURG SCATTERED SITE O-0093	16	94%	05/12/1993
VILLAS AT GETTYSBURG O-0750	49	98%	02/12/2004
CEDARFIELD APARTMENTS O-0869	32	91%	02/24/2006
MISTY RIDGE TERRACE O-1122	46	100%	08/30/2010
FAHNESTOCK HOUSE O-1252	26	96%	08/09/2012
MISTY RIDGE TERRACE TWNHMS O-1281	50	98%	07/13/2015
New Oxford			
OLD FRIENDS AT NEW OXFORD O-0824	50	94%	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
HISTORIC MOLLY PITCHER PH II N-0081	8	100%	11/16/2015
Enola			
ENOLA COMMONS SENIOR APTS O-0792	50	94%	07/01/2004
Mechanicsburg			
AMERICAN HOUSE O-0371	16	100%	09/30/1996
ROTH VILLAGE O-0546	61	100%	04/28/1998
SILVER SPRING COURTYARDS O-0648	55	98%	02/22/2001
SILVER SPRING GARDENS O-0791	59	98%	06/02/2004
GENEVA GREENS APARTMENTS O-0889	64	100%	05/30/2006
New Cumberland			
NEW CUMBERLAND SR HOUSING N-0027	10	100%	01/25/2011
Shippensburg			
NEW VISIONS - SHIPPENSBURG O-0549	10	80%	08/04/1998
Dauphin			
Elizabethville			
GREENFIELD ESTATES O-0297	24	50%	01/22/1997

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Dauphin			
Halifax			
FAIRVIEW ESTATES O-0294	6	67%	11/26/1996
Harrisburg			
HILL CAFE H-0049	27	100%	12/28/1990
ECUMENICAL COMMUNITY PH I & II O-0493	192	94%	02/27/1997
ECUMENICAL COMMUNITY PHASE III O-0605	170	93%	03/29/2001
PHEASANT HILL ESTATE II O-0641	48	96%	05/24/2001
ABE CRAMER BNAI BRITH APTS O-0702	195	85%	08/29/2001
COURT AT WASHINGTON SQUARE O-1279	100	97%	11/27/2012
Hershey			
WILLOW RIDGE O-0596	60	97%	09/29/1999
Highspire			
HIGHSPIRE SCHOOL O-0191	42	N/A	10/23/1992
Middletown			
INTERFAITH APARTMENTS R-0163	125	97%	07/27/1979
SPRINGWOOD GLEN @ GEORGETOWN V O-0650	58	98%	08/02/2001
Millersburg			
HILLSIDE HEIGHTS O-0293	24	63%	02/07/1997
Steelton			
FELTON BUILDING APARTMENTS N-0064	83	98%	05/01/2012
Franklin			
Chambersburg			
FRANKLIN RESIDENCES O-0146	15	N/A	11/28/1990
ORCHARD RUN APARTMENTS O-0467	48	98%	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	100%	08/28/2008
CHAMBERSBURG FAMILY TOWNHOMES N-0018	40	100%	05/31/2010

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Franklin			
Chambersburg			
CHAMBERSBURG SENIOR HOUSING O-1109	32	100%	09/30/2010
Shippensburg			
RAYSTOWN CROSSING O-1145	50	100%	02/10/2011
Waynesboro			
NEW VISIONS O-0445	10	80%	10/24/1996
VALLEY TOWNHOUSES O-0798	22	100%	11/30/2005
WAYNE GARDENS O-1282	40	100%	05/21/2015
Lancaster			
Ephrata			
FRANKLIN APARTMENTS O-0022	41	N/A	04/11/1990
Lancaster			
LANCASTER ARMS R-0780	73	99%	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	60%	07/19/2005
GOLDEN TRIANGLE APARTMENTS O-0934	58	97%	12/07/2006
COUNTRY CLUB APARTMENTS O-1083	95	97%	11/01/2008
DIAL APARTMENTS O-0991	40	98%	12/10/2008
PARK AVENUE APARTMENTS N-0031	24	96%	10/25/2010
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	94%	06/09/2005
LARKSPUR CROSSING TOWNHOMES O-0847	29	100%	07/21/2005
Mount Joy			
SASSAFRAS ALLEY O-0079	64	100%	01/08/1992

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Lancaster			
Mountville			
SUMMIT HILLS O-0479	60	98%	10/28/1997
MANOR HEIGHTS O-0884	70	100%	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	93%	01/10/1991
MAPLE TERRACE APARTMENTS E-0024	20	N/A	06/19/1996
OAK VIEW TERRACE O-0548	22	91%	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
KREIDER COMMONS O-1284	50	100%	07/29/2016
Palmyra			
CHERRY PLACE O-0323	41	90%	05/08/1996
Perry			
Loysville			
PERLO RIDGE III O-0799	20	95%	11/16/2005
Newport			
NEWPORT SQUARE APARTMENTS O-0598	11	100%	06/22/2000
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	99%	11/30/2011
Dover			
VILLAGE COURT O-0795	60	100%	05/13/2004

