

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 **Wednesday, November 6, 2019 at 10:30 a.m.** at **Philadelphia City Council Chambers, City Hall, Philadelphia, Pennsylvania.** **PLEASE NOTE THIS CHANGE IN VENUE.** 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 Friday, November 1, 2019 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 Friday, November 1, 2019 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

BOARD MEETING AGENDA

WEDNESDAY, NOVEMBER 6, 2019

10:30 A.M.

1. CALL TO ORDER AND ROLL CALL
2. INTRODUCTION OF VISITORS (allowing each visitor 3-5 minutes to speak)
3. APPROVAL OF THE MINUTES FROM THE OCTOBER 10, 2019 BOARD MEETING
4. PROGRAM AND DEVELOPMENT REVIEW COMMITTEE REPORT
 - A. ReCLAIM Program Presentation
4615 North 5th Street, Philadelphia, Philadelphia County
 - B. Home4Good Funding Recommendations
 - C. Other Business
5. OTHER BUSINESS
6. ADJOURNMENT

**Pennsylvania Housing Finance Agency
Meeting of the Board
October 10, 2019**

Members Present:

- *Robin Wiessmann, Chair
- *Mark Schwartz, Vice Chair
- *Maria F. Coutts
- *Ronald F. Croushore
- *Mark Dombrowski
- *Kathy Possinger (serving in the stead of
Dennis Davin, Secretary of Department
of Community a Ross Nese and Economic Development)
- *Jennifer Koppel
- *Gary E. Lenker
- *Robert Loughery
- *Beth Ellis (serving in the stead of
Teresa Miller, Secretary, Human Services)
- *Ross Nese
- *John P. O'Neill
- *John Paone
- *Keith Welks (serving in the stead of
Joseph Torsella, State Treasurer)

*On Telephone conference call

Others Present:

- Brian A. Hudson, Executive Director
- Rebecca L. Peace, Deputy Executive Director/Chief Counsel
- Holly Glauser, Director of Development
- Carl Dudeck, Director of Housing Management
- Coleen Baumert, Director of Homeownership
- Bryce Mareztki, Director of Strategic Planning & Policy
- Scott Elliott, Director of Communications
- Adrienne Trumpy, Director of Accounting
- Kathryn Newton, Director of Loan Servicing
- Melissa Grover, Director of Governmental Affairs
- Kim Boal, Director of Information Technology
- Terri Redmond, Director of Counseling
- Heather Shull, Manager of Investments
- Stanley Salwocki, Manager of Architecture & Engineering
- David Doray, Manager of Multifamily Underwriting
- Bill Bailey, Senior Development Officer
- Kelly Wilson, Senior Development Officer
- Clay Lambert, Business Policy Officer
- Ray Carey, Policy Associate
- Steven O'Neill, Assistant Counsel
- *Jennifer Shockley, Pennsylvania Developers' Council

Members Absent:

*Brandon Hamilton, House Commerce Committee
*Steve Shelton, Trade Institute of Pittsburgh
*Nathaniel Boe, City's Edge
*Andy Davenport, Wister Townhouses
*Dionne Williford, Wister Townhouses
*Cassandra Law, Presbyterian SeniorCare Portfolio
*Paul Winkler, Presbyterian SeniorCare Portfolio
*John Fraser Presbyterian SeniorCare Portfolio
Ron Boston, Duane Morris
Kimberly Smeal, Assistant Secretary
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, October 10, 2019 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 September 29, 2019.

1. CALL TO ORDER AND ROLL CALL

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

2. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 12, 2019 BOARD MEETING

There were no additions or corrections to the minutes as presented.

Mr. Schwartz made a motion that the minutes from the September 12, 2019 Board meeting be approved as submitted. This motion was seconded and unanimously approved.

3. PROGRAM AND DEVELOPMENT REVIEW COMMITTEE REPORT

Mr. Welks as Chair of the Program and Development Committee reported that the Committee met prior to the Board meeting to discuss and review the following items.

A. Request of Tax-Exempt Financing

1. City's Edge, Pittsburgh, Allegheny County

Ms. Wilson reviewed the project and its financing plan. She reported that the sponsor is requesting that the Agency issue bonds in an amount not to exceed \$16,500,000 toward the 4% portion of the financing for this development. The bonds will be privately placed with Red Stone Tax Exempt Funding II, LLC.

This project also has received a reservation of PHARE HTF Funds in the amount of \$1,000,000 and a reservation of PHARE RTT funds in the amount of \$500,000.

Ms. Wilson reported that staff recommends approval of this financing.

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

Mr. Welks asked Mr. Boe who represented the project if he had any comments. Mr. Boe thanked the Agency and the team who have been working on this project over the past few years. He truly appreciates the Board, the Agency and staff for this financing approval.

