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Top Stories

PHFA extends application date for multifamily resources

The board of the Pennsylvania Housing Finance Agency has approved the extension of the application deadline for all 2017-2018 applications for federal Low-Income Housing Tax Credits to 3 p.m. Friday, Oct. 20. The upcoming PHARE Request for Proposals will also establish an Oct. 20 application date. Additional program guidance regarding this deadline, as well as a list of the developments which submitted an Intent to Submit application on July 7 have been posted on [PHFA's website](#).

Icehouses demonstrate importance of updating Pennsylvania energy codes

Green building groups, including Delaware Valley Green Building Council, Green Building Alliance, and USGBC Central Pennsylvania, built two icehouses on the Capitol steps in June hoping to encourage the importance of updating the Commonwealth's energy codes. One of the icehouses was built to 2009 International Energy Conservation Code (IECC) standards, which is the current requirement in Pennsylvania. The second icehouse was

constructed to Passive House standards. A 1,080 pound block of ice was placed in each house to demonstrate the passive house structure would keep the ice frozen for longer than the structure built to current construction codes.

Currently, Pennsylvania is about six years behind the adoption of the latest international energy code standards. The hope is this experiment showed the value of spending a minimal amount more when constructing a building, which will result in big savings in energy costs.

PHFA currently incentivizes the use of Passive House design standards when awarding federal Low-Income Housing Tax Credits. There are 17 multifamily developments across the state, funded by PHFA, that are being built to passive house standards.



The icehouse built to current energy codes (top) shows the ice almost completely melted inside. In comparison, the passive house designed icehouse (bottom) ice has barely melted. Both photos were taken on June 14.

HUD announces \$219.1 million 2017 Housing Trust Fund allocations

The federal Department of Housing and Urban Development announced in mid-June the 2017 funding allocations of \$219.1 million to the Housing Trust Fund (HTF). PHFA, the Commonwealth's HTF designee, is expected to receive \$5.8 million to further its mission of providing affordable housing for moderate- to low-income Pennsylvania residents.

The HTF, established under the Housing and Economic Recovery Act of 2008, is funded through a 0.042 percent assessment on the new business of Fannie Mae and Freddie Mac. The funding is allocated to states to increase and preserve the supply of quality affordable housing for low-income households. Visit [HUD's website](#) to view allocations by state.

Community Revitalization

Commonwealth Cornerstone Group awards New Markets Tax Credits

Commonwealth Cornerstone Group (CCG) has awarded a total of \$28 million in New Markets Tax Credits (NMTC) to benefit three organizations in Philadelphia and Washington, Pa. Two organizations receiving these tax credits in Philadelphia are the Ronald McDonald House and the Fresh Grocer of Monument Road. In the city of Washington, City Mission also received funding.

Funding awarded to the Ronald McDonald House, the first one in the world, will help finance a 93,000-square-foot expansion that will include 88 new rooms. The enlarged facility will have a total of 111 bedrooms, increasing its bedroom capacity by 147 percent. This expansion will more than double the number of families served at the facility.



Ronald McDonald, along with other officials, helped break ground for the Ronald McDonald House expansion in Philadelphia.



The new Fresh Grocer in Philadelphia will make fresh foods more readily available to Philadelphia neighborhood.

and services center, a veteran's residential facility, a women's and children's shelter and a vocational training center. City Mission helps people who are struggling or who have limited ability to help themselves. The facilities will improve City Mission's capacity to offer life-changing programming, drug and alcohol counseling, job coaching, life skills training, counseling and case management.

CCG was created in 2004 by PHFA to serve as a nonprofit community development entity. Please visit [CCG's website](#) to see all the projects funded by the organization and NMTCs.

Brown's Super Stores will be opening its thirteenth store on Monument Road in Philadelphia called the Fresh Grocer. The new supermarket will bring access to fresh and affordable food to an area which struggles economically. The new 58,000-square-foot supermarket will provide traditional staples of a full-service fresh food market, providing healthy foods, meats and vegetables, as well as prepared food items. It will also include a community space that will offer a place to eat and socialize at no charge. The store replaces a supermarket that went out of business.

Funding will also go to City Mission in Washington, Pa. New and expanded facilities will include a men's shelter



Construction continues as City Mission expands its facilities with housing for veterans.

PHFA Around the State

PHFA has been busy this spring helping build affordable housing around the state.



Windy Hill Village in Philipsburg held a groundbreaking ceremony at the end of May to mark the beginning of construction of a new building called Westminster Place. The new building will incorporate sustainable and green features in these 40 tax credit rental units for seniors. Brian Hudson, executive director of PHFA (third from right), attended the ceremony along with other officials. The bottom graphic shows a rendering of what Westminster Place will look like when completed.

Photos courtesy of Presbyterian Senior Living.



The Alician Senior Apartments held a ribbon-cutting ceremony at the end of May in Upper Darby, Delaware County. Low-Income Housing Tax Credits from PHFA helped fund the renovation of the former St. Alice School providing local seniors with safe and affordable housing. The development includes 53 one-bedroom apartments. Attending the ceremony were (left to right): Congressman Bob Brady; Senator Tom McGarrigle; Delaware County Council Chair Mario Civera; Rev. Paul F. Morrissey; Upper Darby Councilwoman Sekela Coles; Mary Tomaszewski; Upper Darby Mayor Tom Micozzie; Upper Darby Councilwoman Barbarann Keefer; PHFA Director of the Eastern Region Nancy Twyman; Wells Fargo Vice President Chris McGraw; Scot Tomaszewski; Upper Darby Councilman Bob Gwin; and James A. Nolen, IV.

