

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 12, 2018 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 10, 2018 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 10, 2018 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 12, 2018

10:30 A.M.

A G E N D A

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF THE MINUTES FROM THE MARCH 8, 2018 BOARD MEETING
3. PROGRAM AND DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. Review and Approval of the 2018 Low Income Housing Tax Credit Allocation of Resources
 - B. Review and Approval of the 2018 PHARE Allocation of Resources
 - C. Other Business
4. INVESTMENT BANKER REPORT
5. DEVELOPMENT STATUS REPORT
6. PHFA INVESTMENT REPORT
7. OTHER BUSINESS
8. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
March 8, 2018**

Members Present:

- *Thomas B. Hagen, Acting Chair
- *Craig H. Alexander
- *Maria F. Coutts
- *Ronald F. Croushore
- *Kathy Possinger (serving in the stead of
Dennis Davin, Secretary of Department
of Community and Economic Development)
- *Noel Eisenstat
- *Robert Loughery
- *Ben Laudermilch (serving in the stead of
Ted Dallas, Secretary, Human Services)
- *Ross Nese
- *John Paone
- Keith Welks (serving in the stead of
Joseph Torsella, State Treasurer)
- *Mark Schwartz

*On Telephone conference call

Members Absent:

Robin Wiessmann, Chair

Others Present:

- Brian A. Hudson, Executive Director
- Rebecca L. Peace, Deputy Executive Director/Chief Counsel
- Holly Glauser, Director of Development
- Bill Fogarty, Director of Government Affairs
- Bryce Maretzki, Director of Strategic Policy & Planning
- Kim Boal, Director of Information Technology
- Scott Elliott, Director of Communications
- Carl Dudeck, Director of Housing Management
- Kathryn Newton, Director of Loan Servicing
- Coleen Baumert, Director of Homeownership
- Charlotte Folmer, Executive Director of Commonwealth Cornerstone Group
- Joseph Knopic, Director of Finance
- *Ali Tomich, Director of Western Region
- David Doray, Manager of Multifamily Underwriting
- Stanley Salwocki, Manager of Architecture & Engineering
- Lisa Case, Manager of Project Operations
- Clay Lambert, Business Policy Officer
- Melissa Grover, Government Affairs Associate
- Steven O'Neill, Assistant Counsel
- Chris Anderson, Communications Officer
- Thomas Gouker, Manager of Default Servicing
- *Jordan Laird, Manager of Investments

*Tony Grosek, Montrose Square Apartments
Maggie Strawser, Assistant Secretary
Carrie M. Barnes, Secretary

A meeting of the Members of the Board of the Pennsylvania Housing Finance Agency was held on Thursday, March 8, 2018 at 10:30 a.m. at the offices of the Pennsylvania Housing Finance Agency, 211 North Front Street, Harrisburg, Pennsylvania.

In compliance with the provisions of the Sunshine Act, notification of this meeting appeared in the Legal Notices Section of *The Patriot News* in Harrisburg, Dauphin County on March 1, 2018.

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order by Acting Chair Hagen at 10:35 a.m. The roll was called and a quorum was present. This meeting was held via telephone conference call because of inclement weather.

Acting Chair Hagen requested that Mr. Hudson chair the rest of the meeting because he was in transit.

2. ELECTION OF VICE CHAIR OF THE BOARD

Mr. Schwartz nominated Mr. Hagen as Vice Chair of the Board. There were no other nominations from the Board.

Mr. Schwartz made the motion that Mr. Hagen be elected as Vice Chair of the PHFA Board for calendar year 2018. This motion was seconded by Mr. Welks and was unanimously approved.

3. APPROVAL OF THE MINUTES FROM THE DECEMBER 14, 2017 BOARD MEETING

There were no additions or corrections to the minutes.

Mr. Schwartz made the motion that the minutes from the December 14, 2017 Board meeting be approved as submitted. This motion was seconded by Ms. Possinger and was unanimously approved.

RECOGNITION OF RETIRING PHFA EMPLOYEES

Mr. Hudson reported that two employees of the Agency will be retiring at the end of this month.

Mr. Gouker, PHFA's Manager of Servicing in the Loan Servicing Division has been at the Agency for over 30 years. Mr. Hudson thanked Mr. Gouker for his very valuable years of service to the Agency and wished him well in his future endeavors.

Mr. Knopic, PHFA's Director of Finance will also be retiring. Mr. Knopic has been with the Agency for 42-1/2 years. Mr. Knopic's expertise will be greatly missed by the Agency specifically regarding its bond issuances. Mr. Hudson congratulated him and wished him well in his future endeavors.

Mr. Hudson reported that Mr. Laird will be assuming the Director of Finance position at Mr. Knopic's retirement. He will be officially introduced to the Board at the next meeting.

Board members expressed their appreciation to both Mr. Gouker and Mr. Knopic for their years of service.

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

Mr. Welks, as Chair of the Program and Development Review Committee reported that the Committee met prior to the Board meeting and reviewed the following agenda items.

A. **Transfer of Ownership – Hudson Park, York, York County and Sassafras Terrace, Mount Joy, Lancaster County**

Mr. Dudeck briefly reviewed the specifics for both developments. He reported that the owner of these projects, TCB Central Pennsylvania MF LLC, is requesting a transfer of ownership to MF York Lancaster LLC. Staff has thoroughly reviewed the documentation regarding this transfer and recommends approval.

Mr. Welks reported that the Program and Development Review Committee concurs with staff's recommendation.

Mr. Nese made the motion that the Board approve the resolution authorizing the transfer of ownership for Hudson Park and Sassafras Terrace. This motion was seconded. Mr. Eisenstat and Mr. Paone abstained. The motion carried. (See Appendix 1 of these Minutes.)

B. **Recommendation of Loan Commitment - Montrose Square Apartments, Montrose, Blair County**

Mr. Doray reviewed the project specifics and the refinancing plan for this development. He noted that the building was constructed in 1979 and was renovated in 2007-2008. The purpose of this mortgage refinancing request is to preserve the housing by lowering the annual debt service, to provide capital for project improvements and to reimburse the owner for out of pocket expenditures. After reviewing all of the documentation, staff recommends approval of this request.

Mr. Welks reported that the Program and Development Review Committee concurs with staff's recommendation.

Mr. Schwartz made the motion that the Board approve the resolution authorizing the mortgage refinancing for Montrose Square Apartments. This motion was seconded by Mr. Nese.

Mr. Grosek, representing the owner, thanked the Board for their consideration and approval of this mortgage refinancing request.

Mr. Hudson called for a vote on the motion that the Board approve the resolution authorizing the mortgage refinancing for Montrose Square Apartments. The motion was unanimously approved. (See Appendix 2 of these Minutes.)

C. Other Business

Mr. Welks reported that the Program and Development Review Committee approved a request for a transfer of general partner interest for The Greenfields project located in Greenfield Township, Blair County. No Board action is required on this issue because the Committee has been authorized by the Board to act on these specific requests. (See Appendix 3 of these Minutes.)

5. POLICY COMMITTEE REPORT

Mr. Schwartz, as Chair of the Policy Committee reported that the Committee met prior to the Board meeting and reviewed the following agenda items.

A. Draft 2019 Allocation Plan – Low Income Housing Tax Credits

Ms. Glauser reported that each year, the Agency is required to prepare and update an Allocation Plan for the Low Income Housing Tax Credit Program. A copy of the first draft of the 2019 Allocation Plan was made available to the Board.

Ms. Glauser noted that there are several areas in which staff is suggesting changes to the Plan. Sections of the Plan which are affected include the Submission Requirements, Preferences, Award of Additional Tax Credits, Threshold Criteria, Selection Criteria and Development Process sections. Ms. Glauser briefly reviewed the suggested changes to each of the sections, specifically noting the change suggested in the Submission Requirements section which places a limit on the number of applications that may be submitted per applicant, including consultants. A brief discussion took place regarding the suggested changes.

