

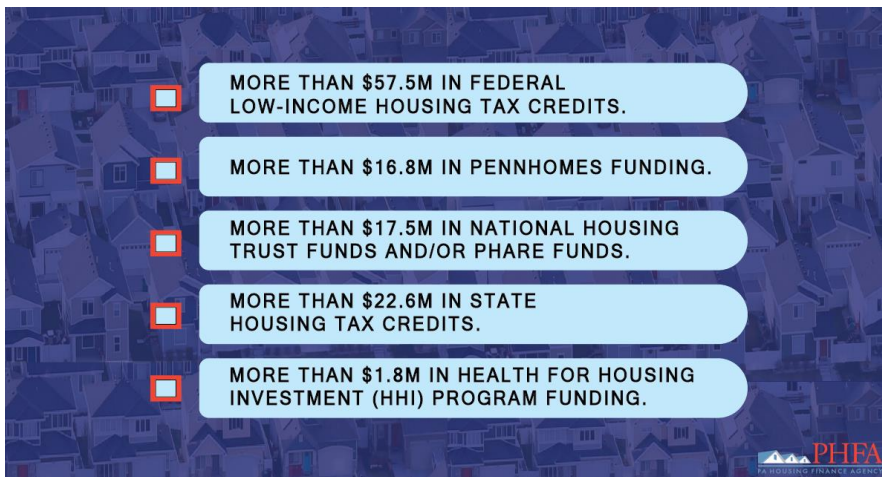
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TOP STORIES

PHFA announces tax credits and other funding to create more affordable rental housing

In early July, PHFA announced funding for the construction or rehabilitation of 1,916 rental units, with 1,801 being affordable to households at or below 60% of the area median income. The funding comes from a variety of sources, all noted in the graphic below. The 41 multifamily housing developments being awarded tax credits are identified on PHFA's website at <https://www.phfa.org/mhp/>; see the full list of tax credit recipients under "News & Awards 2019 – Present" and dated 7/11/2024.



PHFA also announced a new initiative targeting an additional \$1.8 million in matching dollars for four projects that recognize the strong connection between stable housing and improved health outcomes for residents. This effort builds on 18 months of planning funded by the National Council of State Housing Agencies to explore how housing agencies can best work with health care organizations to expand affordable housing options.

That planning led to the creation of PHFA's Health for Housing

Investment (HHI) Program last year. This new program creates incentives in PHFA's Low-Income Housing Tax Credit Program, and provides funding from the PHARE program, incentivizing developers to partner with healthcare organizations in financing affordable housing developments. The four HHI projects supported with PHARE funding, which are being matched dollar-for-dollar by the healthcare partners include: The 17th Street Community Corridor (Philadelphia); Meadowbrook (Bucks County); North Park Avenue (Philadelphia); and St. Katherine Drexel Place (Philadelphia).

PHFA announces PHARE funding to support affordable housing efforts across Pennsylvania

PHFA announced in mid-July the recipients of a new round of funding for housing programs made available through the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) fund. PHFA has identified 322 housing and community development initiatives in all 67 counties that will share a portion of the total \$64.8 million in PHARE funding for the fiscal year 2023-24. The funding for these PHARE awards comes from two main sources. This includes a portion of the impact fees collected from natural gas companies operating in the state with the goal of addressing the housing shortage caused by the impact of drilling. It is supplemented with funding provided by a portion of the realty transfer tax.

PHFA anticipates that the PHARE funding will impact Pennsylvania households through a variety of affordable housing efforts: 169 new, affordable housing units will be created; 1,181 affordable housing units will be preserved/rehabilitated; 900 units will be rehabilitated/preserved through the funding of 4% tax credit

projects; 61 new, single-family homes will be created; 227 housing units will be created or rehabilitated specifically for households in danger of homelessness; 316 potential new homebuyers will receive down payment and closing cost assistance; more than 6,900 households will receive housing counseling and financial education; and more than 14,000 households in danger of homelessness will receive housing assistance (rent, utility, transportation) through PHARE funded programming. A list of the proposals receiving PHARE funding is available at www.phfa.org/legislation/act105.aspx. See the bullet for “Funding Announcements.”

HUD awards nearly \$500,000 in funding to help first-time homebuyers in Pennsylvania

In mid-June, the U.S. Department of Housing and Urban Development (HUD) awarded \$10 million in grant funding nationally, with \$479,204 being awarded to Pennsylvania, to support activities that prepare and help prospective homebuyers purchase homes.

PHFA hosted the event at the state Capitol during which Assistant Secretary for Housing and Federal Housing Commissioner Julia Gordon announced the new funding.

PHFA and its HUD-approved housing counseling agencies received its share of grant funding to increase homeownership among historically under-served communities, to reduce the racial wealth gap, and to address homebuying barriers that impact marginalized communities.



