

**Amendment to the Pennsylvania Housing Finance Agency's
Allocation Plan for Year 2019-2020
Low Income Housing Tax Credit Program**

The Pennsylvania Housing Finance Agency (the "Agency") administers the Federal Low Income Housing Tax Credit Program ("Tax Credit Program") in the Commonwealth of Pennsylvania ("Commonwealth"). On July 12, 2018, the Agency adopted a plan (the "Allocation Plan") outlining the allocation priorities and procedures to be followed in distributing Federal Low Income Housing Tax Credits ("Tax Credits") based on the housing needs of the Commonwealth.

In accordance with the Allocation Plan, the Agency may issue supplemental policy and guideline announcements affecting this Allocation Plan and the administration of Tax Credit program and pursuant thereto is amending and supplementing the Allocation Plan as more fully described herein.

1. Page 23 of the Allocation Plan with respect to Compliance Monitoring shall be amended as follow:

The first and second sentences of the third paragraph shall now read:

The Agency will monitor each Tax Credit development for compliance with the Code. Such requirements may change from time to time and the protocol for compliance monitoring may be adjusted as deemed necessary or appropriate by the Agency, **which includes compliance with Treasury Regulation 1.42-5.**

2. Exhibit SC2019-2020 Selection Criteria A.1.b shall be amended and restated as follows:

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

The Agency may award up to two (2) points to those developments located in a school district whose senior high school combined average in English, Mathematics and Science proficiency on the Pennsylvania System of School Assessments (PSSA)* is the following:

<u>Average Percentages</u>	<u>Points</u>
≥70%-80%	1
>80%	2

*PSSA information is listed at <http://www.paschoolperformance.org/>

3. Exhibit SC2019-2020 Selection Criteria C.5. shall be amended and restated as follows:

PHFA's Section 811 Program Participation – The Agency has established specific criteria for participation in the Agency's Section 811 program. In order to be considered, developments seeking consideration must identify in the Intent to Submit a request for consideration for Section 811 program eligibility. Please see Agency Section 811 guidance for more information.

- **For Participation in Existing Developments** - Five (5) points may be awarded to those developments with applicants and/or management agents that agree to include Section 811 units designated for persons with disabilities ages 18-61 in existing properties or those under development which received a previous award of Tax Credits. Consideration will be given if an applicant enters into an Agreement to Enter into a Rental Assistance Contract or a Rental Assistance Contract for one-bedroom units in eligible Section 811 properties on or before November 15, 2019. For consideration as a management agent, entities must have/or will have experience in the Section 811 program, satisfactory to the Agency, by November 15, 2019. To receive consideration for points, at least ten percent (10%) of the units or five (5) units in Urban areas or four (4) units in Suburban/Rural areas, whichever is greater, must be Section 811 units.