A public hearing has been scheduled for Thursday, April 5 at the Agency to receive public comment on the 2019 Allocation Plan. Following that public hearing,

staff will evaluate the comments received and, if necessary, revise the Plan before bringing it back to the Board for final approval.

Staff is requesting the Board's approval of the draft 2019 Allocation Plan as submitted. This Plan will be posted on the Agency's internet for public viewing.

Mr. Schwartz made the motion that the Board approve the March 8, 2018 draft of the 2019 Low Income Housing Tax Credit Program Allocation Plan as submitted by staff. This motion was seconded by Mr. Welks and was unanimously approved.

B. Approval of the 2018 PHARE Plan

Mr. Marezki reported that, at its November, 2017 meeting, the Board approved the draft Plan to be presented for public comment via a notice in *The Pennsylvania Bulletin*. There were no comments received during the 45 day open comment period.

Mr. Marezki reported that the Request For Proposals for the PHARE Program funds will be issued this summer with applications due in October, 2018.

For 2017 applications, the Agency received approximately \$28,000,000 from the funding sources for this program. This includes approximately \$17,100,000 from the Realty Transfer Tax; approximately \$5,700,000 from Marcellus Shale; and approximately \$5,800,000 from the National Housing Trust. All of these funds will be combined to fund projects submitted under this program.

Mr. Hudson stated that this program has been working very well and a good deal of interest has been generated. Staff recommends approval of the 2018 PHARE Plan.

Mr. Marezki reported that last year, the Agency received 235 applications for the available funds. Applications were received in 55 of the 67 Pennsylvania counties eligible for the Realty Transfer Tax monies and 26 applications were received in 32 eligible counties for the Marcellus Shale funds.

Mr. Schwartz stated that the Policy Committee concurs with staff's recommendation of approval.

Mr. Schwartz made the motion that the Board approve the 2018 PHARE Plan as submitted. This motion was seconded by Mr. Welks and was unanimously approved. (See Appendix 4 of these Minutes.)

6. INVESTMENT BANKER REPORT

There was no report this month.

7. **DEVELOPMENT STATUS REPORT**

There were no comments or questions on this report.

8. **PHFA INVESTMENT REPORT**

There were no comments or questions on this report.

9. **OTHER BUSINESS**

A. **NCSHA Legislative Conference Meetings**

Mr. Hudson reported that he, Mr. Fogarty and Ms. Grover attended the NCSHA Legislative Conference in Washington DC this past week. They met with most of the members or staff members of Pennsylvania legislators to outline the Agency's priorities in affordable housing. These meetings were very productive.

Mr. Hudson also attended a meeting with the U. S. Treasury Office set up by NCSHA. He reported that this meeting was very informative in that the housing finance agencies were able to express their concerns about financing affordable housing and were able to provide information about the role of housing finance agencies. Mr. Hudson stated that this meeting was organized primarily because the current Administration is requesting that Treasury get more involved in weighing in on various programs.

Mr. Hudson also reported that one of the key speakers at the conference was Secretary Ben Carson of the Department of Housing and Urban Development.

NCSHA has just announced that their new Executive Director is Stockton Williams. He highlighted Mr. Williams' resume for the Board.

B. **April 12 Board Meeting**

Mr. Hudson reported that the April 12 Board meeting will be an in-person meeting. Tax credit allocations will be announced at this meeting.

C. **June Board Meeting**

Mr. Hudson reported that the June Board meeting will be held in Erie. There will be a tour of PHFA funded properties on Wednesday, June 13 followed by the Board meeting on Thursday, June 14 at 10:30. The Secretary will provide information as it becomes available.

D. **Corporate Resolution**

Mr. Hudson reported that an updated resolution affirming powers of various persons and positions at the Agency requires Board approval.

A motion was made and seconded that the Board approve the resolution affirming powers of various Agency staff. This motion was unanimously approved. (See Appendix 5 of these Minutes.)

10. 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. The meeting of the Board was adjourned at 11:10 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 12, 2018 at 10:30 a.m. at the offices of the Agency, 211 North Front Street, Harrisburg, Pennsylvania.

Respectfully submitted,



Carrie M. Barnes
Secretary

Pennsylvania Housing Finance Agency
Memorandum

April 12, 2018

To: Members of the Board
Pennsylvania Housing Finance Agency

From: Brian A. Hudson 
Executive Director

Re: 2018 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) 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.

In February 2012, Act 13 of 2012 was signed into law, providing 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 at Treasury. 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. For 2017, PHFA received an allocation of \$5.715 million (\$5.0 million "base", \$715,000 thousand "surplus") from the Public Utilities Commission (PUC) for natural gas wells drilled by companies in 2016.

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 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 2017 was \$17.186 million.

PHARE 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.

The National Housing Trust Fund (NHTF) was enacted as part of the Housing and Economic Recovery Act of 2008 (HERA), P.L. 110-289 (July 30, 2008). NHTF receives an annual assessment of 4.2 basis points (0.042%) of the volume of business of Freddie Mac and Fannie Mae, 65% of which is to go to the NHTF and administered through the PHARE program to support very low income renters.

For 2016 the Agency received \$3.86 million and for 2017 the HTF allocation was \$5.86 million.

As required by PHARE, the Board adopted a Final Plan in April, 2017 outlining the goals and process for the allocation and administration of the Program. The consolidated RFP for all three funding streams was released on August 14, 2017, and applications for funding were due October 20, 2017.

The Agency received 203 applications requesting \$72.62 million in PHARE funding across all three (3) sources of revenue into the program: for Marcellus Shale – 42 applications (26 of 32 eligible counties), requesting \$6.36M, for Realty Transfer Tax – 158 applications (55 of 67 counties), requesting \$50.52M and for National Housing Trust – 35 applications, requesting \$16.62M. In addition, the Agency will retain 5% of the total available funds for administration of the program.

We are recommending, for your approval, 137 projects allocating \$26.59 million.

2018 PHARE Applicants

County	Program/Project Name	Applicants
Adams	Adams County Housing Authority Rehab	Adams County Housing Authority
	Bonneauville Interfaith Gardens Renovations	PA Interfaith Community Programs
	New Oxford Interfaith Gardens Renovations	PA Interfaith Community Programs
	Turning Point Transitional Housing	Turning Point Interfaith Mission
Allegheny	Building a Healthy Neighborhood	Rebuilding Together Pittsburgh
	Centre Avenue YMCA	YMCA of Greater Pittsburgh
	City's Edge*	Midpoint
	Emergency Housing Fund	Allegheny County
	Hilltop Urban Farm Façade Program	Pittsburgh History & Landmarks Foundation
	House of the Crossroads	Gaudenzia
	Lawrenceville Community Land Trust, Phase 2	Lawrenceville Corporation
	McKeesport Cultural District Revitalization Project	Action Housing
	Mellon's Orchard***	Trek Development
	Move On Coordinator	Allegheny County
	New Granada Square***	Hill CDC
	North Hills Highlands 3***	Pennrose
	North Negley Residences***	PN Negley LP
	Northside Residences*	Northside Property Management
	Ohringer Building***	Ohringer Arts LLC
	Pittsburgh Project Partnership	Nazareth Housing Services
	St. Joseph House of Hospitality	Catholic Charities of the Diocese of Pittsburgh
	Tiny Homes Community Project	Veterans Place
	Wilkinsburg Community Land Trust	Allegheny County
	Armstrong	Armstrong Senior Living***

