

## TOP STORIES

### PHFA launches \$350 million PA Homeowner Assistance Fund to help distressed homeowners



As of Feb. 1, financial relief is available for eligible homeowners who are struggling with their mortgage payments or other housing expenses as a result of COVID-19 pandemic-related financial hardships. Assistance is being provided through the Pennsylvania Homeowner Assistance Fund (PAHAF). The Commonwealth of Pennsylvania was awarded more than \$350 million in federal American Rescue Plan Act funds through the U.S. Department of the Treasury. PAHAF will use these funds to provide eligible Pennsylvania homeowners with much-needed assistance to prevent or ease mortgage delinquencies, defaults, foreclosures, displacement, and utility disconnection.

PAHAF applications can be completed entirely online, eliminating the need for paper submissions and simplifying the process for applicants. For those who may need personal assistance to apply, housing counseling agencies and legal service providers across the state will be available to help. Homeowners can apply online for PAHAF and see a list of organizations that can assist them by visiting [www.PAHAF.org](http://www.PAHAF.org) or by calling the PAHAF call center at 1-888-987-2423. The call center is open Monday through Friday from 8 a.m. to 8 p.m., and Saturday from 8 a.m. to 5 p.m.

For more information about PAHAF assistance, please visit [www.PAHAF.org](http://www.PAHAF.org), and to read PHFA's Jan. 29 press release that provides additional information, visit [www.phfa.org/news/pressreleases.aspx](http://www.phfa.org/news/pressreleases.aspx).

### Perry selected to lead PHFA's Multifamily Development Division

Jessica Perry has been chosen to be the director of the PHFA's Multifamily Development Division. Among its responsibilities, that division oversees the allocation of funding to promote the construction or rehabilitation of affordable rental housing across Pennsylvania.

Prior to her work at PHFA, Perry spent 20 years working for the City of Pittsburgh's Urban Redevelopment Authority in various housing development roles, including director of the Residential Lending Department and director of the Housing Opportunity Fund, Pittsburgh's first local housing trust fund. In other roles, she created and administered both single-family and multifamily housing programs and managed federal funding sources such as HOME and Community Development Block Grants.

PHFA welcomes Perry to its team of housing professionals.

## HOUSING RESEARCH

### 2022 Kathy A. Possinger Housing Policy Fellow announced

PHFA has named Carolyn Ristau as its inaugural Kathy A. Possinger Housing Policy Fellowship awardee. Ristau will receive a financial stipend of up to \$12,000 during 2022 to conduct research benefiting the

affordable housing industry. During the fellowship, she will gain valuable experience contributing to her professional development.

Ristau's fellowship project will focus on zoning districts in the city of Pittsburgh to determine whether an exclusionary pattern exists that affects housing availability for residents. Her research will seek to better understand local conditions, how and why the zoning districts were established, and ultimately determine if there is a pattern of single-family zoning districts in some neighborhoods and multifamily zoning districts in others. The methodology Ristau uses in this study will then be available for application in other Pennsylvania municipalities. At the conclusion of her fellowship, her findings will be made publicly available to benefit the state's policymakers and the housing industry.



**Carolyn Ristau**

The fellowship was renamed the Kathy A. Possinger Housing Policy Fellowship in 2021 in honor of a well-respected PHFA board designee and affordable housing champion. Possinger served Pennsylvanians for two decades through her housing work in both the public and private sectors.

## **PUBLIC OUTREACH**

### **PHFA's annual report for 2021 is now available**



PHFA's 2021 annual report is now live at [www.phfa.org/news/annualreport.aspx](http://www.phfa.org/news/annualreport.aspx). The report is web-based and interactive for the second year. Included in this year's report are: messages from Governor Tom Wolf and PHFA's Executive Director and CEO Robin Wiessmann, video messages from some PHFA division directors, customer testimonials, and, of course, PHFA financial and performance highlights. With plenty of video and animated graphics, it's an entertaining and informative read.

