

**Pennsylvania Housing Finance Agency  
Meeting of the Board  
April 12, 2018**

**Members Present:**

Robin Wiessmann, Chair  
\*Thomas B. Hagen, Vice-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  
Teresa Miller, 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:**

**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  
Ali Tomich, Director of Western Region  
Nancy Twyman, Director of Eastern Region  
Jordan Laird, Director of Finance  
JoLynn Stoy, Associate Counsel  
Lori Toia, Director of HEMAP  
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  
Jada Greenhowe, Assistant Counsel  
Ann Mermelstein, Senior Development Officer  
Kelly Wilson, Development Officer  
Joe Scott, Development Officer  
Bill Bailey, Senior Development Officer  
Ken Bobb, Senior Construction Document Examiner  
Beth Silvick, Senior Development Officer  
Sherry Pates, Development Officer  
Gail Shull, Senior Development Officer  
Yashira Cruz, Development Officer  
Bob Milne, Development Officer  
Dave Gregorits, Development Officer  
Adam Kitchen, Environmental/Site Specialist  
Nicole Eutzy, Development Officer  
Joanna Ball, Assistant Tax Credit Officer  
Lynette Davenport, Development Officer  
Linda Stewart, Manager of Tax Credit Program  
Lisa Case, Manager of Project Operations  
Robert Foggio, Jefferies LLC  
Jim Stretz, George K. Baum & Company  
Michael Baumrin, RBC Capital Markets, LLC  
Mitch Gallo, RBC Capital Markets, LLC  
Alan Jaffe, Jefferies LLC  
Matthew Engler, Wells Fargo Securities  
Julius Coursey, Wells Fargo Securities  
Nicholas Fluehr, Wells Fargo Bank, N.A.  
Rick Welsh, Wells Fargo  
Joe Monitto, Bank of America Merrill Lynch  
Andy Cohen, Woda Cooper  
Bob Totaro, RCT Advisors  
Leah Krnjaic, Pennsylvania Developers Council  
Alan Flannigan, Department of Banking and Securities  
Joel Johnson, Montgomery County Housing Authority (MCHA)  
Peter Weiss, J.P. Morgan Securities LLC  
Brad Shopp, Feinberg Shopp and Associates  
Kim Contino, KSA Group (Pirhl Developers)  
James Pianka  
Cindy Daley, Regional Housing Legal Services  
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, April 12, 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 April 8, 2018.

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

The meeting was called to order by Chair Wiessmann at 10:50 a.m. The roll was called and a quorum was present.

Chair Wiessmann welcomed Gary Lenker to the Board. Mr. Lenker has been appointed to the Board by the Governor. She also reported that Mark Schwartz has been reappointed to another term by the Governor.

**2. APPROVAL OF THE MINUTES FROM THE MARCH 8, 2018 BOARD MEETING**

There were no additions or corrections to the minutes.

**A motion was made that the minutes from the March 8, 2018 Board meeting be approved as submitted. This motion was seconded by Mr. Croushore. Mr. Lenker abstained. The motion carried.**

**3. 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. He specifically noted that staff provided a power point presentation on the projects being recommended for funding approval.

**A. Review and Approval of the 2018 Low Income Housing Tax Credit Allocation of Resources**

Ms. Glauser reported that 98 applications were received for funding under the Low Income Housing Tax Credit Program requesting in excess of \$197,553,368 in tax credits, \$15,743,648 in PennHOMES funds and \$36,688,204 in PHARE funds. Three proposals were withdrawn by the applicants. The Internal Revenue Service has not published the exact amount of funds the Agency will receive under the housing credit ceiling; however, the Agency is estimating that number to be approximately \$34,500,000.

Ms. Glauser reported that senior staff performed a preliminary review of all 98 applications and noted that 19 developments were not able to move forward because they did not meet key program parameters. The proposals were ranked in accordance with the approved selection criteria in the 2017/2018 Allocation Plan.

Following the review process, 39 proposals received a preliminary determination of eligibility. These proposals are now required to submit additional documentation to the Agency by August 1, 2018 to support their financial viability and program qualification. The Board will be updated on this process at the September, 2018 meeting.

The Board members received a listing of the proposals being recommended by staff for their review.