2018 PHARE Applicants

County	Program/Project Name	Applicants
	Emergency Housing Program	Armstrong County
Beaver	The Cornerstone of Beaver County	The Cornerstone of Beaver County
	Ambridge Crossing***	a.m. Rodriquez Associates Inc.
	Rental and Utility Assistance	Beaver County
Bedford		
Berks	At Risk Tenant-Based Rental Assistance	Service Access and Management, Inc.
	Barley Square***	Woda Group
Blair	Altus Pointe***	Hudson Companies
	Blair County Water/Sewer Program	Blair County
	Blair County Rental Assistance Program	Blair County
	Lexington Avenue Construction Project	Blair County
Bradford	Eastside Affordable Housing Development	Trehab
	Home Purchase and Repair Grant Program	Bradford County
	Sayre Gardens***	Home Leasing
Bucks	Bensalem Veterans Residences***	Pennrose
	Bucks County Enhanced Housing Link	Bucks County Division of Human Services
Butler	Acquisition/Rehab Program	Butler County
	First Time Homebuyer Downpayment/Closing Cost Assistance Program	Butler County
	Glade Run ***	Trek
Cambria		
Cameron	Cameron County Community and Economic Development Initiative	Northern Tier Community Action Corporation
	Housing Stability Program	Cameron
Carbon		
Centre	State College Community Land Trust	State College Community Land Trust
	Rental Assistance Program	Centre County

2018 PHARE Applicants

County	Program/Project Name	Applicants
Chester	Affordable Housing Solutions for Vulnerable Populations	Home of the Sparrow
	Decade to Doorways System Improvement	Chester County Department of Community Development
	Housing Locator Program	Housing Authority of Chester County
Clarion	Boundary Street Rehabilitation and Rental Program	Clarion County Housing and Community Development Corporation
	Rental Assistance Project	Clarion County
Clearfield	Dimeling Senior Residence	Dimeling Senior Residence
	Leonard Street Gardens***	Clearfield County
	Specialized Housing Counselor	CenClear
Clinton	Rental Assistance and Education Project	Clinton County
Crawford		
Columbia	West Street Church Apartments	Columbia County Housing Corporation
Cumberland	Family Promise of the Harrisburg Capital Region Day Center	Family Promise of the Harrisburg Capital Region
Dauphin	Adams Street Redevelopment Project - Phase II	Tri-County Housing Development Corporation, LTD
	Ecumenical Community of Harrisburg	George M. Leader Family Corp.
Delaware	Grace Court Convent***	Presby's Inspired Life
	St. Joseph Place***	Catholic Health Care Services
	Transition Age Youth Bridge to Permanent Housing Program	Delaware County Department of Human Services
Delaware/ Montgomery	Stabilizing Homeownership for Low-to-Moderate Seniors	Clarifi
Elk	Accessibility Program	Elk County
	Housing Stability Program	Elk County
Erie	Homeless Services - Chronically Homeless Women	Mercy Center for Women
	Homeownership Rehabilitation and Training Program	Erie 180
	Pre/Post Housing & Foreclosure Counseling	St. Martin Center
Fayette	Fairchance Senior Housing***	Fayette County Community Action Agency

2018 PHARE Applicants

County	Program/Project Name	Applicants
	Neighborhood Stabilization Initiative	Fayette County
Forest		
Franklin	Affordable Housing Initiative	Tharp Community Development
	Home First 2018	Pathstone
	Molly Pitcher Landing***	Conifer
	Parkview Corner***	Valley Community Housing Corporation
	Westwind Gardens***	Valley Community Housing Corp.
Fulton		
Greene	Coal Patch Village of Nemaocolin: Blight Remediation and Rehabilitation	Greene County
	Homeless Prevention and Housing Stabilization Program	Greene County
Huntingdon		
Indiana	55+ Roof & Heating System Replacement Program	Indiana County
Jefferson	Emergency Shelter and Rental Assistance Project	Community Action, Inc.
	Housing Emergency Repair Assistance Program	Jefferson County
Juniata		
Lackawanna	Madison Avenue Townhome Project	United Neighborhood Community Development Corporation
Lancaster	Denver House	Lancaster County RDA
	Eviction Prevention Services of Tabor's Barshinger Financial Empowerment Center	Tabor Community Services, Inc.
	Nissly Chocolate Factory Apartments	Community Basics, Inc.
	Saxony Ridge Apartments***	Community Basics, Inc.
Lawrence	Countywide Blight Removal	Lawrence County
Lebanon		
Lehigh	Allentown Rehabilitation Program	Redevelopment Authority of the City of Allentown
	Blight Remediation Project	Lehigh County
	Keystone Avenue and Property Acquisition	Habitat for Humanity of the Lehigh Valley

2018 PHARE Applicants

County	Program/Project Name	Applicants
	Lazarus House	Lehigh Conference of Churches
Lehigh/ Northampton	LGBTQ Inclusive Youth Housing	Valley Youth House Committee, Inc.
	Rapid Re-Housing	New Bethany Ministries
Luzerne	Dupont Housing for the Elderly***	Luzerne County Housing Authority
	Homeowner Counseling and Prevention/Homeless Assistance Program	Commission on Economic Opportunity
	Interfaith Heights	Radiant Property Management
	Pine Street Neighborhood Development	HCD of Northeastern PA
	Project Reach @ Oak & Main	Redevelopment Authority of the City of Pittston
Lycoming	Clark Street Senior Housing***	Lycoming County
	Supportive Housing Program	Lycoming County
	Homes-In-Need	Lycoming County
McKean	Bridge Subsidy Program	McKean County
	Brookline Court, South Center, Gateway Commons*	McKean County Redevelopment and Housing Authority
	Emergency Shelter Program	McKean County
Mercer		
Mifflin		
Monroe	Monroe Community Land Trust	Integra Home Counseling
	Monroe County Affordable Housing Pilot Project	Integra Home Counseling
	Monroe County Senior Housing Rehabilitation Program	Redevelopment Authority of the County of Monroe
	Monroe County Rental Assistance Program	Monroe County
	Sun Valley Water System Rehabilitation	Chestnuthill Township
Montgomery	617 Chestnut Street, Pottstown	Mosaic Community Land Trust
	Community Medical Home Phase 2	KenCrest
	Hatfield Senior Living***	PIRHL Developers

2018 PHARE Applicants

County	Program/Project Name	Applicants
	Pathways to Homeownership	Habitat for Humanity of Montgomery and Delaware Counties
	Security Enhancements for Senior/Disabled Public Housing Properties	Montgomery County Housing Authority
	Susie Clemens House***	Advanced Living Community Development Corporation
	The Chalet	Advanced Living Community Development Corporation
	Willows at East Greenville***	Genesis Housing Corporation
	Your Way Home Rapid Re-Housing and Diversion Program	Montgomery County Office of Community and Economic Development
	Montour	
Northampton	Bethlehem, Easton, Northampton Consortium Housing Rehabilitation Program	Northampton County
	Bethlehem North Side Neighborhood Residential Rehab	Bethlehem Dept. Community and Economic Development
	City Lights	Lehigh Valley Community Land Trust
	The Mill at Easton***	PIRHL Developers
Northumberland	Mountain Estates***	HDC Northumberland County
Perry	Newport Millworks***	Hudson Companies
Philadelphia	124 E Indiana Ave***	Impact Services
	Allegheny West***	Allegheny West Foundation
	Arts and Innovation Center at Mill Creek	Progressive Change
	Assistance for Seniors Facing Property Tax Foreclosures	Community Legal Services
	Bethesda Project Rehabilitation	Bethesda Project
	Casa Indiana***	HACE
	Catherine House	CATCH - Citizens Acting Together Can Help, Inc.
	Comprehensive Financial Education Initiative	Northwest Counseling Services
	Diamond Park Phase 2	Habitat for Humanity

