

Oct. 1, 2012 Vol. 3, Issue 4

TOP STORIES

HEMAP is accepting applications from distressed homeowners

Governor Tom Corbett announced on Aug. 9 that the Homeowners' Emergency Mortgage Assistance Program (HEMAP) is accepting applications from homeowners in danger of foreclosure. Since that date, PHFA has received more than 300 applications, and the staff is seeing a steady increase in application volume. It's anticipated that the number of applications will rise markedly after Oct. 2 when Act 91 notices will again be required by law from lenders to homeowners who are two months delinquent on their mortgages. Act 91 notices alert homeowners who are struggling financially to the possibility of financial assistance available through HEMAP.



A member of the HEMAP staff, Nirvana Franklin, confirms application information over the phone.

In making the announcement, Governor Corbett noted, "The foreclosure prevention assistance provided by HEMAP directly helps families in danger of foreclosure. This multi-year funding now available for HEMAP will not only help troubled homeowners but will play a role in restoring the health of our state's housing industry."

The funding to restart HEMAP is coming from Pennsylvania's portion of the \$25 billion state-federal settlement with the nation's five largest mortgage loan servicers. In June, Governor Corbett signed the Homeowner Assistance Settlement Act (Senate Bill 1433) which authorized the approved disbursement of the funds as a result of this national settlement. It was sponsored by Senator John Gordner.

Homeowners interested in more information about HEMAP should contact PHFA toll-free during weekday business hours at 800-342-2397. More information also is [available online](#).

PHFA offers home mortgage loans at lowest rate in agency's history

PHFA broke new ground in mid-September by offering the lowest interest rate ever on its home loan programs – 2.95 percent! Homebuyers who qualify for the agency's Keystone Home Loan Program are eligible for this historic low rate. Despite turbulent market conditions during the past several years, the agency has continued to offer competitive mortgage programs, with several new programs launched since January. This latest rate enhancement means that even more Pennsylvanians will be able to achieve their dream of owning a home. In addition to this special low rate, borrowers may also qualify for up to \$4,000 in closing cost assistance.

Homebuyers can learn more by calling PHFA's Homebuyer Hotline during weekday business hours at 800-822-1174. Information about PHFA's homeownership programs also is available on the [agency's website](#).

State and federal lawmakers attend ribbon cutting at Lancaster senior development



PHFA Executive Director Brian Hudson led the ribbon cutting (top photo) for the September dedication of new senior housing in Lancaster. Left-to-right are: State Representative John Bear, Robert Kane (on behalf U.S. Representative Joseph Pitts), Brian Hudson, State Senator Lloyd Smucker, and Stephen Proctor, CEO of Presbyterian Senior Living, the project developer. The new building (shown below), called Westminster Place at The Long Community, has 61 one- and two-bedroom apartments for people age 55 and over with low-to-moderate incomes. Supportive services will be provided to help residents maintain their independence. PHFA provided low-income housing tax credits to help fund the development.



MARCELLUS SHALE FUNDING FOR HOUSING

PHFA leads training sessions for PHARE/Marcellus Shale RFP

PHFA is currently accepting housing proposals from Pennsylvania counties that have adopted ordinances authorizing the imposition of a Marcellus Shale impact fee and that have unconventional gas wells. Also eligible are municipalities that have excess funds deposited into the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Fund. This financial assistance will be used for projects to improve the availability and affordability of housing in the Marcellus Shale region of the state.

During late summer and fall, PHFA is conducting training sessions for groups interested in its Request for Proposals (RFP). Most recently, a presentation was held at the Radisson Hotel in Camp Hill during which potential applicants could ask questions and get clarification on the requirements of the agency's RFP. A training webinar was conducted in August, and that webinar will be repeated on Oct. 3.



PHFA Business Development Director Bryce Maretzki leads the PHARE/Marcellus Shale Request for Proposals training workshop.

(Cont.)

The funding to be awarded is being made available through the PHARE fund with Marcellus Shale impact fees. This funding will include \$2.5 million collected in 2011 and \$5 million collected each year that follows. Additional funding to be added to the PHARE Fund may include Marcellus Shale impact fees provided to municipalities that exceed a certain percentage or dollar amount set by law. PHFA Executive Director and CEO Brian Hudson explained that the agency wants the RFP to be as flexible as possible in considering ways funding can be used to expand the quantity and quality of housing in those communities impacted by the upsurge in natural gas drilling.

More information, including the RFP and the webinar presentation, is available on the [PHFA website](#). The deadline for proposal submission is Nov. 2 at 2 p.m.

MULTIFAMILY HOUSING

PHFA fills hotel ballroom for 2013 multifamily funding application workshop



More than 220 participants attended PHFA's 2013 application workshop to help groups interested in funding for developing affordable multifamily housing in Pennsylvania. Led by PHFA's Development Director Holly Glauser (shown speaking above, left photo) at the Radisson in Camp Hill, the workshop featured a review of the application eligibility criteria and materials for groups wanting to apply for PennHOMES funding and low-income housing tax credits. PHFA staff discussed the 2013 Qualified Allocation Plan for Tax Credits, which includes a change in how funds will be disbursed throughout the state with specific types of housing being the focus next year.