Ms. Glauser reported that two of the proposals received were selected by a jury of affordable housing professionals for an award of tax credits under the “Innovation of Design” category. These proposals received special recognition for their excellence in design and implementation of current and future energy. The proposals receiving this designation are Fallbrook and Liberty 52. Ms. Glauser briefly reviewed each of these proposals for the Board.

Ms. Glauser recognized all the members of staff who worked so diligently and spent hours evaluating all of the proposals.

Staff recommends approval of the Low Income Housing Tax Credit evaluation process and the program funding as presented to the Board.

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

**Mr. Welks made the motion that the Board approve the resolution approving the year 2017/18 Federal Low Income Rental Housing Tax Credit Allocation process and authorizing certain Agency actions regarding program funding. This motion was seconded by Ms. Possinger. Messrs. Eisenstat, Lenker, Paone and Schwartz abstained. The motion carried. (See Appendix 1 of these Minutes.)**

**B. Review and Approval of the 2018 PHARE Allocation of Resources**

Mr. Maretzki gave a brief overview of the Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) noting that its specific purpose is to address housing needs in the Commonwealth. This program is funded by Marcellus Shale funds charged for natural gas drilling, a portion of the Realty Transfer Tax fee and monies from the National Housing Trust Fund.

Mr. Maretzki reported that the Agency received 203 applications requesting \$72,620,000 in PHARE funding. This included 42 applications under the Marcellus

Shale program totaling \$6,400,000; 150 applications under the Realty Transfer Tax totaling \$50,000,000; and 35 applications under the National Housing Trust Fund totaling \$16,000,000. He noted that the Agency will retain five percent of the total funds allocated for its administration of the program.

Mr. Maretzki thanked members of the Agency staff, particularly Nancy Twyman, Ali Tomich, Clay Lambert, Melissa Grover and Tracy Horetsky for their work on this round of PHARE program funding.

Mr. Maretzki added that he is pleased with the applications received under this current funding cycle, noting that they were creative and innovative. Applications were received in 55 of the Commonwealth's 67 counties and 30 percent were for housing those persons at 50 percent of the median income. The requests for funding ranged from \$5,000 to \$500,000.

Staff is recommending funding 137 projects utilizing \$26,590,000 in the PHARE program. The list of the proposals being recommended for funding was submitted to the Board.

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

**Mr. Welks made the motion that the Board approve the resolution authorizing funding of Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) programs and projects. This motion was seconded by Mr. Croushore. Messrs. Lenker, Paone and Schwartz abstained. The motion carried. (See Appendix 2 of these Minutes.**

Mr. Schwartz complimented Mr. Maretzki and the other members of staff who reviewed all of the applications and completed the process.

**C. Other Business**

There was no other business to be reported to the Board.

**4. INVESTMENT BANKER REPORT**

Mr. Engler representing Wells Fargo Securities distributed an Investment Banker Market Update booklet.

He reported that overall, the economic trend has been positive adding that the low unemployment level has seen inflation increase slightly. Mortgage interest rates have increased slightly also as the supply of available home sales remains rather low.

Mr. Engler reported that the issuance of housing bonds has been down thus far this year due to the number of issuers who were in the market in December 2017 in anticipation of tax reform.

Mr. Schwartz asked when mortgage rates would be increasing as a result of the economy and other trends. Mr. Engler responded that there is usually a lag period until things settle down but that should be coming relatively soon.

Chair Wiessmann noted that the volatility of the market may affect future bond issues. Mr. Engler added that it may also affect the economy moving forward.

**5. DEVELOPMENT STATUS REPORT**

There were no comments or questions on this report.

**6. PHFA INVESTMENT REPORT**

There were no comments or questions on this report.

**7. OTHER BUSINESS**

**A. PHFA's New Director of Finance**

Mr. Hudson introduced Jordan Laird to the Board. Mr. Laird is the newly appointed Director of Finance for the Agency. He has been with PHFA for five years.

**B. May 10 Board Meeting**

Mr. Hudson reported that the May 10 Board meeting will, in all likelihood, be a conference call meeting. The Secretary will contact Board members with specifics about this meeting and any committee meetings which may need to be convened.

**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 dinner and then the Board meeting on Thursday, June 14 at 10:30. The Secretary will provide information as it becomes available.

**D. Thanks to PHFA Staff**

Mr. Hudson added his thanks and compliments for a job well done to all staff involved in the evaluation of the Low Income Housing Tax Credit and PHARE applications. It was a huge task and he appreciates for their diligence and hard work.