Vice Chair Schwartz noted the net pay-in from the syndication of Low Income Tax Credits seemed low and he questioned why it was so low. Ms. Glauser stated that there is a significant bridge loan which decreases the value of the tax credits. Staff has reviewed all of the numbers and has determined that the final gross price should be around \$0.94. She assured Vice Chair Schwartz that staff is comfortable with this financing package.

Mr. Welks made the motion that the Board approve the resolution authorizing the issuance of \$16,500,000 maximum aggregate principal amount of Special Limited Obligation Multifamily Housing Development Bonds for City's Edge. This motion was seconded and unanimously approved. (See Appendix 1 of these Minutes.)

2. Presbyterian SeniorCare Portfolio, Butler, Green and Washington Counties

Mr. Bailey reviewed the project and its financing plan. He reported that the sponsor is requesting that the Agency issue bonds in an amount not to exceed \$35,000,000. These bonds will be purchased by Jones Lange LaSalle Multifamily, LLC using the Freddie Mac Tax-Exempt Loan Program.

Mr. Bailey reported that the five apartment complexes included in this portfolio were placed in service between 1983 and 1991. All have been adequately maintained however they all need extensive rehabilitation. There will be no relocation of tenants during the rehabilitation. Any relocation costs which may occur have been built into the project budget.

Mr. Bailey reported that staff recommends approval of this financing.

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

Mr. Welks asked Ms. Law and Mr. Winkler who represented the project if they had any comments. They both thanked the Board for their consideration of the financing of this portfolio package. They also thanked Agency staff for their assistance working with this complicated proposal. They are grateful for the opportunity to help residents age in place.

Mr. Welks made the motion that the Board approve the resolution authorizing the issuance of \$35,000,000 maximum aggregate principal amount of Special Limited Obligation Multifamily Housing Development Bonds for Presbyterian SeniorCare Portfolio. This motion was seconded and unanimously approved. (See Appendix 2 of these Minutes.)

3. Wister Townhouses, Philadelphia, Philadelphia County

Mr. Bailey reviewed the project and its financing plan. He reported that the sponsor is requesting that the Agency issue bonds in an amount not to exceed \$28,500,000. The bonds will be purchased by Berkadia Commercial Mortgage, LLC using the Freddie Mac Tax-Exempt Loan Program.

Mr. Bailey reported that tenants will be relocated within the development until their units have been renovated.

He reported that staff recommends approval of this financing.

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

Mr. Welks asked Mr. Davenport who represented the project if he had any comments. Mr. Davenport thanked the Board, Mr. Hudson and Mr. Bailey for their support in moving this project forward. He appreciates the Agency continuing to assist in this neighborhood within the City of Philadelphia.

Mr. Welks made the motion that the Board approve the resolution authorizing the issuance of \$28,500,000 maximum aggregate principal amount of Special Limited Obligation Multifamily Housing Development Bonds for Wister Townhouses. This motion was seconded. Mr. Paone abstained. The motion carried. (See Appendix 3 of these Minutes.)

B. Re-Entry Initiatives

1. Trade Institute of Pittsburgh Workplace Housing, Homewood, Pittsburgh, Allegheny County

Mr Maretzki reported that in December of 2018, the Board approved a set-aside of \$500,000 for a pilot program for re-entry projects that combine housing and supportive services for formerly incarcerated individuals returning to their communities. Pennsylvania has been on the leading edge of this work through the combined efforts of the Department of Corrections, the Attorney General's Office, the Department of Human Services, Department of Banking and Securities and PHFA.

The Agency has received its first application for the funds from the Trade Institute of Pittsburgh (TIP) Workplace Housing. TIP has been involved in this type of work for nearly 10 years. They train individuals to become skilled tradespeople in bricklaying, general carpentry, masonry and welding.

Mr. Maretzki reviewed the proposal briefly noting that this housing model will provide stable housing for six to eight individuals. As individuals work through the program, get jobs and then are able to maintain self-sufficiency, others are admitted to the program.

Staff is recommending a \$250,000 grant for this TIP project.

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

Mr. Welks asked Mr. Shelton who represented the Trade Institute of Pittsburgh if he had any comments. Mr. Shelton thanked the Board, the Agency and staff for the opportunity to move forward with this initiative. TIP believes that providing housing for re-entrants is the very first step to a successful training program.

Chair Wiessmann asked if there were any such projects in the Philadelphia area. Mr. Hudson reported that there will probably be upcoming press conferences about expanding this program to the Philadelphia and Harrisburg areas as well as across the Commonwealth. Future projects will be modeled after the TIP program.

Mr. Welks made the motion that the Board approve the resolution authorizing the funding of the PHFA Re-Entry Initiative Fund and projects. This motion was seconded by Mr. Nese. Mr. Schwartz abstained. The motion carried. (See Appendix 4 of these Minutes.)

C. Tax Credit Program Administration

Ms. Glauser reported that there are several projects that have received tax credits in previous years and for various reasons have become unable to place the projects in service in the timeframe of the Tax Credit Program requirements. Some have become involved in unforeseen expenses during the development process which jeopardize their completion.