2018 PHARE Applicants

County	Program/Project Name	Applicants
	EnergyFIT Philly	Energy Coordinating Agency, Inc.
	Episcopal Community Services Rapid Re-Housing	Episcopal Community Services
	First Time Homebuyer Closing Cost Assistance Program	Philadelphia Self-Sufficiency, Empowerment, Employment, Direct Services (PhillySEEDS)
	Francis House***	St. Ignatius Nursing and Rehab Center
	Frankford House***	Wasserman Properties
	Financial Empowerment Centers Program	Philadelphia Office of Community Empowerment and Opportunity
	GALA - Golden Age Living Accommodations***	Conifer
	Harlan Street***	Michaels Development Company
	Home Free Lead Remediation Pilot Program	ACHIEVEability
	Housing Preservation Initiative	Philadelphia LISC
	Imani Homes Preservation Project*	People's Emergency Center
	Lillia Crippen Townhomes*	Women's Community Revitalization Project
	Mamie Nichols Townhomes***	Women's Community Revitalization Project
	Mother-Baby Program	People for People
	New Courtland Apartments at St. Bartholomew, Phase 2	NewCourtland Elder Services
	New Courtland at Henry Ave Phase 2A***	NewCourtland Elder Services
	Northeast Philadelphia Counseling Initiative	Affordable Housing Centers of Pennsylvania
	Philadelphia Home Buy Now	Urban Affairs Coalition
	Rental Repair Program	Philadelphia Redevelopment Authority
	Safe and Healthy Homes Northwest Philadelphia	Rebuilding Together Philadelphia
	Sara Allen Senior Housing Preservation***	Friends Rehabilitation Program, Inc.
	Supportive Housing Program	Project HOME
	St. Rita Place***	Office of Community Development

2018 PHARE Applicants

County	Program/Project Name	Applicants
	Susquehanna Square*	Community Ventures
	Transformational Housing Program	Philadelphia Interfaith Hospitality Network (PIHN)
	Transitional Living Program	Pathways PA
	Villas del Caribe***	HACE
	Walnut Park Plaza	Altman Management Company
	West Mill Place***	Gaudenzia
	Yorktown Arms Rehabilitation Efficiency Program	Yorktown CDC
	Pike	
Potter	Homeless Prevention Program	Potter County
Schuylkill	Homelessness to Permanent Housing for Youth with Mental Health Disabilities	Schuylkill County Mental Health Development Services and Drug and Alcohol Programs
	Miners Loft***	QSP Development, LLC
	Northern Schuylkill Weatherization Repair Program	Schuylkill Community Action
	Servants to All Rental Assistance Program	Servants to All
Snyder		
Somerset	Youth Focused Housing Program	Tableland Services, Inc.
Sullivan	Rental Assistance Program	Sullivan County
Susquehanna	Cottages at Brook Haven***	Susquehanna County
	Homebuyer Assistance Grant Program	Susquehanna County
	Owner Occupied Housing Rehabilitation	Susquehanna County
	Rental and Utility Assistance Program	Susquehanna County
Tioga	David's by the Lake	Tioga County
	Department of Humans Services	Tioga County
	Kenner Court and Garnet House	Tioga County
	River Valley Place***	Conifer
Union/Snyder	Bridges to Housing Stability	Union-Snyder Community Action Agency

2018 PHARE Applicants

County	Program/Project Name	Applicants
Venango		
Warren		
Warren/ Forest	Re-Housing Program for Ex-Offenders	Warren-Forest Counties Economic Opportunity Council
Washington	Bentleyville Preservation***	Michaels Development
	Canon Apartments HVAC Project	Washington County
	Crest Avenue Apartments HVAC Project	Washington County
	Habitat for Humanity, Homes 55-57	Washington County
	Washington Trust***	Washington County
	WCHA McKean Avenue Donora Townhouses Rehabilitation Project	Washington County
Wayne	Serious Mental Illness/Transitional Age Youth Supportive Housing Program	Wayne County
Westmoreland	Homebuyer Assistance Program	Westmoreland County
	Pioneer Apartments***	Family Services of Western Pennsylvania
	Shaner Heights Rental Rehabilitation Project	Westmoreland County
Wyoming	Homebuyer Assistance Grant Program	Wyoming County
	Rental Assistance Program	Wyoming County
York	Stone Ridge Commons***	Woda Group
	York Artist Housing***	Homes for America, Inc.
	York Family Residences***	Pennrose Holdings, LLC
	York Habitat for Humanity 2018 Building Projects	York Habitat for Humanity
	YWCA York for Victims of Domestic Violence	YWCA of York
REGIONAL	CSO Caring and Restorative Emergency Solutions for Housing (CARES)	Central Susquehanna Opportunities
	Eastern Pennsylvania Continuum of Care Coordinated Entry System	United Way of Pennsylvania
	Haven House Shelter	Haven House
	New Start	Pennsylvania Interfaith Community Programs

2018 PHARE Applicants

County	Program/Project Name	Applicants
	Project SHAPE: Stabilizing Housing and Preventing Eviction Through Community Partnerships	Neighborhood Legal Services Association
	Weatherization Health and Safety Enhancement	SEDA-COG
STATEWIDE	Sustaining Permanent Housing for Low-Income Rural Populations	Pennsylvania Legal Aid Network, Inc.

*** = 9% LIHTC projects
* = 4% LIHTC projects

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Bucks			
Bensalem			
ANDALUSIA SENIOR HOUSING O-0530	36	100%	12/18/1997
BENSALEM PRESBYTERIAN APTS O-0631	53	100%	01/05/2001
SOMERTON COURT SENIOR O-1233	60	100%	05/01/2013
Bristol			
SILVERLAKE PLAZA O-0042	15	80%	12/30/1991
Morrisville			
ROBERT MORRIS APARTMENTS O-0002	39	97%	08/01/1989
TOWPATH HOUSE APARTMENTS O-0337	17	88%	12/09/1994
COLEMAN COURT TOWNHOMES O-0672	5	100%	09/25/2001
Sellersville			
SELLERSVILLE COURT O-0900	20	95%	10/13/2006
PENN VILLA N-0051	23	N/A	06/01/2011
Chester			
Coatesville			
REGENCY PARK R-0547	125	98%	11/24/1980
WC ATKINSON O-0038	18	94%	12/02/1993
ELMWOOD GARDEN APARTMENTS O-0945	60	95%	03/27/2007
BRANDYWINE HEALTH & HOUSING O-1023	24	96%	03/24/2008
ROYMAR HALL APARTMENTS N-0042	24	100%	12/01/2010
Elverson			
HOPEWELL VILLAGE O-1127	71	99%	03/28/2011
Exton			
EAGLEVIEW SENIOR APARTMENTS O-0567	49	100%	04/09/1999
Kennett Square			
CEDAR WOODS APTS O-0747	75	99%	10/23/2002
Oxford			
OXFORD O-0298	22	100%	10/07/1994
OXFORD VILLAGE O-0613	50	96%	10/01/1999

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Chester			
Phoenixville			
LIBERTY HOUSE O-0374	48	96%	10/29/1996
FRENCH CREEK MANOR O-0811	70	99%	10/31/2004
West Chester			
HICKMAN EXPANSION N-0038	60	97%	12/23/2010
Delaware			
Boothwyn			
PARK VIEW AT NAAMAN CREEK O-0532	79	97%	03/27/1998
Chester			
ROBERT H STINSON TOWER R-0322	150	99%	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	96%	10/27/2010
Glen Mills			
CONCORD POINTE O-0610	64	100%	07/05/2001
Lansdowne			
SIMPSON GARDENS O-0794	41	100%	06/07/2004
Sharon Hill			
SHARON HILL COMMONS O-0739	51	100%	05/30/2003
Montgomery			
Ambler			
AMBLER MANOR APARTMENTS O-0663	60	98%	12/14/2001
Collegeville			
STEPHANIE LANE O-0227	17	N/A	04/29/1994
Elkins Park			
PARK VIEW AT CHELTENHAM O-0894	74	100%	08/18/2006
509 ASHBOURNE ROAD N-0048	84	100%	10/28/2011
Harleysville			
PARK VIEW AT OAK CREST O-0632	99	100%	05/15/2001

