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Governor Wolf announces new PHARE funding

Governor Tom Wolf announced recipients of a new round of funding for housing programs made available through the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) fund in early April. This funding is a portion of the Realty Transfer Tax (RTT) earmarked through Act 58 of 2015 to support affordable housing statewide. The funding collected during the past fiscal year was \$12.67 million and awards in the amount of \$12.03 million are being announced.

There were 140 proposals requesting \$54.79 million submitted seeking support for housing initiatives in 49 counties. After PHFA staff working on the PHARE program evaluated the submissions, Governor Wolf announced that 68 housing programs in 38 counties would receive allocations from this portion of PHARE funding.

A list of the proposals receiving PHARE/RTT funding can be viewed on [PHFA's website](#). Look under the subhead for the Realty Transfer Tax Fund.

New Markets Tax Credit funding finances projects

Governor Wolf and the Commonwealth Cornerstone Group (CCG) recently announced two New Markets Tax Credit (NMTC) financing transactions. This financing will help fund many needed improvements to the building housing the Women's Center and Shelter of Greater Pittsburgh, and the construction of a new building

for the non-profit Chester Charter School of the Arts (CCSA).

The Women's Center and Shelter of Greater Pittsburgh will update all three floors of its 38,000-square-foot building, allowing the shelter to expand and enhance its programs for abused women and their children. This renovation will add 12 beds, enhance living spaces, create administrative and therapy areas, enlarge children's areas, provide security and safety systems, and update parking and storm water systems. The renovation will also incorporate a LEED-certified, energy efficient design.

The CCSA will use its funding to construct a 90,500-square-foot K-12 school building that will be better suited for supporting the educational requirements of the students. The school currently operates out of a warehouse building that was modified to accommodate the needs of the students in grades K-10. However, the warehouse structure is limiting the school's ability to serve the students, and currently doesn't have the space to include grades 11 and 12.

Learn more about CCG and its projects on [PHFA's website](#).

PHFA Around the State

The past several months have been an especially busy time for groundbreakings for developments funded by PHFA. Here's a sampling of just some of the construction now underway.



The Dave Wright Apartments, a joint venture of Autism Housing Development Corp. of Pittsburgh and ACTION-Housing Inc., located in Pittsburgh will help autistic adults live independently among people who are not autistic. Half of the 42 apartments will be reserved for adults on the autism spectrum. The other 21 apartments will be available for low- and moderate-income people who do not have autism. The apartment complex also offers a community room, a quiet lounge and an exercise area. NHS Human Services Inc. will be available 25 – 40 hours a week to help residents, including linking them to social opportunities, financial counseling and medical services. Funding for the development was made possible with a loan from Allegheny County Economic Development and with Low-Income Housing Tax Credits from PHFA. Photo courtesy of Jim Judkis.

Bloom Mills Senior Housing in Bloomsburg celebrated its grand opening in early March. The development includes 40 one- and two-bedroom units with five units having accessible features for people with disabilities. Residents also have access to health service and support programs including fitness, nutrition, finance and transportation. Brian Hudson, PHFA executive director (center left), and other officials joined in the festivities, including a tour of the building (insert photo). PHFA awarded Low-Income Housing Tax Credits to help fund the development.



PHFA's Director of Development Holly Glauser (center), was in attendance at the ribbon cutting ceremony for 4050 Apartments in Philadelphia in late January. The People's Emergency Center Community Development Corporation recognizes the importance of affordable housing for artists in Philadelphia. The three-story building offers 20 one-, two-, and three-bedroom units with additional personal studio space. Common areas include exhibition and workshop space and a community room on the ground floor. The development was funded, in part, by Low-Income Housing Tax Credits awarded by PHFA.



(Cont'd)



The new La Gourmandine French bakery in Hazelwood opened its doors in February. The renovation was part of the PHFA's ReCLAIM program revitalization efforts. The ReCLAIM program is designed to encourage the revitalization of Commercial corridors in urban centers of core communities and neighborhoods in Pennsylvania. This initiative creates the funding mechanism to help bridge the gaps that exist between housing and commercial lending and to provide a source of loan funds often unavailable for mixed-use properties. Two units of affordable housing are being offered on the upper floors. The bakery will bring fresh breads and pastries to Second Avenue.

Governor Wolf (fifth from right) attended the groundbreaking ceremony in March at Strawberry Mansion Apartments in Philadelphia. Also in attendance was Senator Sharif Street (second from left), PHA Board Chair Lynette Brown-Sow (third from left), PHA President & CEO Kelvin Jeremiah (fourth from left), City Council President Darell Clark (sixth from left), and State Representative Donna Bullock (seventh from left), along with other officials. The property will offer a mix of 55 apartments and townhomes. There will be at least six accessible units and two units for hearing/visually impaired. Also, 38 of the units will accommodate visitors with disabilities. PHFA helped fund the project by awarding Low-Income Housing Tax Credits.