The projects needing additional resources include Dauphin House in Philadelphia (\$400,000); Cherry Street Commons in Frackville (\$100,000); York Family Residences in York (\$747,666); and Madison Court in Shamokin (\$500,000).

As part of this request, staff is also asking that the Board delegate the authority to the Program and Development Review Committee to review and approve future requests for reallocations of tax credits based on the criteria set forth in the 2019-2020 Allocation Plan.

Staff recommends approval of these requests.

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

Mr. Welks made the motion that the Board authorize staff to take certain actions to provide additional resources to secure closing for certain rental housing developments and delegate to the Program Development and Review Committee the authority to make reallocations of tax credits for qualified Low Income Housing Tax Credit projects. This motion was seconded. Mr. Schwartz abstained. The motion carried. See Appendix 5 of these Minutes.)

D. Disposition of Properties

Mr. Dudeck reported that staff is requesting the Board to consider debt forgiveness on several properties funded 30 years ago under the Agency's Homeless Demonstration Program. The owners of these projects are mostly non-profit owners and are primarily service providers. None of the properties received tax credits and mortgages are due and payable at maturity. There is insufficient money in their

operating budgets to repay the debt and they have fulfilled the goals of the program over the 30 year period.

The projects include Cross Apartments (support loan: \$200,637); 338 Wyandotte Street Apartments (Support loan: \$352,346); and Housing Options and Opportunities (Support loan: \$96,000).

Staff recommends Board approval of the debt forgiveness of these projects.

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

Mr. Welks made the motion that the Board authorize staff to take certain dispositions for certain rental housing developments. This motion was seconded and passed unanimously. (See Appendix 6 of these Minutes.)

B. Other Business

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

4. OTHER BUSINESS

A. Corporate Resolution Update

Mr. Hudson reported that this is a matter of housekeeping. This resolution includes confirming Jordan Laird as Director of Finance and Adrienne Trumpy as Director of Accounting. There was no discussion.

A motion was made and seconded to confirm certain appointments of the Agency. This motion was seconded and unanimously approved. (See Appendix 7 of these Minutes.)

B. November Board Meeting

Mr. Hudson reminded the Board that the November meeting will be held on Wednesday, November 6 in City Council's Chambers at City Hall in Philadelphia. A dinner has been scheduled for Tuesday, November 5. The Secretary will be contacting the members regarding these events. Any questions should be directed to the Secretary.

5. ADJOURNMENT

There being no further business to be discussed, a motion was made and seconded that the Board meeting be adjourned. The motion was unanimously approved. The meeting adjourned at 11:20 a.m.

The next monthly meeting of the Members of the Board of the Pennsylvania Housing Finance Agency will be held at City Council Chambers, City Hall in Philadelphia on Wednesday, November 6, 2019 at 10:30 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Carrie M. Barnes".

Carrie M. Barnes
Secretary

**PENNSYLVANIA HOUSING FINANCE AGENCY
MEMORANDUM**

To: Members of the Board

From: Brian A. Hudson
Executive Director & CEO 

Date: November 6, 2019

Re: Revised Community Leveraging Assistance Initiative (ReCLAIM)
4615-21 N. 5th Street, City of Philadelphia

PHFA, in partnership with the City of Philadelphia Department of Commerce, City Planning Department and others have funded a new program modeled on the past success of the mixed use facility financing program ("MUFFI"). This group of partners has identified and committed to making a large and long-term investment in a couple of critical neighborhoods in the City of Philadelphia and with PHFA involvement (and commitment of funding), would be able to leverage other resources for creation of this new pilot program: the Revised Community Leveraging Assistance Initiative (ReCLAIM) Program. The ReCLAIM Program will be initially offered as a pilot program in targeted Philadelphia neighborhoods, seeking applications for debt financing for projects that are part of a comprehensive strategy for redevelopment, which can leverage significant other resources to fully complete the project.

In December, 2015, the PHFA Board authorized the set aside of \$1.5 million for the program.

The Agency has received a project application for the program from Esperanza Housing and Economic Development Corporation (EHED) for a mixed-use (commercial/residential) development in the Hunting Park neighborhood of the City of Philadelphia. The project would raze the largest remaining dilapidated property on the neighborhoods 5th Street Commercial Corridor, replacing it with new commercial space and affordable rental housing. When completed in 2020/2021, the project will help address Hunting Park's overall revitalization efforts by providing eight (8) affordable rental units and 4,000 sq. ft. of commercial space in this vital neighborhood corridor.

