

HOME- ARP

Rental Development Program
Educational Webinar
January 22, 2026

Program Overview

- HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) was created as part of the American Rescue Plan Act of 2021.
- DCED received HOME-ARP funding from HUD and has set aside \$35 million to **develop affordable rental housing for applicable Qualifying Populations**.
- DCED asked PHFA to administer the program. The application round is currently open and is due to the Agency by April 1, 2026 at 2:00 PM.
- HOME-ARP Program offers zero percent interest loans that can be used to support the development, rehabilitation, and preservation of rental housing.
- HOME-ARP loans are intended to support the development of affordable rental housing for Qualifying Populations and low-income households.

Qualifying Populations

- Projects funded through the Agency's HOME-ARP Program requires **70% of units be set aside for Qualifying Populations.**
- Qualifying Populations are as follows:
 - 1) Homeless as defined in 24 CFR 91.5 Homeless (1), (2) or (3),
 - 2) At-risk of homelessness as defined in 24 CFR 91.5,
 - 3) Fleeing, or attempting to flee, domestic violence and human trafficking as defined in 24 CFR 5.2003 and HUD Notice: CPD 21-10, and
 - 4) Other populations who do not qualify under any of the other three populations but meet one of the following criteria:
 - a. Other families requiring services or housing assistance to prevent homelessness as defined by HUD, and
 - b. Those at greatest risk of housing instability as defined by HUD

Helpful Hints About Qualifying Populations

- The HUD definitions for Homeless and At-Risk of Homelessness are very specific for the HOME ARP Program.
- Not all preservation developments will meet the definitions of Homeless or At-Risk of Homelessness.
- Please use the HUD resources to determine if your population meets the definitions.
- Ultimately, if DCED and/or PHFA decides that the tenant population for a specific application does not meet the definitions for qualifying populations, the project will not be awarded.
- HUD has a handy factsheet at:
 - <https://files.hudexchange.info/resources/documents/HOME-ARP-Qualifying-Populations-At-A-Glance.pdf>

Maximum Monthly Rents and Household Incomes

- The HOME-ARP program aims to benefit households based on their status as Qualifying Populations without additional income criteria.
- The HOME-ARP requirements are set to ensure that at least 70% of the units served by the program benefit Qualifying Populations.
- The remaining 30% of the units are restricted to low-income households and their income should not exceed 80% of the area median income.
- During the period of affordability, monthly rents must not exceed the HOME-ARP guidelines provided in CPD Notices 21-10.

Applicant Eligibility Requirements

- The owner/borrower must own the property at the time of application or have a valid sales agreement for the property.
- The owner/applicant must complete certifications and attestations about past business management and behavior.
- Applicants with existing affordable housing projects that are subject to PHFA compliance monitoring must have a history of good standing with the Agency.
- The owner/applicant must be in good legal and fiscal standing with the Commonwealth and PHFA.

Property/Project Eligibility

- HOME-ARP Program is designed to support new construction, rehabilitation, and preservation projects.
- The property must be located within the Commonwealth of Pennsylvania.
- The project must consist of five or more units that are under common ownership, management, and financing as a single undertaking.
- Projects must provide new units, rehab existing structures and/or or preserve existing deed-restricted housing units that are in "deteriorated" condition.
- HOME-ARP funds must be assessed in accordance with HUD's HOME Investment Partnerships Program environmental review requirements at 24 CFR 92.352.
- Projects must comply with Agency design standards, local code and accessibility standards, environmental due diligence, Multifamily Loan Program Guidelines, the Housing Finance Agency Act, and marketing and underwriting standards

Loan Terms

- HOME-ARP Program offers zero percent (0%) interest, deferred payment loans.
- The loan and affordability period is 15 years for preservation, rehabilitation, and new construction projects.
- If the project has entered into a HAP Contract, the compliance period will extend through the greater of 15 years or the term of the HAP contract.
- A deed restriction or other restrictive covenant agreement will be recorded as a mechanism to enforce the Compliance Period.
- Projects that generate a surplus of revenue over expenses will repay 50% of the excess revenue to repay the HOME-ARP loan principal.