8. **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 11:25 a.m.

The next regularly scheduled meeting of the Members of the Board of the Pennsylvania Housing Finance Agency will be held on Thursday, May 10, 2018 at 10:30 a.m. at the offices of the Agency, 211 North Front Street, Harrisburg, Pennsylvania.

Respectfully submitted,

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

Carrie M. Barnes  
Secretary

**RESOLUTION OF THE PENNSYLVANIA HOUSING FINANCE AGENCY  
APPROVING THE YEAR 2017/18 FEDERAL LOW INCOME RENTAL HOUSING TAX  
CREDIT ALLOCATION PROCESS AND AUTHORIZING CERTAIN AGENCY ACTIONS  
REGARDING PROGRAM FUNDING**

WHEREAS, the Pennsylvania Housing Finance Agency (the "Agency") exists and operates by virtue of and pursuant to the housing finance agency law, (1959, Dec. 3, P.L. 1688, as amended, 35 P.S. 1680.101, et seq.) (hereinafter, "the Act"), and pursuant to Executive Order 87-9, the Agency is designated as the tax credit allocating agency of the Commonwealth of Pennsylvania; and

WHEREAS, pursuant to Section 42(m) of the Internal Revenue Code of 1986, as amended, (the "Code"), the Agency adopted a qualified allocation plan (the "Year 2017/18 Plan") authorizing the low income rental housing tax credit program (the "Year 2017/18 Program"), sought and received approval by the Governor of the Year 2017/18 Plan and invited Year 2017/18 Plan application; and

WHEREAS, in approving the Year 2017/18 Plan, the Board directed staff to present the results of the ranking and scoring process undertaken in the Year 2017/18 Program to the Board for review prior to announcing preliminary reservations of federal low income housing tax credits ("tax credits"); and

WHEREAS, staff has outlined and reviewed with the Board the process undertaken in evaluating Year 2017/18 Program applicants; and

WHEREAS, due to federal tax law changes, fluctuations in equity market values, as well as recent and inconclusive changes in resource levels, staff has recommended and the Board has determined to undertake additional processing review of projects identified through the initial evaluations, subject to all applicants satisfying program conditions no later than August 1, 2018; and

WHEREAS, upon review, the Board has determined to adjust certain preferences originally established in the Year 2017/18 Plan, to modify a set-aside, and to waive the minimum ranking scoring in order to achieve the Commonwealth's housing goals; and

WHEREAS, the Agency expects to have approximately \$8.5M in funding for rental housing through the PHARE/RTT and federal Housing Trust Fund program, approximately \$5M in federal HOME program, \$4M in Capital Magnet Fund program resources for preservation properties, and recaptured or repaid funds (collectively "Agency Funds"), which will be used to supplement, adjust and leverage the tax credits ultimately allocated to the qualified projects.

NOW THEREFORE, be it resolved by the Board of the Pennsylvania Housing Finance Agency on the 12<sup>th</sup> day of April, 2018, as follows:

Section 1. The Board has determined that the staff has properly applied the ranking and scoring process adopted by the Board for tax credits in the Year 2017/18 Program.

Section 2. Staff is authorized to take all steps to implement the Year 2017/18 Program and to confirm financial viability and program qualification of the 39 identified applicants by August 1, 2018 and provide a subsequent report back to the Board.

Section 3. Staff shall administer the allocation of Agency Funds and shall provide ongoing reports to the Board of the pipeline of developments supported by tax credits and Agency Funds.

Section 4. This Resolution shall take effect immediately.

**RESOLUTION OF THE PENNSYLVANIA HOUSING FINANCE AGENCY  
AUTHORIZING FUNDING OF PENNSYLVANIA HOUSING AFFORDABILITY AND  
REHABILITATION ENHANCEMENT FUND (PHARE) 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, in November 2010, the Pennsylvania Housing Affordability and Rehabilitation Enhancement Program ("PHARE") was enacted (Act 105 of 2010), establishing a housing trust fund; which can be used to provide dwellings for rent or purchase to low and moderate-income individuals or families; increase the availability or quality of housing for elderly persons and accessible housing for persons with disabilities; prevent and reduce homelessness; development and rehabilitation of distressed neighborhoods; mortgage or rental assistance including housing counseling, foreclosure prevention and refinancing products; or provide loans or grants to low and moderate income owner occupants for repairs or improvements of their homes; and