Esperanza Housing and Economic Development Corporation is requesting \$700,000 from the ReCLAIM Program as part of an overall \$3.3 million project. An outline of the sources and uses for the project include:

SOURCES:

DCED Grant for Acquisition	\$103,000
Nueva Esperanza Equity	\$25,224
Permanent Loan (WSFS)	\$1,010,000
LISC Predevelopment Grant	\$50,000
Commerce NED Grant	\$350,000
PHARE Grant	\$300,000
FHLB AHP Grant	\$650,000
DCED Local Share	\$104,962
PHFA ReCLAIM loan	\$700,000
TOTAL SOURCES:	\$3,293,186

USES:

Acquisition/Land	\$120,000
Pre-Development Costs	\$123,775
Total Construction Costs	\$2,510,409
Operating Reserve	\$97,180
LISC Predevelopment Payment	\$50,000
Developer Fee (used for construction) ...	\$387,622
Replacement Reserve	\$4,200
TOTAL USES:	3,293,186

The proposed project is located in the North Philadelphia neighborhood of Hunting Park. This neighborhood encompasses 80 square blocks, which is home to about 13,700 residents. The physical boundaries of the neighborhood are as follows: Luzerne Street (southern boundary), Roosevelt Boulevard/Mentor Street (northern boundary), Front Street (eastern boundary) and 9th Street (western boundary). Hunting Park lies within the poorest congressional district in the Commonwealth of Pennsylvania, with the neighborhood's estimated household median income hovering at \$20,014/year, compared with \$36,339 for the City of Philadelphia.

The site is located at 4615-21 N. 5th Street, on the 5th Street Commercial Corridor one block from its intersection with the Wyoming Avenue Commercial Corridor. The 5th and Hunting Park Commercial Corridor, which runs from Luzerne Street on the south to the Roosevelt Boulevard on the north (4000-4727 N. 5th Street) and from 100-900 W. Hunting Park Avenue, has been a designated corridor under the City of Philadelphia Commerce Department's Targeted Corridor Revitalization Management Program since 2008. The property is served by SEPTA's Route 47, 75 and R bus lines, is two blocks from the Roosevelt Boulevard interchange, and a half-block from the large Rite Aid parking lot, making it accessible by automobile as well as public transportation.

EHED expects that the proposed project will achieve the following outcomes:

- Create 4,000 sq. ft. of prime commercial space at the heart of a growing business district
- Attract up to 3 new retail businesses to the 5th Street Commercial Corridor
- Generate 17 jobs for low/moderate-income residents of the target area through new retail tenants
- Create 8 units of needed affordable rental housing for tenants at 50% AMI
- Eliminate the largest remaining blighted property on Hunting Park's 5th Street Commercial Corridor, replacing it with a modern structure that will be viable for years to come.
- Provide a critical impulse to the revitalization of the neighborhood to complement coming streetscape improvements, ongoing commercial façade renovations, and residential block beautification projects.

The proposed timeline for the project is to begin construction January, 2020 with completion/occupancy expected in late 2020/early 2021.

Staff is recommending a loan of \$700,000 from the ReCLAIM Program be provided to Esperanza Housing and Economic Development Corporation for this project. A resolution is attached.

**RESOLUTION OF THE PENNSYLVANIA HOUSING FINANCE AGENCY
AUTHORIZING RESERVATION OF FUNDING FOR PILOT
REVISED COMMUNITY LEVERAGING ASSISTANCE INITIATIVE PROPOSAL
4615-21 N. 5th STREET (City of Philadelphia) – Hunting Park**

WHEREAS, the Pennsylvania Housing Finance Agency (the "Agency") exists and operates pursuant to the Housing Finance Agency Law (35 P.S. Section 1680.101 *et seq.*) for the purposes ". . . of alleviating hardship which results from insufficient production of private homes and of rental housing for persons and families of low and moderate income, including the elderly . . . the deleterious effect of inadequate housing upon the general welfare of the Commonwealth . . . by broadening the market for private homes and for housing for persons and families of low and moderate income, through the provision of specialized financing secured by mortgages to corporations, individuals, joint ventures, partnerships, limited partnerships, trusts, cooperatives and condominiums... thus improving and stimulating the distribution of capital for housing and neighborhood revitalization projects ... " and

WHEREAS, the Agency has set aside funds for a pilot program to stimulate the production of housing, to increase economic development in commercial corridors and urban areas and to prevent and eliminate blight in selected parts of the Commonwealth where other sources of funding have been made available and has issued an invitation for applications from qualified entities; and

WHEREAS, Esperanza Housing and Economic Development Corporation, has applied for the financing of the 4615-21 N. 5th Street project, which is comprised of a mixed use development at this address in the City of Philadelphia, Philadelphia County, seeking a loan in the amount of \$700,000 for use in the acquisition, renovation and operation of this project.

WHEREAS, the Agency has determined that this application may meet the program goals and criteria and has determined to authorize staff to provide a conditional reservation of loan funding for the development, subject to satisfaction of all program funding requirements.

NOW, THEREFORE, be it resolved by the members of the Pennsylvania Housing Finance Agency on this 6th day of November, 2019, as follows:

Section 1. The Agency hereby approves a loan in an amount not to exceed \$700,000 to Esperanza Housing and Economic Development Corporation (and associated entities) for the 4615-21 N. 5th Street development proposal, subject to satisfaction of program funding requirements set forth below.