Allentown welcomed the opening of Sacred Heart Residences in early June. A ribbon-cutting ceremony was held to celebrate the grand opening. Sacred Heart Residences was developed by Penrose Properties along with Sacred Heart Hospital. The building includes 61 units of affordable housing for seniors 62 and older. Sacred Heart Hospital will occupy 6,000 square feet on the first floor for a geriatric rehabilitation center. Attending the ribbon-cutting ceremony was PHFA's Director of Development Holly Glauser (left), along with other officials. The development was funded, in part, by Low-Income Housing Tax Credits administered by PHFA.



PHFA's Director of the Eastern Region Nancy Twyman spoke at The Whitehall's ribbon-cutting ceremony in East Vincent in mid-June. The Whitehall is the first housing development for veterans in Chester County. The historic Whitehall Inn has been renovated to include 48 permanent supportive housing apartments for veterans in need in an effort to end veteran homelessness and has been built to Passive House standards. PHFA provided Low-Income Housing Tax Credits to help fund the project.

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The Beech Street Factory in Pottstown held a ribbon-cutting ceremony in mid-June to mark the grand opening. The renovated factory includes 43 apartments for families and the new home of ArtFusion community art school and gallery. PHFA's Director of Development Holly Glauser (center back) joined the festivities. Six units are designated for individuals with developmental disabilities or mental health concerns. Six more units are designed for residents with mobility impairments, and two units are designed for individuals with hearing and/or vision loss. The development was made possible, in part, by Low-Income Housing Tax Credits administered by PHFA. Photo courtesy of Housing Visions.



North Hills Manor in Glenside, Montgomery County, will be razed and rebuilt. Officials celebrated the rebuilding of the 50-unit affordable housing development during a ground-breaking ceremony in late June. The Montgomery County Housing Authority and Pennrose Properties have partnered to replace the current 63-year-old units with a combination of 50 new one- to four-bedroom townhouse and twin-style apartments. PHFA awarded Low-Income Housing Tax Credits to help fund the project.

Union House Apartments, formerly the Lykens Hotel, celebrated its grand opening with a ribbon-cutting ceremony in early July in Lykens, Dauphin County. Holly Glauser, PHFA's director of development, addressed the crowd during the ceremony. Officials, residents and residents' families participated in cutting the ribbon. Union House provides 28 apartments of affordable housing for general occupancy and individuals with physical disabilities. Four of the apartments are handicapped-accessible, along with two apartments adapted for individuals with hearing and visual impairments. The development was funded in part by Low-Income Housing Tax Credits awarded by PHFA.



Events

PHFA Housing Forum honors housing leaders

PHFA held its biennial Housing Forum in early May at the Hilton Harrisburg. On the second day of the event, PHFA was proud to recognize four leaders in the affordable housing field. Honored with the agency's Housing Pioneer Award were: Nilda Ruiz, president and CEO, and Rose Gray, senior vice president of community and economic development, both with Asociación Puertorriqueños en Marcha; Keith B. Key, president and CEO, KBK Enterprises; and Jeffrey Woda, principal, The Woda Group. PHFA also presented Interfaith Shelter for Homeless Families and Bethesda Mission with the Good Works Award and \$2,500 to be used to continue their missions of helping families and children in the community.

PHFA's Housing Forum provides professional development opportunities for people working in the housing field. This year's forum included 35 educational sessions, four keynote speakers,



Nilda Ruiz and Rose Gray (top); Tisha Germany (middle), on behalf of Keith B. Key; and Jeffrey Woda, accept the Housing Pioneer Award from PHFA's Executive Director Brian Hudson at the 2017 Housing Forum.

(Cont'd)

a walking tour of a nearby affordable housing development, and a popular networking event. The conference ran May 11-12 and drew more than 650 attendees.



Keynote speakers David DeNotaris (top), Joel Francis (middle), and Scott Lesnick (bottom) educated and motivated conference attendees.

Multifamily Affordable Housing Conference big success

PHFA held its annual Multifamily Affordable Housing Conference in State College at the end of June. The conference featured three outstanding keynote speakers including David DeNotaris, Joel Francis and Scott Lesnick. Attendees had the opportunity to network with more than 530 multifamily housing professionals from across the state, as well as more than 35 vendors. This was the second largest conference to date.

PHARE Update

PHARE Realty Transfer Tax Fund addresses blighted Westmoreland homes

Westmoreland County received \$175,000 in late April from PHFA's Pennsylvania Housing Affordability & Rehabilitation Enhancement (PHARE) fund. The grant will provide financial aid to renovate two or three homes and install ramps and stairlifts in other homes. The homes being renovated were purchased by the county's land bank. This funding will help as many as 35 disabled and low-income homeowners in the county.

PHARE was established to provide the mechanism by which certain allocated state or federal funds, as well as funds from other outside sources, would be used to assist with the creation, rehabilitation and support of affordable housing throughout the Commonwealth.

In November 2015, HB792 was signed by Governor Wolf as [Act 58 of 2015](#) to provide revenues from the Realty Transfer Tax (RTT) to the PHARE fund. These additional funds expand the reach of the PHARE program to all 67 counties of the Commonwealth.

Community Involvement

PHFA employees Bowl for Kids' Sake

PHFA employees participated again this year in the Bowl for Kids' Sake to benefit Big Brothers Big Sisters in late April. Big Brothers Big Sisters matches children ages 6 through 18 with mentoring adults to provide them with the influence of a caring adult. These relationships can help these children avoid risky behaviors and help them work through challenges today's youth face.

PHFA participated with a total of four teams and raised \$1,935 to help Big Brothers Big Sisters provide services to families in the capital region.



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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