WHEREAS, PHARE allows the Agency to give preference to projects that meet specific goals, to consider geographical distribution of program funds, and to make 30% of funds available for housing programs benefitting households with incomes less than 50% of the median area income; and

WHEREAS, Act 13 of 2012 ("Impact Fee Act") provides for impact fees relating to activity in the Marcellus Shale region of the Commonwealth and includes funding for PHARE in certain counties of the Commonwealth (not less than 50% of the funds must be used in 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup> and 8<sup>th</sup> class counties); and

WHEREAS, Act 58 of 2015 provides revenue from the Realty Transfer Tax (RTT) to PHARE, which expanded the PHARE program to all 67 counties of the Commonwealth. PHARE will receive an allocation of funds based on a formula using the 2014 year as a base. The formula makes revenue available to the PHARE fund 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 is capped at \$25 million annually and the Department of Revenue certifies the final figures on July 31<sup>st</sup> of each year; and

WHEREAS, 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), and currently receives funding through an annual assessment of the volume of business of Freddie Mac and Fannie Mae, which is administered through the PHARE program in PA (HTF); and

WHEREAS, in accordance with PHARE, the Agency adopted, after public comment, a plan establishing priorities and describing the method in which PHARE program funds will be distributed; and

WHEREAS, the Agency issued a request for proposals for application to its PHARE and, applications were received and reviewed by staff; and

WHEREAS, the Agency has reviewed staff recommendations for funding of the applications best meeting the funding criteria for the PHARE program and has chosen to reserve funding for the applications set forth below.

NOW, THEREFORE, be it resolved by the members of the Pennsylvania Housing Finance Agency on this 12th day of April 2018, as follows:

Section 1. The Agency hereby approves funding in the following counties for programs/projects in the following amounts from the designated PHARE sources:

\$120,000	Adams	Adams County Housing Authority Rehab	\$60,000	RTT
		Turning Point Transitional Housing	\$60,000	RTT
\$2,690,000	Allegheny	Building a Healthy Neighborhood	\$150,000	RTT
		Centre Avenue YMCA	\$400,000	RTT
		Emergency Housing Fund	\$25,000	RTT
		Hilltop Urban Farm Façade Program	\$75,000	RTT
		Lawrenceville Community Land Trust, Phase 2	\$100,000	RTT
		McKeesport Cultural District Revitalization Project	\$300,000	RTT
		Mellon's Orchard (LIHTC)*	\$500,000	RTT
		Ohringer Building (LIHTC)*	\$500,000	RTT
		Pittsburgh Project Partnership	\$110,000	RTT
		St. Joseph House of Hospitality	\$130,000	RTT
		Tiny Homes Community Project	\$300,000	RTT
		Wilkinsburg Community Land Trust	\$100,000	MS
\$70,000	Armstrong	Emergency Housing Program	\$70,000	MS
\$225,000	Beaver	The Cornerstone of Beaver County	\$200,000	RTT
		Rental and Utility Assistance	\$25,000	MS
\$585,000	Berks	At Risk Tenant-Based Rental Assistance	\$375,000	RTT
		Barley Square (LIHTC)*	\$210,000	RTT
\$190,000	Blair	Blair County Water/Sewer Program	\$150,000	RTT
		Blair County Rental Assistance Program	\$40,000	MS
\$645,000	Bradford	Home Purchase and Repair Grant Program	\$645,000	MS
\$644,113	Bucks	Bensalem Veterans Residences (LIHTC)*	\$144,113	RTT
		Bucks County Enhanced Housing Link	\$500,000	RTT
\$280,000	Butler	Acquisition/Rehab Program	\$230,000	MS
		First Time Homebuyer Downpayment/Closing Cost Assistance Program	\$50,000	RTT
\$90,000	Cameron	Cameron County Community and Economic Development Initiative	\$50,000	RTT
		Housing Stability Program	\$40,000	MS
\$47,000	Centre	State College Community Land Trust	\$25,000	RTT
		Rental Assistance Program	\$22,000	MS
\$766,000	Chester	Affordable Housing Solutions for Vulnerable Populations	\$190,000	RTT
		Decade to Doorways System Improvement	\$500,000	RTT
		Housing Locator Program	\$76,000	RTT
\$75,000	Clarion	Boundary Street Rehabilitation and Rental Program	\$50,000	RTT
		Rental Assistance Project	\$25,000	MS
\$75,000	Clearfield	Dimeling Senior Residence	\$50,000	RTT
		Specialized Housing Counselor	\$25,000	RTT
\$46,000	Clinton	Rental Assistance and Education Project	\$46,000	MS
\$200,000	Columbia	West Street Church Apartments	\$200,000	RTT
\$210,000	Cumberland	Family Promise of the Harrisburg Capital Region	\$210,000	RTT
		Day Center		
\$433,000	Dauphin	Adams Street Redevelopment Project - Phase II	\$33,000	RTT
		Ecumenical Community of Harrisburg	\$400,000	RTT
\$470,000	Delaware	Transition Age Youth Bridge to Permanent Housing	\$470,000	RTT
\$50,000	Delaware/	Stabilizing Homeownership for Low-to-	\$50,000	RTT