Section 2. Funding is contingent upon a.) submission and approval of all funding sources and related documents to secure the financial feasibility of the proposed development; b.) submission and approval of all necessary documentation for financially qualified ownership entity (or entities) for the development; c.) documentation establishing title to the real estate, subject only to encumbrances acceptable to the Agency; d.) recording of a mortgage and submission of such other forms of security as acceptable to the Agency to secure the repayment of the Agency's loan; e.) reimbursement of Agency expenses and costs; f.) submission of all necessary plans, construction contracts and local approvals to support the rehabilitation of the properties in accordance with the program proposal; g.) commitment in the form of a restrictive covenant agreement to operate the development in accordance with Agency requirements for the term of the loan; and h.) such satisfaction of such other loan closing requirements as deemed necessary by the Agency.

Section 3. This funding reservation is subject to recapture and withdrawal if substantial progress has not been made towards the finalization of all closing requirements within six months from the date hereof.

Section 4. Staff is hereby authorized and directed to take all actions as deemed necessary and appropriate to effectuate this resolution.

Section 5. This resolution shall take effect immediately.

PENNSYLVANIA HOUSING FINANCE AGENCY
MEMORANDUM

To: Member of the Board
Pennsylvania Housing Finance Agency

From: Brian Hudson
Executive Director



Date: November 6, 2019

Re: 2019 Home4Good Funding Recommendations

Home4Good is a three-year initiative between the Federal Home Loan Bank of Pittsburgh (FHLBank Pittsburgh or FHLB) and the Pennsylvania Housing Finance Agency (PHFA) to provide grants to address systemic gaps in support and services to address homelessness in the Commonwealth (the "Program"). Each year, FHLBank Pittsburgh will contribute \$3 million and PHFA will commit \$1.5 million towards the Program. This is the second year of funding. Last year, 64 local programs were funded.

Similar to last year, all 16 Continuum of Care entities (CoC's) (member and non-member) serving the homeless throughout the Commonwealth were invited to submit proposals for programs/projects that they were critical to addressing homelessness in that particular CoC.

Each CoC has recently completed a Strategic Plan. Based on the information and data provided, PHFA and FHLB have deemed the following activities to be eligible and of significant priority.

- Homeless outreach.
- Housing models designed to serve youth.
- Eviction prevention and homeless diversion programs (providing security deposits, rent/utility assistance, employment/transportation assistance, gift cards for groceries, etc.)
- Landlord engagement and outreach to increase availability and access to affordable rental units.
- Non-time-limited supportive housing.
- Support Services for homeless households (screening and intake done through the Coordinated Entry process, employment assistance, skill development, job training, etc., and recovery support.
- Coordinated entry support/capacity building.
- Transitional housing to facilitate the movement of individuals and families to permanent housing.
- Rapid re-housing that provides housing coupled with supportive services.
- System enhancements and support to the Homeless Management Information System (HMIS) to increase capacity, expand services, and/or improve the ability to serve clients.
- Flexible funding to strengthen the CoC community's ability to end homelessness (system changes, partnerships, specific intervention or targeting a particular sub-population).

The Home4Good RFP was released on May 13th and proposals were due to the Agency on August 30th. The Program received 137 applications requesting \$16.3 million in funding. A review team comprised of staff from FHLB, PHFA, Department of Human Services and Department of Community and Economic Development fully reviewed all applications submitted based on the priorities determined by program and CoC Strategic Plans. Based on the comprehensive review process by both the CoCs and the PHFA review committee, staff is recommending the following projects/programs be awarded funding from the 2019 Home4Good Program. A resolution is attached.

Continuum of Care	Applicant	Proposal Name	Award Amount
Beaver County	The Salvation Army of Beaver County - Western PA Division	The Harmony House Transitional Housing - Rapid Rehousing Program	\$62,000
	Home4Good CoC Administration		\$3,100
Bristol, Bensalem/Bucks County	Bucks County Housing Group	SOAR Case Manager	\$25,000
	Bucks County Opportunity Council, Inc.	Prevention/Diversion	\$25,000
	Home4Good CoC Administration		\$2,500
Chester County	Friends Association for Care and Protection of Children	Homelessness Prevention Program	\$45,000
	Housing Authority of the County of Chester	Homeless Assistance Program	\$35,000
	Home of the Sparrow	Homelessness Prevention and Diversion with Increased Access to Mental Health Service	\$15,000
	Home4Good CoC Administration		\$4,750
Eastern Pennsylvania	Valley Youth House Committee, Inc.	The Synergy Project - Allentown	\$70,000
	Clinton County Housing Coalition, Inc.	Eastern PA CoC Coordinator	\$30,000
	Pocono Mountains United Way	Pocono RHAB Homeless Prevention and Diversion Program	\$100,000
	Pennsylvania Coalition Against Domestic Violence (PCADV)	Domestic Violence Housing First (DVHF) Pilot Project	\$94,737
	Lehigh Valley Regional Advisory Board/Lehigh Conference of Churches	Lehigh Valley Diversion/Prevention Pilot Program	\$125,000
	PA Interfaith Community Programs, Inc.	Adams County Homeless Diversion	\$74,550
	Home4Good CoC Administration		\$24,715
Erie City & County	Erie DAWN	Housing NOW	\$50,000
	St. Martin Center	St. Martin Center - H4G Stable Home Pathway 2	\$40,000
	Home4Good CoC Administration		\$4,500
Harrisburg/Dauphin County	Christian Churches United of the Tri-County Area	HELP Ministries	\$46,000
	Brethren Housing Association	Transitions	\$27,000
	Home4Good CoC Administration		\$3,650