PHFA will be accepting applications for multifamily developments located in urban areas on Nov. 2, 2012. Applications for properties in suburban and/or rural areas of the state will be accepted on Feb. 15, 2013. Developers should contact Lisa Lutz with the agency's Development Division for applications, information or to schedule a pre-application site visit. She can be reached at 717-780-3876 or llutz@phfa.org.

PHFA AROUND THE STATE

It was a busy summer with groundbreakings and new construction across Pennsylvania

The Schoolhouse Hill housing development in Mehoopany, Wyoming County, broke ground in early June. This photo from the first week of September shows how far along construction already is on the four one- and two-story buildings. This development will provide housing for 20 low-income seniors age 62 and older, and two units will be accessible for people with mobility impairments. It received low-income housing tax credits and PennHOMES funding from PHFA. The development is being constructed under a partnership between Trehab and Monarch Development Group LLC.





PHFA was on hand when CPM Housing Group announced in September that it had received a \$3 million grant from the U.S. Department of Housing and Urban Development to improve the energy efficiency of affordable housing in Philadelphia. PHFA is helping this effort by providing low-income housing tax credits. The project will improve the quality of life for affected residents, some of whom have special needs. It also will employ a pioneering approach by displaying real-time energy consumption information for residents so it can be determined how this changes their energy usage. In the photo, officials from CPM receive a ceremonial check from HUD officials. PHFA Development Director Holly Glauser is shown on the far left.



In late July, a groundbreaking was held for a senior housing development in Waynesboro, Franklin County. Called Wesley House at Quincy Village, the three-story building will provide 36 units for people on lower incomes who are age 55 and over. Four of the apartments will be easily accessible for people with disabilities. Residents will have a community room with a kitchen, a covered outdoor porch, and a supportive services office at their disposal. The development is being led by Presbyterian Senior Living in Dillsburg. It is being funded, in part, with low-income housing tax credits awarded by PHFA. The agency's development director, Holly Glauser, is shown with her shovel (third from the right) in the photo on the left. The other photo shows the development site.

COMMONWEALTH CORNERSTONE GROUP CCG launches new informational website

Commonwealth Cornerstone Group was established by PHFA in 2004 as a community development entity to revitalize communities throughout Pennsylvania and stimulate economic opportunities for low-income residents. CCG's efforts are illustrated, for example, by the Coal Street Park project in Wilkes-Barre that transformed a blighted building into a state-of-the-art recreational facility for people in that region to enjoy. These and other CCG success stories are told on [its new web site](#), unveiled this summer to show the positive impact it's making in Pennsylvania and to provide information on the New Markets Tax Credit Program.

HOUSING SERVICES

PHFA participates in Project Homeless Connect 2012



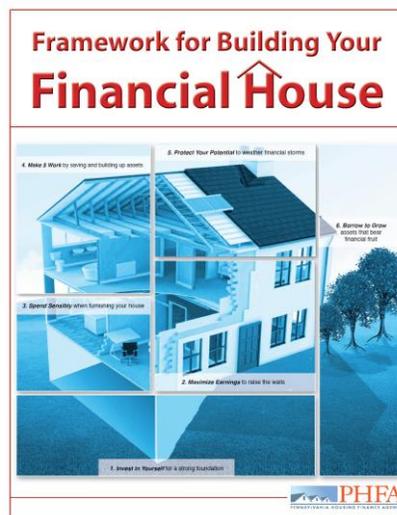
Supportive Housing Officer Gelene Nason worked in the PHFA booth during Project Homeless Connect 2012 held at the Pennsylvania Farm Show Building, Harrisburg, in late September. This event works to connect homeless individuals and families with a variety of supportive services including healthcare, access to meals, drug and alcohol counseling, and housing. More than 70 organizations, agencies, churches and charities had display tables to assist homeless people in the mid-state. PHFA's display included a live link to PAHousingSearch.com, an online housing locator, which was used to help event attendees search for housing to meet their specific needs.

FINANCIAL EDUCATION

Financial education initiative offered statewide by PHFA

PHFA is committed to advancing the financial capacity of renters, homebuyers and homeowners through the financial education campaign, "Building Your Financial House." The framework of Building Your Financial House contains the key financial concepts that everyone should know and practice in order to solidify their financial foundation and secure their financial future. An adaptation of the Financial Literacy and Education Commission's core competencies of financial capability, Building Your Financial House describes these competencies in a simple, consumer-friendly and practical manner, drawing upon the analogy of a physical house:

- Start with the foundation: *Invest in Yourself*
- *Maximize Earnings* to raise the walls
- Furnish your home: *Spend Sensibly*
- *Make Money Work* by saving and building up assets
- Weather financial storms: *Protect Your Potential*
- *Borrow to Grow* assets that bear financial fruit



PHFA will be conducting a series of pilot and train-the-trainer programs during the next year to promote the framework and help Pennsylvanians improve their financial situations. For more information about this financial education initiative, contact Holly Chase at hchase@phfa.org or 717-780-3852.

Tom Corbett, Governor • Brian A. Hudson Sr., Executive Director & CEO

To receive an e-mail notice when a new issue of PHFA Developments is posted, or for comments and questions, please write Scott Elliott at selliott@phfa.org

Pennsylvania Housing Finance Agency, 211 N. Front St.
PO Box 8029, Harrisburg, PA 17105-8029
717.780.3800 • 717.780.1869 (TTY)