\$78,000	Montgomery Elk	Moderate Income Seniors Accessibility Program	\$38,000	MS
		Housing Stability Program	\$40,000	MS
\$300,000	Erie	Homeless Services - Chronically Homeless Women	\$125,000	RTT
		Homeownership Rehabilitation and Training Program	\$100,000	RTT
		Pre/Post Housing & Foreclosure Counseling	\$75,000	RTT
\$625,000	Fayette	Fairchance Senior Housing (LIHTC)*	\$500,000	RTT
		Neighborhood Stabilization Initiative	\$125,000	MS
\$225,000	Franklin	Affordable Housing Initiative	\$150,000	RTT
		Home First 2018	\$75,000	RTT
\$720,500	Greene	Coal Patch Village of Nemaocolin: Blight Remediation and Rehabilitation	\$525,000	MS
		Homeless Prevention and Housing Stabilization Program	\$195,500	MS
\$55,000	Indiana	55+ Roof & Heating System Replacement Program	\$55,000	MS
\$60,000	Jefferson	Housing Emergency Repair Assistance Program	\$60,000	MS
\$150,000	Lackawanna	Madison Avenue Townhome Project	\$150,000	RTT
\$575,000	Lancaster	Denver House	\$200,000	RTT
		Eviction Prevention Services of Tabor's Barshinger Financial Empowerment Center	\$125,000	RTT
		Nissly Chocolate Factory Apartments	\$250,000	RTT
\$100,000	Lawrence	Countywide Blight Removal	\$50,000	MS
			\$50,000	RTT
\$400,000	Lehigh	Blight Remediation Project	\$100,000	RTT
		Keystone Avenue and Property Acquisition	\$200,000	RTT
		Lazarus House	\$100,000	RTT
\$112,000	Lehigh/ Northampton	LGBTQ Inclusive Youth Housing	\$50,000	RTT
		Rapid Re-Housing	\$62,000	RTT
\$350,000	Luzerne	Homeowner Counseling and Prevention/Homeless Assistance Program	\$25,000	RTT
		Interfaith Heights	\$125,000	RTT
		Pine Street Neighborhood Development	\$200,000	RTT
\$400,000	Lycoming	Supportive Housing Program	\$200,000	MS
		Homes-In-Need	\$200,000	MS
\$76,500	McKean	Bridge Subsidy Program	\$56,500	MS
		Emergency Shelter Program	\$20,000	RTT
\$205,000	Monroe	Monroe Community Land Trust	\$5,000	RTT
		Monroe County Rental Assistance Program	\$50,000	RTT
		Sun Valley Water System Rehabilitation	\$150,000	RTT
\$2,922,187	Montgomery	617 Chestnut Street, Pottstown	\$25,000	RTT
		Community Medical Home Phase 2	\$225,000	RTT
		Pathways to Homeownership	\$110,000	RTT
		Security Enhancements for Senior/Disabled Public Housing Properties	\$250,000	RTT
		Susie Clemens House (LIHTC)*	\$480,000	HTF
		The Chalet	\$400,000	RTT
		Willows at East Greenville (LIHTC)*	\$500,000	RTT
			\$682,187	HTF
		Your Way Home Rapid Re-Housing and Diversion Program	\$250,000	RTT
\$450,000	Northampton	Bethlehem, Easton, Northampton Consortium Housing Rehabilitation Program	\$350,000	RTT
		City Lights	\$100,000	RTT
\$6,204,985	Philadelphia	Assistance for Seniors Facing Property	\$400,000	RTT