Funding Limitations

- HOME-ARP funds are flexible and can be leveraged in conjunction with other funding sources.
- HOME-ARP funds are only used for eligible costs, the other funding sources of funds cannot inhibit Qualifying Populations from receiving assistance.
- PHFA reserves the right to limit/cap HOME-ARP on a per-project basis so that the funding can be used for multiple developments across the Commonwealth. Additionally, all funding decisions are made at the Agency's discretion.
- HOME-ARP developments in Participating Jurisdictions (PJs) that received direct allocation of HOME-ARP funds from HUD must also receive funds from the PJ.
- For PJs that are allocated less than \$4 million of HOME-ARP funds from HUD, the applicant may apply for up to 75% of total development cost.
- For PJs that are allocated more than \$4 million of HOME-ARP funds from HUD, the applicant may apply for up to 50% of total development cost.

Continuum of Care (CoC) for Leasing/Resident Referrals

- DCED has requested that resident referrals for units be accepted from the local CoC Coordinated Entry waitlists (and included it in the Plan to HUD).
- CoC Coordinated Entry waitlists are applicable to the 70% of the units assisted with HOME-ARP funds for Qualifying Populations.
- Justification must be provided for using a project-specific waitlist, and this will be subject to approval by both DCED and PHFA.
- Owners/applicants using Coordinated Entry for referrals are required to have a signed memorandum of understanding between the developer and the local CoC.

Administration and Applications

- Application for the Agency's HOME-ARP Program will be due by April 1st, 2026, at 2:00 pm.
- PHFA staff will review all applications for eligibility with the Agency's HOME-ARP Program guidelines and the federal HOME-ARP requirements.
- PHFA will prioritize funding decisions that ensure distribution of HOME-ARP funding across the Commonwealth.
- Any award of funds from the Agency's HOME-ARP Program is subject to the availability of funding.
- The Agency reserves the right to require longer Compliance Periods for projects that receive larger awards.
- The HOME-ARP funds will be disbursed to pay for approved costs through the PHFA-approved draw-down process in accordance with PennHOMES disbursement procedures.

Application Requirements

- The following tabs must be completed on the HOME-ARP application:
 - 1) Core Application
 - 2) Unit Configuration
 - 3) Location
 - 4) Construction Budget
 - 5) Project Timeline
 - 6) Operating Budget
 - 7) Download and Sign the Attestation

Readiness is Key

HOME–ARP Homepage

HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP)

PHFA is pleased to offer \$35 million in funding to help facilitate the creation, preservation, and rehabilitation of rental housing for at-risk or currently homeless Pennsylvanians. Applications will be accepted during the first quarter of 2026.

The HOME-ARP program is designed to support developers, nonprofit organizations, and local partners in building, preserving, and rehabilitating affordable rental units through a zero percent interest, deferred payment loan program intended to mitigate housing insecurity.

The HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) was created as part of the American Rescue Plan Act of 2021 in response to the COVID-19 pandemic and is administered by the U.S. Department of Housing and Urban Development.

The [HOME ARP Program Guidelines](#) are available online now. All applications must be received by the Agency no later than 2:00PM on April 1, 2026.

Questions can be sent to home-arp@phfa.org.

Submission Requirements:

- [HOME-ARP Application and Instructions](#) (ZIP)
 - [Architectural Submission Requirements](#)
 - [Environmental Review Guide and Checklist](#)
-
- For full program guidelines and additional information, please reference the following website: <https://www.phfa.org/mhp/developers/arp.aspx>
 - All applicants must click and review the HOME- ARP Program guideline link.

HOME-ARP Submission Page

PHFA HOME ARP File Transfer Site

Welcome to the PHFA HOME ARP Secure File Transfer Site. Please utilize this function to submit all Application Documents.

This page is designed to safely and securely upload your documents to PHFA's Multifamily HOME ARP team.

- Provide all information listed below.
- Project Name as it is listed in Application.
- Attach files. Maximum of 100 at a time.
- Click Submit button
- For assistance, contact HOP-MF@phfa.org

Property Name (Application Name) *

Type of documents uploading: *

▼

Contact Email Address: *

Upload Documents: *

Drop files here, or [browse to attach files.](#)

✓ Submit

Instructions for Submission

PHFA Multifamily Housing HOME-ARP Program Instructions

Instructions for Submission

Complete all eight (8) tabs of the Application within this document in their entirety, as well as any additional **Submission Requirements**, and provide a copy with your application at the time of submission.

Print the Attestation. An authorized signer of the Developer/Applicant and Ownership Entity must sign prior to submitting the form with the completed application.