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
York			
Hanover			
HANOVER RESIDENCE O-0665	70	99%	01/15/2002
Red Lion			
YORK COMMONS O-0740	101	98%	10/06/2004
Stewartstown			
HOPEWELL COURTYARD N-0037	96	93%	10/05/2010
York			
CABLE HOUSE R-0470	83	99%	12/01/1980
HUDSON PARK O-0013	70	100%	10/15/1990
SOUTHEAST NEIGHBORHOOD REHAB O-0025	18	72%	09/17/1991
GEORGE STREET O-0131	36	89%	07/22/1992
DUTCH KITCHEN O-0165	59	93%	07/30/1993
WYNDAMERE O-0373	65	98%	11/11/1996
PARK VIEW AT TYLER RUN O-0460	80	98%	02/12/1997
PARK VIEW AT MANCHESTER HEIGHT O-0573	64	95%	12/03/1998
YORK YMCA SRO PROJECT O-0612	114	73%	04/30/1999
SPRINGWOOD OVERLOOK O-0790	84	98%	04/21/2004
HISTORIC FAIRMOUNT APARTMENTS O-0817	38	87%	11/08/2005
WAVERLY COURT APTS AT EASTGATE O-0861	46	100%	11/22/2005
HOMES AT THACKSTON PARK O-1278	39	97%	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	N/A	05/28/1993

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 4			
Blair			
Claysburg			
GREENFIELDS (THE) R-0706	58	97%	01/24/1981
Tyrone			
TYRONE ELDERLY R-0261	100	100%	10/18/1977
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	100%	02/25/2004
FOX HILL SENIOR APTS PHASE II O-1019	48	96%	11/11/2008
BEAVER HEIGHTS N-0056	40	100%	06/30/2011
GOVERNORS GATE APTS O-1291	66	98%	02/01/2015
BELLEFONTE MEWS O-1290	32	100%	10/01/2016
Philipsburg			
WESTMINSTER PLACE@WINDY HILL N-0030	36	100%	04/21/2010
State College			
LIMEROCK COURT O-1273	36	97%	12/31/2013
Clinton			
Lock Haven			
LOCK HAVEN COMMONS O-0517	24	75%	09/30/1997
OPERA HOUSE SENIOR APARTMENTS O-1132	20	95%	06/30/2010
Columbia			
Benton			
BENTON ELDERLY O-0793	11	100%	09/23/2003
Berwick			
SCHAIN BUILDING O-0302	24	100%	09/20/1995
MONROE ESTATES O-0896	24	96%	05/30/2006

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 4			
Columbia			
Berwick			
CLOVER HILL ESTATES O-1139	24	96%	11/01/2010
ROSEWOOD APTS O-1241	86	99%	12/30/2011
Bloomsburg			
FRANKLIN PLACE O-0644	24	96%	12/22/2000
SCOTT ELDERLY O-0680	24	100%	08/14/2001
TENNY STREET APARTMENTS O-0950	21	100%	12/29/2006
TRINITY HOUSE N-0055	11	N/A	06/24/2011
BLOOM MILLS O-1292	40	78%	01/14/2017
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	100%	02/06/1981
GRIER STREET MANOR O-0156	30	87%	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	96%	01/10/2003
FAXON COMMONS O-0868	24	100%	01/27/2006
MEMORIAL HOMES N-0074	40	80%	12/22/2014
GROVE STREET COMMONS N-0079	32	100%	01/31/2016
Mifflin			
Lewistown			
MANN EDGE TERRACE O-1258	31	97%	12/31/2012
Montour			
Danville			
WELSH HEIGHTS O-0969	24	96%	09/11/2007

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 4			
Northumberland			
Coal Township			
COAL TOWNSHIP R-0360	100	99%	06/21/1978
Dalmatia			
GEORGETOWN HEIGHTS O-0772	24	88%	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	96%	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 BRIERWOOD O-0602	11	100%	06/01/1999
VILLAGE AT BRIERWOOD II O-0917	20	100%	11/22/2006
VILLAGE AT BRIERWOOD III O-1103	20	90%	10/29/2009
VILLAGE AT BRIERWOOD IV O-1270	20	100%	10/17/2013
HIGHLAND HILL O-1296	36	97%	12/16/2016
Stoystown			
HITE HOUSE O-0542	28	93%	04/20/1999
Union			
Lewisburg			
KELLY APARTMENTS R-0779	79	91%	01/29/1981
New Columbia			
WHITE DEER COMMONS O-0518	24	96%	09/03/1997