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Montgomery			
Hatfield			
DERSTINE RUN N-0059	59	100%	06/10/2011
Lansdale			
OAKWOOD GARDENS R-0622	48	96%	03/24/1980
DOCK VILLAGE R-0476	100	99%	04/03/1981
SCHWENCKFELD MEWS O-1013	63	98%	08/01/2008
Limerick			
LIMERICK GREEN O-0600	80	99%	04/28/2000
Norristown			
RITTENHOUSE SCHOOL O-0325	48	96%	12/31/1996
Pennsburg			
PENNSBURG COMMONS O-0576	50	100%	09/06/2000
Pottstown			
JEFFERSON APARTMENTS O-0759	46	96%	05/25/2003
Red Hill			
VILLAS AT RED HILL O-0718	67	97%	06/25/2003
Royersford			
FREEDOM HOUSE O-0701	18	N/A	03/20/2002
Willow Grove			
CREST MANOR O-1300	46	100%	12/07/2016
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	95%	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	N/A	11/26/1991
ALLEGHENY O-0135	60	93%	11/27/1991
DIAMOND ST APTS PHASE II O-0103	6	N/A	12/06/1991
WEST DIAMOND ST O-0077	15	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	90%	11/20/1992
GREEN STREET O-0124	14	79%	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	N/A	09/16/1994
MODEL CITIES 6 O-0276	71	99%	10/12/1994
SARAH ALLEN HOMES O-0353	36	92%	11/30/1994
GRAYS FERRY O-0303	70	99%	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	93%	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
SOUTH 55TH STREET APARTMENTS O-0304	20	95%	06/13/1997
JAMESON COURT APARTMENTS O-0476	71	100%	07/15/1997
CECIL B MOORE VILLAGE O-0527	34	97%	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	100%	06/17/1999
REED HOUSE O-0580	66	97%	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	96%	12/13/2000
KINGS HIGHWAY PHASE II O-0615	31	87%	03/05/2001
ROWAN HOMES I O-0565	8	88%	10/18/2001
FRANCISVILLE VILLAGE O-0673	42	98%	02/28/2002
RAYMOND ROSEN APARTMENT L-2000	152	N/A	04/24/2002
INGLIS GARDENS AT EASTWICK II O-0725	18	N/A	06/07/2002

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
INTERIM HOUSE WEST O-0726	20	100%	10/14/2002
CENTER IN THE PARK SR HOUSING O-0713	70	91%	11/27/2002
BETHESDA AT SPRUCE STREET O-0729	16	94%	01/13/2003
ST IGNATIUS SENIOR HOUSING O-0755	67	100%	12/02/2003
MARTIN LUTHER KING HOPE VI II O-0715	46	98%	02/27/2004
MONUMENT MEWS O-0778	60	98%	09/21/2004
ANTHONY WAYNE SR HSG PH I O-0768	39	95%	12/27/2004
KATES PLACE O-0773	144	97%	02/08/2005
NEW COVENANT SENIOR HOUSING O-0769	56	98%	03/09/2005
CORAL STREET ARTS HOUSE O-0808	27	100%	10/01/2005
SUSQUEHANNA VILLAGE O-0904	53	96%	12/08/2006
SHARSWOOD TOWNHOMES PHASE II O-0891	59	100%	12/29/2006
CLOISTERS III O-0923	50	92%	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	63%	10/31/2008
MT TABOR SR CYBER VILLAGE O-1025	56	96%	12/23/2008
EVELYN SANDERS TOWNHOUSES PH I O-1053	40	95%	05/29/2009
SPRING GARDEN COMM REVTLZTN II O-1082	57	100%	06/22/2009
PENSDALE II O-1089	38	100%	12/08/2009
WPRE N-0022	20	N/A	04/07/2010
HANCOCK MANOR O-1154	45	100%	05/31/2010

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 1			
Philadelphia			
Philadelphia			
DIAMOND STREET INITIATIVE O-1115	49	98%	07/15/2010
FRANCISVILLE EAST N-0029	44	91%	08/24/2010
HELP PHILADELPHIA N-0040	63	100%	11/22/2010
ST JOHN THE EVANGELIST HOUSE O-1106	79	96%	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	100%	03/09/2011
TEMPLE II N GRATZ N-0066	40	98%	05/25/2011
MANTUA PHASE II N-0050	51	98%	07/15/2011
NEW COURTLAND APT @ CLIVEDEN N-0046	62	100%	08/03/2011
NICETOWN COURT N-0061	37	95%	11/30/2011
VON LOUHR II O-1215	24	88%	11/30/2011
VILLANUEVA TOWNHOUSE O-1262	77	99%	05/08/2012
WESTMINSTER SENIOR APARTMENTS O-1253	41	90%	04/13/2013
MPB SCHOOL APARTMENTS O-1277	28	93%	08/01/2013
DIAMOND ST INITIATIVE II O-1286	46	100%	06/06/2016
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	95%	06/13/1978
RIVER OAK APARTMENTS O-0021	72	99%	01/24/1990
PENNS COMMONS COURT O-0029	46	N/A	10/24/1991
JOHN F LUTZ APARTMENTS O-0388	39	100%	07/17/1996
EMMA LAZARUS PLACE O-0572	10	80%	11/12/1998
PENNS CROSSING O-0717	51	100%	04/30/2003
Womelsdorf			
HENNER APARTMENTS O-0956	27	96%	08/27/2007
Bradford			
Athens			
GATEWAY COMMONS O-1306	40	98%	09/28/2017
Sayre			
HOPKINS COMMONS O-0431	11	100%	05/03/1996
HOPKINS COMMONS PHASE II O-0556	15	100%	11/05/1998
WILBUR O-0636	30	100%	07/10/2002
Towanda			
OAK RIDGE TOWNHOUSES O-1055	40	100%	12/31/2008
TOWANDA TERRACE O-1287	38	100%	12/31/2015
Wyalusing			
WYALUSING MEADOWS O-1288	50	70%	09/30/2017
Carbon			
Jim Thorpe			
LEHIGH COAL & NAVIGATION BLDG. R-0434	27	81%	01/04/1979
Lehighton			
GYPSY HILL GARDENS R-0456	70	99%	10/01/1980
Lackawanna			
Jessup			
JESSUP SENIOR HOUSING O-1003	21	100%	07/07/2008
ST MICHAELS ON THE HILL O-1280	31	100%	03/14/2016

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Lackawanna			
Scranton			
CROSS APARTMENTS H-0012	6	100%	12/01/1989
UNITED NEIGHBORHOOD HOUSING O-0061	16	N/A	04/26/1990
GOODWILL NEIGHBORHOOD RESIDENC O-0488	36	92%	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	90%	12/18/1991
HAMILTON ST (627) O-0100	30	77%	03/13/1992
ALLENTOWN NATIONAL BANK O-0858	63	98%	05/01/2006
HART RENTAL PHASE II N-0010	79	100%	06/01/2007
GREYSTONE APARTMENTS N-0033	24	96%	12/09/2010
Bethlehem			
MILL APARTMENTS O-0045	45	93%	12/31/1990
PARK VIEW AT BETHLEHEM O-0669	114	98%	05/08/2002
Catasauqua			
CATASAUQUA APARTMENTS O-0018	36	100%	09/28/1990
Emmaus			
RIDGE MANOR II D-0004	30	97%	11/01/1989
Luzerne			
Edwardsville			
EDWARDSVILLE VILLAGE R-0111	251	100%	07/11/1975
Exeter			
EXETER SNR CITIZENS HOUSING O-0067	46	100%	09/01/1991
Glen Lyon			
KEN POLLOCK APTS O-0105	40	N/A	05/14/1990