Upload the following required documents to the **secure portal**, using the following naming conventions:

01. Application - (Excel)
02. Signed Attestation
03. Narrative - Describing Property(ies) and work to be completed (1-2 pages)
04. Scope of Work
05. Photos - of Property and work to be completed
06. Current Deed and/or Sales Agreement
07. Evidence of **ALL** other Funding Sources (provide signed commitment letters or agreements)
08. Relocation Plan (only if applicable)
09. Audited Financial Statements for the Applicant (Development Entity) - years 2023 and 2024
10. Existing agreements that include current affordability restrictions
11. Existing, recorded LIHTC Indenture of Restrictive Covenants
12. Construction Timeline through construction completion
13. Letter of Support from the local COC
14. If applicable, two years of audited financial statements for the building

Secure Portal Link: <https://mft.phfa.org/form/MultifamilyHOMEARP2025>

Required Documents Needed If Awarded Funds

If awarded, the following items will be required at Closing:

15. Two construction bids with proof of applicable wage rates
16. Final AIA A101 Owner/Contractor Agreement with PHFA Addendum(s) and Supplemental General Conditions
17. Final Payment & Performance Bonds each in the amount of 100% of the Construction Contract Sum or an unconditional and irrevocable letter of credit in the amount of 25% of the contract sum.
 - Pennsylvania Housing Finance Agency must be listed as Obligee via a Rider to the Bonds
 - Provide an AIA A305 Contractor's Qualification Statement, complete with ALL exhibits and audited financial statements
 - The Bonding Company must have an "A" rating or better.
18. Evidence of General Contractor Insurance
19. Evidence of General Contractor License
20. Final Closing Construction Cost Breakdown
21. Final Construction Schedule
22. Final AIA B101/B108 Owner/Architect Agreement w/ PHFA Addendum
23. Final Drawings/Specifications
24. Cyber Security Training Completion Certificate from Harrisburg University (PHFA will provide information)
25. W-9 for the Owner Entity
26. ACH form for the Owner Entity (form provided by PHFA)
27. Copy of voided check from the Owner Entity's bank, or a letter from the bank showing the Owner Entity as account owner and confirming the account number.
28. Typed Legal Description in Word or PDF
29. Title Binder with Endorsements 100, 300, 910 1030/1034 and 1100. If a ground lease endorsement 114.
 - Must be in the amount of the HOME-ARP grant
 - Must list Pennsylvania Housing Finance Agency and PA Department of Community and Economic Development
30. Organizational Documents for the Owner/Applicant/Borrower
31. Certificate of Subsistence for the Owner/Applicant/Borrower
32. Architectural Drawings for New Construction, Rehab and Preservation developments
33. Affirmative Fair Housing Marketing Plan
34. Preservation/Rehabilitation of Existing Multifamily Projects Only: Project Capital Needs Assessment dated within twelve(12) months of the application date.

*****NOTE - additional items may be required by the Agency**

Development Timelines

Estimated Development Timeline

Milestone	Date (Month YYYY)
Site Control Achieved	
All Funding Sources Committed	
Costs Finalized	
Financing Closed	
Construction Start	
Estimated Construction Timeline (months)	
Construction End	
Leasing Start (New Construction Only)	
Full Occupancy (New Construction Only)	

HOME-ARP Attestation

HOME-ARP Application Attestation	
<hr/>	The Applicant hereby certifies that if awarded, tenant will be required to certify their income and owner will submit a HOME-ARP annual report to PHFA.
<hr/>	The Applicant hereby certifies that they have read and understand the HOME-ARP Construction/Architectural Design Requirements.
<hr/>	Any Applicant that receives an award must ensure that its administration of the project and all distribution of the funds for the project must be in accordance with all local, state, and federal laws and regulations governing applicable procurement programs including, but not limited to, following the procurement standards in 24 CFR 92.251 and 24 CFR 92.352, wage rates and labor standards, equal opportunity, accessibility, and fair housing.
<hr/>	The Applicant hereby certifies that all representations and documentation provided by the Applicant in connection with this application are, to the best of the Applicant's knowledge, information, and belief, true, correct, and complete. The Applicant certifies to reading and understanding the program guidelines. The Applicant also that covenants the application complies with, and the project will comply with, all program guidelines.
<hr/>	By submitting this application, Applicant acknowledges and understands that providing a written false statement which it does not believe to be true to PHFA is a misdemeanor of the third degree and is punishable as perjury under Pennsylvania Title 18, Section 4904, relating to unsworn falsification to authorities, and that in addition to any other penalty that may be imposed, a person convicted under this section shall be sentenced to pay a fine of at least \$1,000.
<hr/>	By signing below, the undersigned understands that this certification applies to the application and all attachments.
BY:	
	APPLICANT / DEVELOPER (TYPE OR PRINT)
	SIGNATURE
	TITLE

HOME-ARP References

References

HUD HOME-ARP Program Overview: CPD Notice 21-10, available at <https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>.