## **FUNDING TO ADDRESS HOMELESSNESS**

### **FHLBank Pittsburgh and PHFA announce 2021 Home4Good funding awards**

FHLBank Pittsburgh and PHFA announced the 2021 Home4Good funding in late December. This funding goes to programs across the state working to reduce homelessness. This year, FHLBank Pittsburgh is providing \$2.45 million and PHFA is providing \$1.5 million for a total contribution of \$3.95 million.

Home4Good was created by FHLBank Pittsburgh and is administered by PHFA. The funding will be distributed as grants to organizations that help individuals retain or find housing, provide supportive services to those facing homelessness or address other unmet needs within the existing homeless provider network.

Distribution of the funding in most Pennsylvania counties will be overseen by local Continuum of Care organizations. The list of funding recipients is available on the [PHFA website](http://www.phfa.org). Information about Home4Good is available at <https://www.fhlp-pgh.com/> and at [www.PHFA.org](http://www.PHFA.org) at the bottom of the homepage under "Resources." Organizations interested in future participation in the program can contact Kate Swanson at [kate.swanson@fhlp-pgh.com](mailto:kate.swanson@fhlp-pgh.com) or Bryce Maretzki at [bmaretzki@phfa.org](mailto:bmaretzki@phfa.org) for details.

## **PHFA AROUND THE STATE**

The coronavirus hasn't stopped great progress on affordable housing construction that's going on around the state. Here are a few examples of the multifamily developments that were recently in the news with their groundbreaking or grand opening ceremonies. They all received funding from PHFA.

*(Cont'd)*



More senior housing becomes available in Norristown with the opening of Montgomery Park Senior Housing Phase II this year. The new four-story building offers 42 units of affordable housing for seniors. It was built with Passive House energy standards, which translates to cheaper utility bills for residents. There will also be medical services available to tenants with a Montgomery Park social worker onsite.

Asociación Puertorriqueños en Marcha (APM) celebrated the groundbreaking of Camino De Oro in late January in Philadelphia. Once completed, Camino De Oro will offer 44 units for seniors age 62 and older. There will be six units designed to be accessible for people with disabilities. The development is intended to assist the growing need for affordable housing in Philadelphia. PHFA's Executive Director and CEO Robin Wiessmann (photo on the right) spoke during the event along with other officials. The top photo is an artist's rendition of the completed project.



Richford Arms in Erie is getting a makeover. Beacon Communities celebrated the kick-off of construction with a groundbreaking ceremony in late January. Some of the improvements will include a new entrance, a raised outdoor terrace, a new two-story addition that will offer many new amenities to residents, support offices, various renovations to existing apartments, and six new apartments. Ground floor retail storefronts will also be added. These improvements will bring a better quality of life for Richford Arms residents. (Artist rendering by LGA Partners.)

## MINORITY BUSINESS RECOGNITION

PHFA recognizes another of our diverse business partners



**Morris R. Davis**  
*Founder and President*  
*M. Davis and Company*

Aligning with PHFA's housing mission to provide affordable housing across Pennsylvania, M. Davis and Company provides consulting services, marketing and advertisement, research, evaluation and survey services that increase the understanding of housing discrimination and low-income programs. MDAC is one of the largest minority-owned and operated full-service research and evaluation firms in the United States. Established in 1985 and based in Philadelphia, they have been a PHFA partner since 2018. We thank them for their work to further housing equality in the commonwealth and are happy to have them as a trusted partner.

## JOB OPPORTUNITIES AT PHFA

**Do you want to make a positive difference in the housing industry?**

If you are looking for a job that brings tremendous personal satisfaction, PHFA is looking for you, too. PHFA is always on the lookout for housing professionals to join our team to help bring safe and affordable housing to all Pennsylvanians. We currently have several open positions, including Compliance Analyst, Customer Service Coordinator and Purchasing Officer, just to name a few. Check out all our employment opportunities at [www.phfa.org/about/employment.aspx](http://www.phfa.org/about/employment.aspx)



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Tom Wolf, Governor • Robin Wiessmann, 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 Hyson at [rhyson@phfa.org](mailto:rhyson@phfa.org).

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