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Allegheny			
Braddock			
BRADDOCK SENIOR HOUSING O-1117	53	96%	03/16/2010
Bridgeville			
GOODWILL MANOR O-0446	48	94%	01/30/1997
Clairton			
SISTERS PLACE O-0478	16	100%	03/13/1997
CLAIRTON O-0779	44	91%	07/20/2004
Coraopolis			
WOODCREST RETIREMENT RESIDENCE O-1006	58	98%	06/26/2008
Duquesne			
HILLTOP APARTMENTS R-0108	149	76%	11/01/1975
ORCHARD PARK N-0085	44	100%	08/13/2015
GLENSHAW			
HEARTH BENEDICTINE PL-SHALER N-0070	20	90%	04/26/2013
Homestead			
HOMESTEAD APARTMENTS O-0708	60	98%	04/15/2002
ONE HOMESTEAD N-0077	51	100%	10/01/2015
McKeesport			
BAILIE AVENUE APARTMENTS E-0004	4	N/A	12/12/1995
Monroeville			
MONROE MEADOWS O-0677	48	94%	08/19/2002
Natrona Heights			
VILLAGE GREEN R-0527	99	98%	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	93%	11/01/1975
ONE POINT BREEZE APTS O-0056	36	N/A	07/10/1989
DOROTHY DAY APARTMENTS O-0055	17	N/A	07/21/1989

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Allegheny			
Pittsburgh			
WOMANSPACE EAST O-0026	16	N/A	05/10/1991
MELVIN COURT/CHURCHILL APTS O-0140	43	88%	10/22/1991
MEADOWS APARTMENTS O-0184	79	95%	04/28/1992
BRIGHTON PLACE O-0081	34	N/A	04/15/1993
CRAWFORD SQUARE II O-0320	71	94%	06/13/1995
MILLIONES MANOR O-0300	39	92%	12/18/1995
WYLIE AVENUE TOWNHOMES O-0529	24	100%	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	93%	12/04/2000
CARSON RETIREMENT RESIDENCE O-0629	68	99%	12/14/2000
NEW PENNLEY PLACE PHASE II O-0661	34	97%	11/28/2001
PENN MANOR O-0863	55	100%	11/15/2006
LIBERTY PARK PHASE I O-0909	124	100%	08/30/2007
SOJOURNER HOUSE MOMS O-0848	16	75%	12/02/2008
EAST LIBERTY PLACE-NORTH O-1036	54	96%	05/25/2010
SOUTH HILLS RETIREMENT RES O-1099	106	96%	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	81%	06/16/2011
HOMEWOOD SENIOR APARTMENTS N-0071	41	95%	07/23/2014
UPTOWN LOFTS ON FIFTH N-0075	47	79%	01/31/2015

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Allegheny			
Pittsburgh			
BREW HOUSE HOUSING (THE) N-0080	76	63%	10/31/2016
Tarentum			
TARENTUM SENIOR HOUSING O-0880	48	98%	11/24/2006
TARENTUM SENIOR HOUSING PH II N-0004	72	N/A	08/21/2007
Verona			
HULTON ARBORS R-0767	78	91%	12/21/1981
Wilkinsburg			
CRESCENT APARTMENTS N-0058	27	N/A	11/23/2011
FALCONHURST RESTORATION N-0084	33	100%	12/29/2016
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
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	96%	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

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Butler			
Butler			
UNDER OUR WING APARTMENTS O-0820	24	92%	10/03/2005
DESHON PLACE II O-1012	10	90%	10/14/2009
HISTORIC LAFAYETTE APARTMENTS O-1176	59	100%	10/10/2011
THOMPSON GREENE O-1289	50	98%	08/02/2016
Chicora			
CHICORA COMMONS O-0595	27	96%	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	95%	09/08/1977
Connellsville			
ROSE SQUARE O-0456	11	100%	02/04/1997
Uniontown			
UNIONTOWN SENIOR HOUSING O-0358	36	100%	10/24/1995
UNIONTOWN SENIOR HOUSING N-0049	36	100%	05/24/2011
Greene			
Waynesburg			
BRIDGE STREET COMMONS O-0108	30	N/A	08/13/1990
GATEWAY SENIOR HOUSING N-0086	52	98%	06/22/2016
Indiana			
Homer City			
PARKWAY II O-0515	10	90%	04/15/1997
Indiana			
HOMESTEAD (THE) O-0450	24	88%	12/17/1996
GLEN OAKS SENIOR HOUSING O-0857	24	96%	08/31/2005
INDIANA FAMILY HOUSING O-0946	24	100%	06/01/2007