Multifamily Housing

PennHOMES and LIHTC pre-application meeting planned

PHFA will be holding a pre-application meeting for its 2017-2018 PennHOMES and Low-Income Housing Tax Credit (LIHTC) programs on Wednesday, May 10, at the Crowne Plaza in Harrisburg. The purpose of this meeting is to provide updates about our programs and review and discuss the tax credit application process. PHFA urges all prospective applicants attend this meeting as there will be no other meetings or webinars covering this material.

All Intent to Submit forms must be provided by July 7, and all applications for PennHOMES and LIHTC funding are due Sept. 8. PHFA is planning to announce funding in the spring of 2018.

A non-refundable registration fee of \$35.00 will be charged for each attendee. The registration deadline for the pre-application meeting is Friday, May 5. Please contact Debbie Clark at dclark@phfa.org or by calling 717-780-3860 with questions or for registration information.

Homeownership

PHFA honors its top lending partners

PHFA held its annual awards luncheon in early April to honor the top lending partners for 2016 at its headquarters in Harrisburg. The top lender for 2016 was Howard Hanna Financial Services Inc. Pennsylvania Secretary of Banking and Securities Robin Wiessmann (far left) was present to help honor the award winners, as was PHFA Executive Director Brian Hudson (far right). These lending partners play a key role in assisting homebuyers throughout the state in the application, processing, and closing of affordable PHFA home loans.



To view the full list of award winners please visit [PHFA's website](http://www.phfa.org).

Upcoming Events



Register now for the Forum; best sessions filling fast

Don't procrastinate on registering for PHFA's May 11-12 Housing Forum in Harrisburg or you may miss out on the best session speakers. The Forum boasts four nationally known keynote speakers, 35 educational sessions, and great networking – all for just \$175. Plus, economists Dr. Elliot Eisenberg and Trulia's Dr. Cheryl Young have both confirmed their attendance during the May 11 networking event. Meet them face-to-face! You can [register](#) on PHFA's website. Please contact Chris Anderson at canderson@phfa.org with any questions.

Registration for PHFA's multifamily conference now open

Registration is now open for the 2017 Multifamily Affordable Housing Conference. Come join your peers for multifamily housing professional training and networking. The conference is being held June 28 – 30 at the Penn Stater Hotel and Conference Center in State College. Last year the conference was the largest ever with more than 650 attendees. Visit [PHFA's website](#) and check out the conference section for the brochure and other information. Online [registration](#) is also available on the website. Register today to take advantage of the low early bird registration cost of \$285 and to ensure availability of all sessions. Early bird pricing ends April 28. There are still great sponsorship opportunities available. For more information or questions about the conference, please contact Melissa Medernach at mmedernach@phfa.org. Be "In It to Win It" and register today!



Legal

PHFA reminds LIHTC property owners about good cause evictions

PHFA would like to remind property owners and managers that federal regulations and PHFA guidelines prohibit Low-Income Housing Tax Credit (LIHTC) property owners from evicting tenants for reasons other than "good cause."

PHFA requires that all LIHTC unit leases include a standard lease addendum providing notice of this program protection to renters. A copy of a standard lease addendum can be found on [PHFA's website](#). Every lease must provide notice of any default in the terms of the lease and follow the legal process for termination of a lease agreement and eviction for violation. Failure to renew a lease at the end of its term does not constitute good cause eviction.

Community Involvement



PHFA sponsored an ad on CBS-TV in Harrisburg showing our support for National Fair Housing Month, which is in April. Click on the arrow in the graphic on the left to watch the 30-second commercial.



PHFA's Denim Day Souper Bowl II was a winner

In February, PHFA employees in Harrisburg participated in the Souper Bowl II to benefit breast cancer awareness and research. There were 15 employees who entered the competition for the best soup, and 70 other employees tasted and voted for their favorite. Tied for first place were, Deb Hammond (left in first photo) for her Seafood Bisque and Angela Harris (right in first photo) for her Shrimp Potato Corn Chowder. PHFA's Pittsburgh office held a 50/50 raffle in conjunction with the Souper Bowl. The event raised \$247 that will be donated to American Cancer Society local offices in both cities.



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

To receive an email notice when a new issue of PHFA Developments is posted, or for comments and questions, please write Renae Hodges at rhodges@phfa.org.

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