DCED HOME-ARP Allocation Plan: Available at <https://dced.pa.gov/download/home-arp-allocation-plan/?wpdmdl=115814>.

Qualifying Populations Definitions:

- 1) Homeless: Defined in 24 CFR 91.5 Homeless (1), (2) or (3),
- 2) At risk of homelessness Defined in 24 CFR 91. 5,
- 3) Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking: Defined in 24 CFR 5.2003 and HUD Notice: CPD 21-10, and
- 4) Other populations who do not qualify under any of the other three populations but meet one of the following criteria:
 - (a) Other families requiring services or housing assistance to prevent homelessness, as defined by HUD; and
 - (b) Those at the greatest risk of housing instability, as defined by HUD.

Continuum of Care Requirements: CPD Notice 21-10, section IV.C.

Household Income Determinations: 24 CFR 92.203.

Residential/ Non-residential Anti-displacement and Relocation Requirements: 24 CFR 92.353.

Affirmative Fair Housing Marketing Plan: 24 CFR 92.351.

Affirmative Fair Housing Marketing Plan Form: HUD-935.2A available at: <https://www.hud.gov/sites/dfiles/OCHCO/documents/935-2A.pdf>.

Property Standards: 24 CFR 92.251.

Environmental Review: 24 CFR 92.352.

Labor Standards Requirements: 24 CFR 92.354; Davis-Bacon Act (40 U.S.C. 3141); Contract Work Hours and Safety Standards Act (40 U.S.C.: 3701); and 34 PA Code 9.101 – 9.112.

Conflicts of Interest: 24 CFR 92.356.

Frequently Asked Questions

- Do HOME ARP developments also need to have LIHTC equity as a source?
 - *Answer: No, LIHTC is not a requirement; however, developments CAN have LIHTC as a source if a 9% LIHTC reservation is already secured and/or if the applicant/developer plans to use 4% LIHTC credits in the 2026 calendar year.*
- Can I apply for OPERATING funds for my development/project through this application?
 - *Answer: No, this application is specific for CAPITAL funds for the construction or repair/rehab/preservation of units housing qualifying populations. PHFA will, however, underwrite the development to determine if there is enough operating income for the project to operate successfully (pay expenses). Therefore, it is expected that most, if not all, of the projects will have some form of operating subsidy already committed to the project from another source at the time of application.*

Frequently Asked Questions

- How much can I apply for?
 - *Answer: There is no project or per unit cap; however, the Agency does expect there to be other sources in the capital budget AND reserves the right to reduce the HOME ARP request to the minimal amount needed to fill the gap. Additionally, if the project can service amortizing, payable debt, the Agency may require amortizing debt to be included in the capital stack. Additionally, for applicants in Participating Jurisdictions, please look at the Funding Limitations Slide.*
- Is there a limit to how many applications an applicant can submit?
 - *Answer: There is no official limit to how many applications can be submitted by a single applicant, HOWEVER, due to the specific Qualifying Population definitions, the Agency urges applicants to only submit applications if the project truly meets the parameters of the program.*

Frequently Asked Questions

- If more applications are received than funding available, how will decisions be made?
 - *Answer: The Agency will underwrite all completed applications for capital and operating financial feasibility. Additionally, all applicants must be in good standing AND the applicants must clearly be housing Qualifying Populations AND be following ALL HOME-ARP Project requirements. After this review is complete, if demand still exceeds supply, the following may be considered:*
 - *Spreading Developments throughout the Commonwealth*
 - *Developments leveraging numerous other sources of funds*
 - *Developments housing Qualifying Populations 1 or 3, per DCED's HOME-ARP Allocation Plan submitted to HUD*
 - *Readiness to Proceed: Developments most ready to start construction*
 - *Developer Experience and Capacity*
 - *The Agency (with the review of DCED) reserves the right to make all funding decisions and to reduce or deny requests.*

Questions can be sent to home-arp@phfa.org.

Project Contacts:

Nakia Parker

Eastern Regional Manager

nparker@phfa.org

610-270-3157

Jessia Perry

Director of Development

jperry@phfa.org

717-780-1881

Thank you!

Please remember that applications are due by April 1, 2026 at 2:00 PM.

(Helpful hint: some required documents such as the appraisal and property needs assessment may take at least 30 to 45 days to receive – therefore, please plan accordingly. All applications must be **COMPLETE** for consideration of funding.)