Continuum of Care	Applicant	Proposal Name	Award Amount
Lancaster City & County	Lancaster Housing Opportunity Partnership	Eviction Prevention Network	\$82,000
	School District of Lancaster	Schools First Initiative: Youth Peer Advisory Council	\$10,000
	Home4Good CoC Administration		\$4,600
Lower Merion, Norristown, Abington/Montgomery County	Carson Valley Children's Aid	Rapid Rehousing	\$100,000
	Pottstown Cluster of Religious Communities	PCRC EPIC and RRH Program	\$28,000
	Home4Good CoC Administration		\$6,400
Philadelphia	Turning Points for Children	Turning Points YVLifeSet	\$100,000
	Drueding Center	Drueding Rental Assistance Program (DRAP)	\$100,000
	Action Wellness	Action Wellness Pathway Home Project	\$100,000
	Utility Emergency Services Fund (UESF)	Stabilizing Re-Entering Citizens: A Housing and Workforce Development Approach	\$100,000
	Asociacion Puertorriquenos en Marcha (APM)	North Philadelphia Eviction Prevention	\$50,000
	Friends Rehabilitation Program	FRP H4G Prevention and Diversion Program	\$150,000
	Depaul USA	St. Joseph's House	\$200,000
	Philadelphia Interfaith Hospitality Network (PIHN)	Family Homelessness Prevention/Shelter Diversion Program	\$92,000
	Nationalities Service Center	Support for Vulnerable Newcomers	\$50,000
	New Kensington Community Development Corporation	Healing-Centered Eviction Prevention	\$50,000
	Prevention Point Philadelphia (PPP)	Point Home	\$50,000
	Resources for Human Development	Philadelphia Housing Smart	\$50,000
	First Step Staffing Philadelphia	Employment Program	\$100,000
	Norris Square Community Alliance	NSCA Home Share Program	\$50,000
	HELP Social Service Organization	HELP Philly Independence Homeless Prevention Program (HPP)	\$100,000
	Pathways to Housing PA	Transitional Employment Program	\$60,000
Home4Good CoC Administration		\$70,100	

Continuum of Care	Applicant	Proposal Name	Award Amount
Pittsburgh, McKeesport, Penn Hills/Allegheny County	Light of Life	Light of Life's Street Outreach Program	\$63,950
	Chartiers Center	Homeless Utility Assistance Program	\$120,000
	Allegheny County Department of Human Services (DHS)	Landlord Risk Mitigation Fund	\$50,000
	Bethlehem Haven	Housing Assistance and Support for Post Medical Respite Discharge	\$111,323
	Women's Center & Shelter of Greater Pittsburgh	Homelessness Prevention and Diversion	\$75,000
	Goodwill of Southwestern Pennsylvania	Home4Good - HomeWork	\$88,495
	Neighborhood Legal Services Association	Homelessness and Eviction Prevention Project (HAPP)	\$60,000
	YMCA of Greater Pittsburgh	Center Avenue YMCA Renovation	\$50,000
	Auberle	Auberle Home4Good	\$50,000
	Society of St. Vincent de Paul Central Council of Pittsburgh	Direct Assistance Fund	\$42,000
	HEARTH	HEARTH: A Safe Place Matters	\$60,000
	Sisters Place	Empowerment Housing Program & Housing Plus Model of Service	\$40,000
	Home4Good CoC Administration		\$40,538
Reading/Berks County	Opportunity House - Rose Project	Relief for Overcrowding in the Shelter Environment	\$100,000
	Easy Does It, Inc.	Young Adult Transitional Housing	\$20,000
	Home4Good CoC Administration		\$6,000
Scranton/Lackawanna County	United Neighborhood Centers of Northeastern PA	Re-entry Rapid Re-housing	\$58,000
	Valley Youth House Committee, Inc.	Rapid Re-Housing for Homeless Lackawanna County Youth	\$58,000
	Home4Good CoC Administration		\$5,800
Upper Darby, Chester, Haverford/Delaware County	Community Action Agency of Delaware County, Inc.	Rental and Utility Assistance Programs	\$65,000
	County of Delaware - Dept. of Human Services; Adult and Family Services	SOAR 4 U	\$140,000
	Home4Good CoC Administration		\$10,250