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Luzerne			
Hazelton			
GENNARO GARDENS O-1285	36	97%	05/25/2016
Hazleton			
HAZLEWOOD R-0182	99	100%	06/01/1978
THOMAS COURT O-0914	20	90%	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	95%	05/02/2006
West Pittston			
OLD SCHOOL ON LUZERNE (THE) N-0083	22	100%	12/30/2015
Wilkes Barre			
ST JOHN APARTMENTS O-0756	24	79%	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	98%	08/05/2010
Stroudsburg			
WHITE STONE COMMONS N-0036	72	N/A	09/20/2011
HAMILTON MANOR APARTMENTS O-1312	40	98%	07/11/2017
Northampton			
Bangor			
BANGOR ELDERLY R-0499	100	96%	01/20/1981
Bethlehem			
338 WYANDOTTE APARTMENTS H-0008	7	100%	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	100%	11/24/1999
FRED B ROONEY BUILDING O-1011	150	100%	01/31/2008
BETHLEHEM YMCA O-0982	35	94%	11/11/2008
VHDC AP54 O-1276	51	98%	07/01/2013
Easton			
EASTON SENIOR CITIZENS HOUSING R-0510	97	97%	05/01/1979
FERRY STREET APARTMENTS O-0039	10	80%	11/30/1990
SOUTH THIRD STREET APARTMENTS O-0143	22	95%	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	88%	09/01/1992
Wind Gap			
WIND GAP MANOR O-0545	26	96%	12/15/1999
Pike			
Matamoras			
DELAWARE RUN O-0492	36	97%	07/17/1997
Schuylkill			
Mahanoy City			
MAHANoy ELDERLY HOUSING R-0439	124	97%	11/09/1979
Orwigsburg			
INDEPENDENCE SQUARE O-1295	20	100%	07/07/2016
Tamaqua			
BERWICK HOUSE O-0111	13	92%	08/31/1992

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Schuykill			
Tamaqua			
ABC TAMAQUA HI-RISE O-0690	117	97%	12/12/2000
401 HAZLE O-0968	14	100%	09/26/2007
420 EAST BROAD O-1201	12	100%	07/20/2012
Susquehanna			
Friendsville			
CHOCONUT CREEK APARTMENTS O-1077	24	96%	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	99%	06/04/1979
MEADOWS AT TIFFANY PINES O-1274	40	95%	12/16/2014
Tioga			
Liberty			
LIBERTY COTTAGES O-1236	11	100%	03/20/2012
Mansfield			
TIOGA VIEW APARTMENTS O-1299	51	98%	12/20/2016
Tioga			
KENNER COURT SRO O-0506	11	100%	01/02/1997
Wellsboro			
WELLSBORO SENIOR HOUSING O-0679	11	100%	11/16/2001
GREENWOOD GARDENS O-1254	40	98%	08/30/2013
Wayne			
Hamlin			
HAMLIN HEIGHTS O-1310	40	55%	12/01/2017
Wyoming			
Factoryville			
WINOLA VIEW O-0744	24	96%	03/07/2003
MATHEWSON PARK APARTMENTS O-0801	15	100%	01/27/2005

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 2			
Wyoming			
Mehoopany Village			
SCHOOLHOUSE HILL APTS O-1256	20	100%	06/08/2013
Region: 3			
Adams			
Arendtsville			
MOUNTAIN HOUSE H-0041	7	100%	08/25/1989
Gettysburg			
GETTYSBURG SCATTERED SITE O-0093	16	94%	05/12/1993
VILLAS AT GETTYSBURG O-0750	49	96%	02/12/2004
CEDARFIELD APARTMENTS O-0869	32	84%	02/24/2006
MISTY RIDGE TERRACE O-1122	46	96%	08/30/2010
FAHNESTOCK HOUSE O-1252	26	100%	08/09/2012
MISTY RIDGE TERRACE TWNHMS O-1281	50	100%	07/15/2015
New Oxford			
OLD FRIENDS AT NEW OXFORD O-0824	50	100%	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	98%	07/01/2004
Mechanicsburg			
AMERICAN HOUSE O-0371	16	94%	09/30/1996
ROTH VILLAGE O-0546	61	100%	04/28/1998
SILVER SPRING COURTYARDS O-0648	55	100%	02/22/2001
SILVER SPRING GARDENS O-0791	59	100%	06/02/2004
GENEVA GREENS APARTMENTS O-0889	64	97%	05/30/2006

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Cumberland			
New Cumberland			
NEW CUMBERLAND SR HOUSING N-0027	10	100%	01/25/2011
Shippensburg			
NEW VISIONS - SHIPPENSBURG O-0549	10	80%	08/04/1998
Dauphin			
Elizabethville			
GREENFIELD ESTATES O-0297	24	42%	01/22/1997
Halifax			
FAIRVIEW ESTATES O-0294	6	83%	11/26/1996
Harrisburg			
HILL CAFE H-0049	27	93%	12/28/1990
ECUMENICAL COMMUNITY PH I & II O-0493	192	95%	02/27/1997
ECUMENICAL COMMUNITY PHASE III O-0605	170	94%	03/29/2001
PHEASANT HILL ESTATE II O-0641	48	96%	05/24/2001
ABE CRAMER BNAI BRITH APTS O-0702	195	98%	08/29/2001
COURT AT WASHINGTON SQUARE O-1279	100	98%	11/27/2012
Hershey			
WILLOW RIDGE O-0596	60	98%	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	100%	08/02/2001
Millersburg			
HILLSIDE HEIGHTS O-0293	24	71%	02/07/1997
Steelton			
FELTON BUILDING APARTMENTS N-0064	83	92%	05/01/2012
Franklin			
Chambersburg			
FRANKLIN RESIDENCES O-0146	15	N/A	11/28/1990

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Franklin			
Chambersburg			
ORCHARD RUN APARTMENTS O-0467	48	100%	10/03/1996
ORCHARD RUN II O-0510	40	100%	09/11/1997
COTTAGE GREEN O-0649	51	98%	12/04/2003
SUNSET TERRACE TOWNHOUSES O-0932	40	98%	08/28/2008
CHAMBERSBURG FAMILY TOWNHOMES N-0018	40	95%	05/31/2010
CHAMBERSBURG SENIOR HOUSING O-1109	32	100%	09/30/2010
WASHINGTON SQUARE TOWN HOMES O-1302	54	39%	06/26/2017
Shippensburg			
RAYSTOWN CROSSING O-1145	50	98%	02/10/2011
Waynesboro			
NEW VISIONS O-0445	10	100%	10/24/1996
VALLEY TOWNHOUSES O-0798	22	95%	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	100%	08/15/1983
KING THEATRE O-0043	43	N/A	10/22/1990
UMBRELLA WORKS O-0242	83	4%	12/30/1993
GAUDENZIA VANTAGE II O-0815	5	60%	07/19/2005
GOLDEN TRIANGLE APARTMENTS O-0934	58	100%	12/07/2006
COUNTRY CLUB APARTMENTS O-1083	95	99%	11/01/2008
DIAL APARTMENTS O-0991	40	100%	12/10/2008
PARK AVENUE APARTMENTS N-0031	24	100%	10/25/2010
GARDEN COURT N-0024	264	N/A	10/26/2010

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Lancaster			
Lititz			
BLOOMFIELD APARTMENTS O-0306	66	N/A	07/27/1994
WALNUT STREET APARTMENTS O-0825	18	100%	06/09/2005
LARKSPUR CROSSING TOWNHOMES O-0847	29	100%	07/21/2005
Mount Joy			
SASSAFRAS ALLEY O-0079	64	100%	01/08/1992
Mountville			
SUMMIT HILLS O-0479	60	100%	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	95%	11/01/1999
Lebanon			
SIXTH & WILLOW STREETS O-0057	40	98%	01/10/1991
MAPLE TERRACE APARTMENTS E-0024	20	N/A	06/19/1996
OAK VIEW TERRACE O-0548	22	100%	12/08/1998
HILL TERRACE O-0635	20	95%	10/04/2001
DEER LAKE APARTMENTS O-0692	26	100%	05/02/2003
MIFFLIN MILLS TOWNHOMES N-0034	20	100%	10/28/2009
KREIDER COMMONS O-1284	50	94%	07/29/2016
Palmyra			
CHERRY PLACE O-0323	41	95%	05/08/1996
Perry			
Loysville			
PERLO RIDGE III O-0799	20	100%	11/16/2005
Newport			
NEWPORT SQUARE APARTMENTS O-0598	11	91%	06/22/2000