		Tax Foreclosures		
		Bethesda Project Rehabilitation	\$150,000	RTT
		Casa Indiana (LIHTC)*	\$1,800,000	HTF
		Catherine House	\$100,000	RTT
		Comprehensive Financial Education Initiative	\$50,000	RTT
		EnergyFIT Philly	\$150,000	RTT
		Financial Empowerment Centers Program	\$100,000	RTT
		Francis House (LIHTC)*	\$500,000	RTT
			\$899,985	HTF
		GALA - Golden Age Living Accommodations (LIHTC)*	\$500,000	RTT
		Home Free Lead Remediation Pilot Program	\$300,000	RTT
		Housing Preservation Initiative	\$65,000	RTT
		Lillia Crippen Townhomes (LIHTC)*	\$240,000	HTF
		Northeast Philadelphia Counseling Initiative	\$50,000	RTT
		Philadelphia Home Buy Now	\$100,000	RTT
		Rental Repair Program	\$400,000	RTT
		Safe and Healthy Homes Northwest Philadelphia	\$400,000	RTT
\$60,000	Potter	Homeless Prevention Program	\$60,000	MS
\$175,000	Schuylkill	Homelessness to Permanent Housing for Youth with Mental Health Disabilities	\$75,000	RTT
		Northern Schuylkill Weatherization Repair Program	\$100,000	RTT
\$80,000	Somerset	Youth Focused Housing Program	\$80,000	RTT
\$80,000	Sullivan	Rental Assistance Program	\$80,000	MS
\$630,000	Susquehanna	Homebuyer Assistance Grant Program	\$106,000	MS
		Owner Occupied Housing Rehabilitation	\$400,000	MS
		Rental and Utility Assistance Program	\$124,000	MS
\$359,500	Tioga	David's by the Lake	\$82,500	MS
		Department of Human Services	\$186,500	MS
		Kenner Court and Garnet House	\$90,500	MS
\$100,000	Union/Snyder	Bridges to Housing Stability	\$100,000	RTT
\$83,000	Warren/Forest	Re-Housing Program for Ex-Offenders	\$83,000	RTT
\$873,000	Washington	Canon Apartments HVAC Project	\$153,000	MS
		Crest Avenue Apartments HVAC Project	\$170,000	MS
		Habitat for Humanity, Homes 55-57	\$84,000	MS
		Washington Trust (LIHTC)*	\$340,000	MS
		WCHA McKean Avenue Donora Townhouses Rehabilitation Project	\$126,000	MS
\$100,000	Wayne	Serious Mental Illness/Transitional Age Youth Supportive Housing Program	\$100,000	RTT
\$620,000	Westmoreland	Homebuyer Assistance Program	\$40,000	MS
		Pioneer Apartments (LIHTC)*	\$500,000	RTT
		Shaner Heights Rental Rehabilitation Project	\$80,000	MS
\$150,000	Wyoming	Homebuyer Assistance Grant Program	\$120,000	MS
		Rental Assistance Program	\$30,000	MS
\$868,437	York	Stone Ridge Commons (LIHTC)*	\$171,103	RTT
		York Family Residences (LIHTC)*	\$528,334	HTF
		York Habitat for Humanity 2018 Building Projects	\$75,000	RTT
		YWCA York for Victims of Domestic Violence	\$94,000	RTT
\$299,000	Regional	Eastern Pennsylvania Continuum of Care Coordinated Entry System	\$50,000	RTT
		Haven House Shelter	\$24,000	RTT
		New Start	\$25,000	RTT
		Project SHAPE: Stabilizing Housing and Preventing Eviction Through Community Partnerships	\$50,000	RTT

\$200,000	Statewide	Weatherization Health and Safety Enhancement	\$150,000	RTT
		Sustaining Permanent Housing for Low-Income Rural Populations	\$200,000	RTT

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

Section 3. All LIHTC projects (notated by an asterisk above) are further subject to the conditional reservation processing requirements of the Agency and may be recaptured or reallocated by staff as necessary to achieve program and funding requirements.

Section 4. This resolution shall take effect immediately.