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Indiana			
Indiana			
GLEN OAKS HOUSING II O-1101	10	100%	03/19/2009
ORCHARD HILL II O-1200	40	100%	10/01/2010
Robinson			
GARFIELD COURT O-0451	8	88%	01/05/1998
Saltsburg			
SCHOOLHOUSE SQUARE O-0335	24	100%	06/30/1994
Washington			
Bentleyville			
BENTLEYVILLE APARTMENTS R-0729	101	96%	10/29/1981
Brownsville			
OAKS (THE) O-0630	40	100%	01/14/2003
Canonsburg			
CANON HOUSE R-0169	104	99%	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	99%	06/23/1978
Westmoreland			
Apollo			
ALLEGHENY POINTE N-0041	52	100%	08/27/2010
Greensburg			
WALKERS RIDGE O-0943	84	98%	10/07/2008
NEW SALEM ACRES N-0019	148	N/A	10/13/2009
Hunker			
HUNTINGDON VILLAGE R-0916	95	98%	08/02/1982
Latrobe			
WIMMERTON R-0118	100	96%	11/01/1975
Mt Pleasant			
MAPLE HILL RENTAL OFFICE R-0614	72	100%	11/04/1980

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Westmoreland			
New Kensington			
RIDGE AVENUE SENIOR APARTMENTS O-0993	40	100%	05/22/2008
West Newton			
FILBERN MANOR R-0506	126	98%	04/16/1980
Region: 6			
Clarion			
Clarion			
DRAKE CROSSING N-0062	30	N/A	10/28/2010
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	93%	04/29/1993
SNODGRASS BUILDING O-0507	11	100%	09/12/1997
Saegertown			
QUALITY LIVING CNTR OF CRAWFOR E-0506	66	N/A	07/20/1995
Titusville			
TITUSVILLE ELDERLY HOUSING R-0581	64	98%	08/28/1980
ELM STREET APARTMENTS O-0130	18	89%	04/06/1992
Elk			
Ridgway			
RIDGMONT SR COTTAGES O-1283	20	100%	12/15/2015
Saint Marys			
MARIEN STADT PLACE O-0961	24	100%	12/06/2007
Erie			
Edinboro			
EDINBORO FAMILY HOMES O-0939	29	100%	06/25/2007

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 6			
Erie			
Edinboro			
HIGHLAND VILLAGE O-1275	37	100%	09/30/2014
Erie			
PENNSYLVANIAN R-0251	112	100%	07/20/1977
INDEPENDENCE HOUSE R-0431	12	100%	01/06/1979
VILLA MARIA I O-0536	41	90%	02/24/1998
VILLA MARIA II O-0575	30	80%	12/23/1998
WOODLANDS AT ZUCK PARK O-1230	30	100%	02/29/2012
ARNEMAN PLACE O-1259	50	100%	12/13/2013
Fairview			
CHESTNUT STREET APARTMENTS O-0746	45	98%	11/26/2002
FAIRVIEW FAMILY HOMES O-1108	25	96%	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
VILLAGE AT LAURELBROOK LNG III O-1001	13	100%	01/17/2008
Punxsutawney			
MAHONING TOWERS R-0279	100	100%	01/03/1978
GRACE PLACE-PUNXSUTAWNEY O-1213	24	100%	12/22/2011
Lawrence			
Ellwood City			
DENNIS SCHILL MANOR R-0903	70	99%	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

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 6			
Mercer			
Farrell			
WILLIAM A GARGANO TOWERS O-0412	36	94%	03/03/1997
LEGACY COMMONS O-0780	29	97%	07/29/2004
FARRELL HOMES O-1260	44	75%	03/31/2013
Grove City			
TISHCO COLLEGE VIEW TOWERS O-1293	103	96%	10/31/2016
Hermitage			
HERMITAGE SENIOR HOUSING O-0924	40	100%	11/01/2006
QUAKER MEADOW O-1074	40	98%	08/31/2011
Mercer			
MERCER SENIOR HOUSING O-0735	10	100%	02/06/2003
HERITAGE SQUARE II O-0852	10	90%	03/18/2005
Venango			
Oil City			
SENECA COURT O-0696	24	88%	12/20/2001
Warren			
Warren			
ALLEGHENY POINT O-0814	24	96%	08/31/2005

PENNSYLVANIA HOUSING FINANCE AGENCY

Investment Report as of December 31, 2016

Securities	Amount	Percent of Total	Estimated Market Value
U.S. Government Direct Obligations	110,025,092	50.47%	119,048,082
U.S. Government Agency Obligations	107,987,061	49.53%	147,060,825
Total	**$218,012,153**	**100.00%**	**$266,108,907**

Maturities	Amount	Percent of Total	Yield
Due within 1 year	11,790	0.01%	7.526%
Due within 1 - 2 years	3,811,490	1.75%	5.200%
Due within 2 - 10 years	96,903,252	44.45%	2.019%
Due after 10 years	117,285,621	53.80%	4.964%
Total	**$218,012,153**	**100.00%**	