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 3			
Perry			
Newport			
NEWPORT HOTEL SENIOR HOUSING O-0937	13	100%	08/31/2008
York			
Dillsburg			
WESTMINSTER PL @ CARROLL VLLG N-0028	35	97%	05/20/2011
HIGHLAND PARK N-0065	81	98%	11/30/2011
Dover			
VILLAGE COURT O-0795	60	93%	05/13/2004
Hanover			
HANOVER RESIDENCE O-0665	70	96%	01/15/2002
Red Lion			
YORK COMMONS O-0740	101	97%	10/06/2004
Stewartstown			
HOPEWELL COURTYARD N-0037	96	95%	10/05/2010
York			
CABLE HOUSE R-0470	83	99%	12/01/1980
HUDSON PARK O-0013	70	91%	10/15/1990
SOUTHEAST NEIGHBORHOOD REHAB O-0025	18	89%	09/17/1991
GEORGE STREET O-0131	36	86%	07/22/1992
DUTCH KITCHEN O-0165	59	92%	07/30/1993
WYNDAMERE O-0373	65	98%	11/11/1996
PARK VIEW AT TYLER RUN O-0460	80	99%	02/12/1997
PARK VIEW AT MANCHESTER HEIGHT O-0573	64	100%	12/03/1998
YORK YMCA SRO PROJECT O-0612	114	82%	04/30/1999
SPRINGWOOD OVERLOOK O-0790	84	95%	04/21/2004
HISTORIC FAIRMOUNT APARTMENTS O-0817	38	92%	11/08/2005
WAVERLY COURT APTS AT EASTGATE O-0861	46	100%	11/22/2005
HOMES AT THACKSTON PARK O-1278	39	92%	09/01/2013

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
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
Claysburg			
GREENFIELDS (THE) R-0706	58	98%	01/24/1981
Tyrone			
TYRONE ELDERLY R-0261	100	98%	10/18/1977
Cambria			
Johnstown			
CHANDLER SCHOOL APARTMENTS O-0776	23	96%	02/10/2004
Northern Cambria			
CRAWFORD COMMONS O-0434	11	100%	12/20/1996
Centre			
Bellefonte			
TERRA SYLVAN O-0752	20	100%	02/25/2004
FOX HILL SENIOR APTS PHASE II O-1019	48	98%	11/11/2008
BEAVER HEIGHTS N-0056	40	98%	06/30/2011
GOVERNORS GATE APTS O-1291	66	100%	12/18/2015
BELLEFONTE MEWS O-1290	32	88%	10/28/2016
Philipsburg			
WESTMINSTER PLACE@WINDY HILL N-0030	36	97%	04/21/2010
State College			
LIMEROCK COURT O-1273	36	89%	12/31/2013
Clinton			
Lock Haven			
LOCK HAVEN COMMONS O-0517	24	92%	09/30/1997
OPERA HOUSE SENIOR APARTMENTS O-1132	20	95%	06/30/2010

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 4			
Columbia			
Benton			
BENTON ELDERLY O-0793	11	100%	09/23/2003
Berwick			
SCHAIN BUILDING O-0302	24	96%	09/20/1995
MONROE ESTATES O-0896	24	88%	05/30/2006
CLOVER HILL ESTATES O-1139	24	83%	11/01/2010
ROSEWOOD APTS O-1241	86	100%	12/30/2011
Bloomsburg			
FRANKLIN PLACE O-0644	24	96%	12/22/2000
SCOTT ELDERLY O-0680	24	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	100%	12/23/2016
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	73%	07/17/1992
LINN STREET MANOR E-0504	26	N/A	07/20/1995
ALMOND STREET COMMONS O-0675	24	83%	08/25/2000
GRACE STREET COMMONS O-0749	24	92%	01/10/2003
FAXON COMMONS O-0868	24	92%	01/27/2006
MEMORIAL HOMES N-0074	40	90%	12/22/2014
GROVE STREET COMMONS N-0079	32	100%	01/31/2016

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 4			
Mifflin			
Lewistown			
MANN EDGE TERRACE O-1258	31	97%	12/31/2012
MANN EDGE II O-1307	34	100%	06/01/2017
Montour			
Danville			
WELSH HEIGHTS O-0969	24	100%	09/11/2007
Northumberland			
Coal Township			
COAL TOWNSHIP R-0360	100	99%	06/21/1978
Dalmatia			
GEORGETOWN HEIGHTS O-0772	24	96%	02/20/2004
Mount Carmel			
WILLOW COURT O-0240	30	97%	05/10/1994
Northumberland			
QUEENS POINTE O-0789	24	92%	08/27/2004
CANNERY POINT O-0989	24	100%	12/08/2010
Snyder			
Selinsgrove			
HIGH STREET MANOR O-0544	25	100%	07/22/1998
MARKET STREET MANOR O-0693	17	100%	08/03/2001
Somerset			
Rockwood			
ROCKWOOD SENIOR HOUSING O-0638	10	100%	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	90%	11/22/2006
VILLAGE AT BRIERWOOD III O-1103	20	95%	10/29/2009
VILLAGE AT BRIERWOOD IV O-1270	20	100%	10/17/2013
HIGHLAND HILL O-1296	36	86%	12/13/2016

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 4			
Somerset			
Stoystown			
HITE HOUSE O-0542	28	96%	04/20/1999
Union			
Lewisburg			
KELLY APARTMENTS R-0779	79	100%	01/29/1981
PENN COMMONS O-1298	31	100%	03/02/2017
New Columbia			
WHITE DEER COMMONS O-0518	24	100%	09/03/1997
Region: 5			
Allegheny			
Braddock			
BRADDOCK SENIOR HOUSING O-1117	53	94%	03/16/2010
Bridgeville			
GOODWILL MANOR O-0446	48	100%	01/30/1997
Clairton			
SISTERS PLACE O-0478	16	75%	03/13/1997
CLAIRTON O-0779	44	93%	07/20/2004
Coraopolis			
WOODCREST RETIREMENT RESIDENCE O-1006	58	93%	06/26/2008
Duquesne			
HILLTOP APARTMENTS R-0108	149	74%	11/01/1975
ORCHARD PARK N-0085	44	95%	08/13/2015
GLENSHAW			
HEARTH BENEDICTINE PL-SHALER N-0070	20	80%	04/26/2013
Homestead			
HOMESTEAD APARTMENTS O-0708	60	100%	04/15/2002
ONE HOMESTEAD N-0077	51	96%	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

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Allegheny			
Natrona Heights			
PINE RIDGE HEIGHTS O-0587	40	95%	02/15/2001
Oakmont			
MUNROE TOWER R-0739	100	99%	02/05/1981
Pittsburgh			
ONE POINT BREEZE APTS O-0056	36	N/A	07/10/1989
DOROTHY DAY APARTMENTS O-0055	17	N/A	07/21/1989
WOMANSPACE EAST O-0026	16	N/A	05/10/1991
MELVIN COURT/CHURCHILL APTS O-0140	43	100%	10/22/1991
MEADOWS APARTMENTS O-0184	79	97%	04/28/1992
BRIGHTON PLACE O-0081	34	N/A	04/15/1993
CRAWFORD SQUARE II O-0320	71	87%	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	88%	09/14/1999
FARMERS MARKET APARTMENTS O-0659	75	99%	05/15/2000
SYCAMORE STREET APARTMENTS O-0582	20	95%	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	100%	11/28/2001
PENN MANOR O-0863	55	98%	11/15/2006
LIBERTY PARK PHASE I O-0909	124	100%	08/30/2007
SOJOURNER HOUSE MOMS O-0848	16	50%	12/02/2008
EAST LIBERTY PLACE-NORTH O-1036	54	98%	05/25/2010
SOUTH HILLS RETIREMENT RES O-1099	106	99%	11/30/2010