Continuum of Care	Applicant	Proposal Name	Award Amount
Western Pennsylvania	Valley Youth House Committee, Inc.	Western PA COC Host Homes Program	\$75,000
	Fayette County Community Action Agency, Inc.	CoC Coordinator Position	\$30,000
	McKean County Redevelopment & Housing Authority	Home Connection	\$125,000
	Fayette County Community Action Agency, Inc.	Justice Housing Initiative	\$175,000
	Home4Good CoC Administration		\$20,250
Wilkes-Barre, Hazleton/Luzerne County	Catherine McAuley Center	Catherine McAuley Center Plymouth Emergency Shelter	\$68,750
	Home4Good CoC Administration		\$3,438
York City & County	WellSpan Health	WellSpan LifePath Recuperative Care (WLRC)	\$24,000
	County of York: York Human Services Department	York County 3RP (Rapid Rehousing for Reentrants Program)	\$50,000
	Home4Good CoC Administration		\$3,700

**RESOLUTION OF THE PENNSYLVANIA HOUSING FINANCE AGENCY
AUTHORIZING FUNDING OF HOME4GOOD (H4G) PROGRAMS AND PROJECTS**

WHEREAS, the Pennsylvania Housing Finance Agency (the "Agency") exists and operates pursuant to the Housing Finance Agency Law (35 P.S. Section 1680.101 *et seq.*) for the purposes ". . . of alleviating hardship which results from insufficient production of private homes and of rental housing for persons and families of low and moderate income, including the elderly . . . the deleterious effect of inadequate housing upon the general welfare of the Commonwealth . . . by broadening the market for private homes and for housing for persons and families of low and moderate-income, through the provision of specialized financing secured by mortgages to corporations, individuals, joint ventures, partnerships, limited partnerships, trusts, cooperatives and condominiums... "; and

WHEREAS, the Agency, in conjunction with the Federal Home Loan Bank of Pittsburgh ("FHLBank Pittsburgh") established the Home4Good Program (hereinafter, "H4G" or "the Program") for the purpose of providing grants to eligible programs and projects with the objective of addressing systemic gaps in support and services to aid in the minimization and elimination of homelessness in the Commonwealth; and

WHEREAS, pursuant to H4G, the Agency and FHLBank Pittsburgh may distribute program funds to eligible projects that meet specific goals including, but not limited to homeless outreach, eviction prevention, as well as homeless diversion support such as providing security deposits, rent/utility assistance and employment/transportation assistance; and

WHEREAS, the Agency and FHLBank Pittsburgh issued a Request for Proposals for the submission of applications to the Program; and

WHEREAS, the Agency and FHLBank Pittsburgh, in collaboration with other Commonwealth entities, extensively reviewed the applications received for a determination of which projects best meet the Program criteria and have chosen to reserve funding for the applications set forth below; and

WHEREAS, the Board has reviewed the review process and desires to authorize release of program funding.

NOW, THEREFORE, be it resolved by the members of the Agency on this 6th day of November 2019, as follows:

Section 1. The Agency hereby approves the process undertaken by staff in reviewing applications from 2019 Home4Good funding.

Section 2. Staff is hereby authorized and directed to take all actions necessary to effectuate the following authorized reservation of funds and to provide appropriate contracts outlining monitoring, reporting, record keeping, and any set aside requirements.

Section 3. This resolution shall take effect immediately.

2019 Home4Good Reservation of Funds

Continuum of Care (by county)	Applicant / Proposal Name	Recommended Funding Amount
Allegheny County	Light of Life / Light of Life's Street Outreach Program	\$63,950
	Chartiers Center / Homeless Utility Assistance Program	\$120,000
	Department of Human Services / Landlord Risk Mitigation Fund	\$50,000
	Bethlehem Haven / Post Medical Respite Discharge Housing Assistance	\$111,323
	Women's Center & Shelter of Greater Pittsburgh / Prevention and Diversion ...	\$75,000
	Goodwill of Southwestern Pennsylvania / Home4Good – HomeWork	\$88,495
	Neighborhood Legal Services Association / Eviction Prevention Project	\$60,000
	YMCA of Greater Pittsburgh / Center Avenue YMCA Renovation	\$50,000
	Auberle / Home4Good	\$50,000
	Society of St. Vincent de Paul Central Council / Direct Assistance Fund	\$42,000
	HEARTH / A Safe Place Matters	\$60,000
	Sisters Place / Empowerment Housing Program	\$40,000
	CoC Administrator/Allegheny County Dept. of Health	\$40,538
Beaver County	The Salvation Army of Beaver County / The Harmony House	\$62,000
	Beaver County CoC Administration	\$3,100
Berks County	Opportunity House / Relief for Overcrowding in the Shelter Environment	\$100,000
	Easy Does It, Inc. / Young Adult Transitional Housing	\$20,000
	Berks County CoC Administration	\$6,000
Bucks County	Bucks County Housing Group / SOAR Case Manager	\$25,000
	Bucks County Opportunity Council, Inc. / Prevention/Diversion	\$25,000
	Bucks County CoC Administration	\$2,500
Chester County	Friends Association for Care and Protection of Children / Homelessness Prevention Program	\$45,000
	Housing Authority of the County of Chester / Homeless Assistance Program ...	\$35,000
	Home of the Sparrow / Homelessness Prevention and Diversion	\$15,000
	Chester County CoC Administration	\$4,750
Delaware County	Community Action Agency of Delaware County, Inc. / Rental and Utility Assistance	\$65,000
	County of Delaware - Dept. of Human Services / SOAR 4 U	\$140,000
	Delaware County CoC Administration	\$10,250
Eastern Pennsylvania	Valley Youth House Committee, Inc. / The Synergy Project – Allentown	\$70,000
	Clinton County Housing Coalition, Inc. / Eastern PA CoC Coordinator	\$30,000
	Pocono Mountains United Way / Homeless Prevention and Diversion	\$100,000
	Pennsylvania Coalition Against Domestic Violence / Domestic Violence Housing First (DVHF) Pilot Project	\$94,737

Continuum of Care (by county)	Applicant / Proposal Name	Recommended Funding Amount
	Lehigh Conference of Churches / Diversion/Prevention Pilot Program	\$125,000
	PA Interfaith Community Programs, Inc. / Homeless Diversion	\$74,550
	Eastern Pennsylvania CoC Administration	\$24,715
Erie County	Erie DAWN / Housing NOW	\$50,000
	St. Martin Center / H4G Stable Home Pathway 2	\$40,000
	Erie County CoC Administration	\$4,500
Dauphin County	Christian Churches United of the Tri-County Area / HELP Ministries	\$46,000
	Brethren Housing Association / Transitions	\$27,000
	Harrisburg/Dauphin County CoC Administration	\$3,650
Lancaster County	Lancaster Housing Opportunity Partnership / Eviction Prevention Network	\$82,000
	School District of Lancaster / Schools First Initiative	\$10,000
	Lancaster County CoC Administration	\$4,600
Montgomery County	Carson Valley Children's Aid / Rapid Rehousing	\$100,000
	Pottstown Cluster of Religious Communities / PCRC Programs	\$28,000
	Montgomery County CoC Administration	\$6,400
Philadelphia County	Turning Points for Children / Turning Points YVLifeSet.....	\$100,000
	Drueding Center / Drueding Rental Assistance Program (DRAP)	\$100,000
	Action Wellness / Action Wellness Pathway Home Project	\$100,000
	Utility Emergency Services Fund / Stabilizing Re-Entering Citizens	\$100,000
	Asociacion Puertorriquenos en Marcha / North Philadelphia Eviction Prevention	\$50,000
	Friends Rehabilitation Program / Prevention and Diversion Program	\$150,000
	Depaul USA / St. Joseph's House	\$200,000
	Philadelphia Interfaith Hospitality Network / Family Homelessness Prevention/Shelter Diversion Program	\$92,000
	Nationalities Service Center / Support for Vulnerable Newcomers	\$50,000
	New Kensington Community Development Corporation / Healing-Centered Eviction Prevention	\$50,000
	Prevention Point Philadelphia / Point Home	\$50,000
	Resources for Human Development / Philadelphia Housing Smart	\$50,000
	First Step Staffing Philadelphia / Employment Program	\$100,000
	Norris Square Community Alliance / Home Share Program	\$50,000
	HELP Social Service Organization / Philly Independence Homeless Prevention Program	\$100,000
	Pathways to Housing PA / Transitional Employment Program	\$60,000
	Philadelphia County CoC Administration	\$70,100

Continuum of Care (by county)	Applicant / Proposal Name	Recommended Funding Amount
Lackawanna County	United Neighborhood Centers of Northeastern PA / Re-entry Rapid Re-housing	\$58,000
	Valley Youth House Committee, Inc. / Rapid Re-Housing for Homeless Lackawanna County Youth	\$58,000
	Lackawanna County CoC Administration	\$5,800
	Luzerne County	Catherine McAuley Center / Plymouth Emergency Shelter
	Luzerne County CoC Administration	\$3,438
Western Pennsylvania	Valley Youth House Committee, Inc. / Western PA COC Host Homes Program	\$75,000
	Fayette County Community Action Agency, Inc. / CoC Coordinator Position	\$30,000
	McKean County Redevelopment & Housing Authority / Home Connection ...	\$125,000
	Fayette County Community Action Agency, Inc. / Justice Housing Initiative	\$175,000
	Western Pennsylvania CoC Administration	\$20,250
York County	WellSpan Health	\$24,000
	York Human Services Department / York County 3RP (Rapid Rehousing for Reentrants Program)	\$50,000
	York County CoC Administration	\$3,700
	Total Funding	\$4,500,004