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Allegheny			
Pittsburgh			
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	97%	06/16/2011
HOMWOOD SENIOR APARTMENTS N-0071	41	98%	07/23/2014
UPTOWN LOFTS ON FIFTH N-0075	47	81%	01/31/2015
BREW HOUSE HOUSING (THE) N-0080	76	97%	10/26/2016
Tarentum			
TARENTUM SENIOR HOUSING O-0880	48	96%	11/24/2006
TARENTUM SENIOR HOUSING PH II N-0004	72	N/A	08/21/2007
Verona			
HULTON ARBORS R-0767	78	97%	12/21/1981
Wilkinsburg			
CRESCENT APARTMENTS N-0058	27	N/A	11/23/2011
FALCONHURST RESTORATION N-0084	33	97%	12/19/2016
Armstrong			
Ford City			
VALLEY VIEW APARTMENTS O-0547	11	100%	05/29/1998
VALLEY VIEW II O-0637	11	82%	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

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Beaver			
Beaver			
FRIENDSHIP COMMONS N-0057	24	100%	03/09/2011
Beaver Falls			
PRV MANOR R-0910	35	100%	08/16/1982
New Brighton			
VALLEY VIEW GARDENS R-0487	120	91%	08/01/1979
Butler			
Butler			
UNDER OUR WING APARTMENTS O-0820	24	100%	10/03/2005
DESHON PLACE II O-1012	10	80%	10/14/2009
HISTORIC LAFAYETTE APARTMENTS O-1176	59	98%	10/10/2011
THOMPSON GREENE O-1289	50	94%	09/29/2016
Chicora			
CHICORA COMMONS O-0595	27	100%	03/29/2000
Cranberry Twp			
ROLLING ROAD REGENCY APTS O-0766	50	98%	11/19/2004
Slippery Rock			
MADISON GROVE N-0011	50	100%	09/02/2010
Fayette			
Brownsville			
BROWNSVILLE SENIOR HOUSING O-1305	24	13%	12/29/2017
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	97%	05/24/2011
Greene			
Waynesburg			
BRIDGE STREET COMMONS O-0108	30	N/A	08/13/1990
GATEWAY SENIOR HOUSING N-0086	52	94%	06/22/2016

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Indiana			
Homer City			
PARKWAY II O-0515	10	100%	04/15/1997
Indiana			
HOMESTEAD (THE) O-0450	24	100%	12/17/1996
GLEN OAKS SENIOR HOUSING O-0857	24	100%	08/31/2005
INDIANA FAMILY HOUSING O-0946	24	100%	06/01/2007
GLEN OAKS HOUSING II O-1101	10	100%	03/19/2009
ORCHARD HILL II O-1200	40	95%	10/01/2010
Robinson			
GARFIELD COURT O-0451	8	88%	01/05/1998
Saltsburg			
SCHOOLHOUSE SQUARE O-0335	24	100%	06/30/1994
Washington			
Bentleyville			
BENTLEYVILLE APARTMENTS R-0729	101	95%	10/29/1981
Brownsville			
OAKS (THE) O-0630	40	100%	01/14/2003
Canonsburg			
CANON APARTMENTS O-0535	42	100%	05/21/1998
Charleroi			
CHAR HOUSE R-0170	104	98%	07/01/1979
Washington			
THOMAS CAMPBELL NORTH R-0103	75	99%	06/23/1978
Westmoreland			
Apollo			
ALLEGHENY POINTE N-0041	52	87%	08/27/2010
Greensburg			
EASTMONT ESTATES D-0016	103	N/A	05/18/1989
WALKERS RIDGE O-0943	84	93%	10/07/2008
NEW SALEM ACRES N-0019	148	N/A	10/13/2009

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 5			
Westmoreland			
Hunker			
HUNTINGDON VILLAGE R-0916	95	98%	08/02/1982
Latrobe			
WIMMERTON R-0118	100	98%	11/01/1975
Mt Pleasant			
MAPLE HILL RENTAL OFFICE R-0614	72	100%	11/04/1980
New Kensington			
RIDGE AVENUE SENIOR APARTMENTS O-0993	40	95%	05/22/2008
West Newton			
FILBERN MANOR R-0506	126	100%	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	88%	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			
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	100%	08/28/1980
ELM STREET APARTMENTS O-0130	18	78%	04/06/1992
Eik			
Ridgway			
RIDGMONT SR COTTAGES O-1283	20	95%	12/15/2015

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 6			
Elk			
Saint Marys			
MARIEN STADT PLACE O-0961	24	96%	12/06/2007
Erie			
Edinboro			
EDINBORO FAMILY HOMES O-0939	29	100%	06/25/2007
HIGHLAND VILLAGE O-1275	37	97%	09/30/2014
Erie			
PENNSYLVANIAN R-0251	112	98%	07/20/1977
INDEPENDENCE HOUSE R-0431	12	100%	01/06/1979
VILLA MARIA I O-0536	41	98%	02/24/1998
VILLA MARIA II O-0575	30	80%	12/23/1998
WOODLANDS AT ZUCK PARK O-1230	30	97%	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	100%	11/30/2010
Wesleyville			
WILLOW COMMONS O-1301	45	9%	02/27/2018
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			
GRACE PLACE-PUNXSUTAWNEY O-1213	24	100%	12/22/2011
Lawrence			
Ellwood City			
DENNIS SCHILL MANOR R-0903	70	97%	12/15/1982
New Castle			
HILEMAN APARTMENTS R-0777	40	98%	05/28/1981

DEVELOPMENT STATUS REPORT

Development Name/Number	Units	% Occp.	Initial Occupancy Date
Region: 6			
Lawrence			
New Castle			
ALLIED HUMAN SERVICES O-0170	8	N/A	06/27/1991
LIGHTNER GREENE O-1144	50	100%	12/17/2010
Mercer			
Farrell			
WILLIAM A GARGANO TOWERS O-0412	36	97%	03/03/1997
LEGACY COMMONS O-0780	29	93%	07/29/2004
FARRELL HOMES O-1260	44	98%	03/31/2013
Greenville			
REYNOLDS WEST ESTATES O-1308	101	98%	12/31/2016
Grove City			
TISHCO COLLEGE VIEW TOWERS O-1293	103	97%	11/01/2016
Hermitage			
HERMITAGE SENIOR HOUSING O-0924	40	95%	11/01/2006
QUAKER MEADOW O-1074	40	100%	08/31/2011
Mercer			
MERCER SENIOR HOUSING O-0735	10	100%	02/06/2003
HERITAGE SQUARE II O-0852	10	100%	03/18/2005
Venango			
Oil City			
SENECA COURT O-0696	24	88%	12/20/2001
Warren			
Warren			
ALLEGHENY POINT O-0814	24	92%	08/31/2005

PENNSYLVANIA HOUSING FINANCE AGENCY

Investment Report as of December 31, 2017

<u>Securities</u>	<u>Amount</u>	<u>Percent of Total</u>	<u>Estimated Market Value</u>
U.S. Government Direct Obligations	96,374,617	40.05%	103,005,254
U.S. Government Agency Obligations	<u>144,234,911</u>	<u>59.95%</u>	<u>172,180,676</u>
Total	<u>\$240,609,527</u>	<u>100.00%</u>	<u>\$275,185,931</u>

<u>Maturities</u>	<u>Amount</u>	<u>Percent of Total</u>	<u>Yield</u>
Due within 1 year	3,811,490	1.58%	5.200%
Due within 1 - 2 years	6,106	0.003%	7.246%
Due within 2 - 10 years	113,259,111	47.07%	2.109%
Due after 10 years	<u>123,532,820</u>	<u>51.34%</u>	5.135%
Total	<u>\$240,609,527</u>	<u>100.00%</u>	