PHFA's Executive Director & CEO Robin Wiessmann (front row, second from left) and PHFA's Director of Counseling Terri Redmond (front row, third from right) were in attendance, along with other representatives of the state's housing counseling network, for the check presentation.

PROFESSIONAL DEVELOPMENT

This summer's Multifamily Affordable Housing Conference is a big success



PHFA staff who run the MAHC

The 2024 Multifamily Affordable Housing Conference (MAHC) was held in late June at the Penn Stater Hotel and Conference Center, attracting 525 attendees. This year's conference had a theme reflective of its location near Penn State: “We ARE...Housing Leaders. Changing Lives. Building Better Neighbors.” Forty-seven breakout sessions offered a mix of property management, supportive services, and personal growth topics. In addition to the breakout sessions, each day featured a keynote speaker.

During the conference, Multifamily Division managers Dawn Bartha, Heather Black, Kurt Livering and Lisa Case

took the opportunity to present their supervisor, Carl Dudeck, with an award for his support of the MAHC throughout the years. Dudeck is the agency's director of housing management and is retiring in September. A presentation honoring Dudeck featured pictures and comments from PHFA staff and housing industry partners. Dudeck's support and guidance of the conference over the years has helped it to grow into the successful event it is today.



Housing Management Director Carl Dudeck

PHFA AROUND THE STATE

Affordable housing construction continues across Pennsylvania. Here are examples of affordable multifamily housing developments that were recently in the news and received funding from PHFA.



Federation Housing broke ground in Bensalem Township in mid-July starting construction of the Daniel B. Green House. The new community will feature 60 one-bedroom units with six of those units being accessible. The developer will be using green construction techniques which will make the building more sustainable as affordable housing. Support services will also be provided on-site. PHFA's Executive Director & CEO Robin Wiessmann (fifth from the right) and PHFA board member Mark Schwartz (third from the left) joined in the celebration. *(Photo courtesy of Todd Zimmermann and artist rendition courtesy of Thriven Design.)*



Pittsburgh's West End welcomed Cedarwood Homes to the neighborhood in early July. The ribbon-cutting ceremony marked the official opening of the 46 affordable housing units for residents age 62 and older. The one-bedroom garden-style apartments bring more much-needed housing for Pittsburgh's senior population.



In mid-June, construction began on The Standard on Fifth. The new development, located in Pittsburgh's Uptown neighborhood, is being led by Beacon Communities with support from PHFA, Uptown Partners and PNC Bank. Its 51 rental units will be mixed-income apartments with the majority (78%) being affordable and the others market rate. Amenities will include a fitness center, laundry room, pet wash, bike room, maintenance spaces, reception area, offices, and a community room. PHFA's Director of Strategic Planning and Policy, Bryce Maretzki (first on the right), represented the agency at the event.



(Cont'd)

In late June, Mistick Construction celebrated the ribbon cutting for Cornerstone Village Phases III & IV in Pittsburgh, marking the completion of a significant redevelopment effort that has transformed the Larimer/East Liberty communities. The completed project offers 334 new housing units, three parks, and the historic redevelopment of the former Larimer School, providing affordable housing in a safe environment for families to call home. PHFA's Director of Development, Jessica Perry, spoke during the event.



LATE-BREAKING NEWS

PHFA issues RFP for funding mixed-use developments

On Aug. 26, PHFA issued a Request for Proposals for the new construction, or rehabilitation, of mixed-use projects seeking financial support. Funding will be provided through the Community Revitalization Fund Program. Mixed-use projects combine residential and retail/commercial space in the same building and often serve as a catalyst for neighborhood revitalization.

Eligible applicants for this funding include units of local government (counties, cities, boroughs, etc.); redevelopment authorities; for-profit firms; non-profit groups; and economic development organizations. Applications from third-class cities will be given higher priority in this year's proposal evaluations.

For the first time, CRFP applications will be completed and submitted entirely online, eliminating the need for paper submissions and simplifying the process for applicants. The deadline for proposal submission is 2 p.m. on Friday, Nov. 1.

Examples of projects eligible for funding include:

- The rehabilitation of older or under-utilized buildings for immediate re-use to support community development goals;
- Preparing commercial build-out and business lease space;
- The design of, and structural and legal conversion of, existing buildings; and
- The provision of additional units of housing by combining uses in a single, newly constructed or renovated building.

This RFP is located on PHFA's website at <https://www.phfa.org/mhp/developers/loans.aspx>. The online application is accessible on the CRFP website at <https://crfp.phfa.org>. Questions about the RFP may be directed to Shelby Rexrode at PHFA via email at srexrode@phfa.org.

PODCASTS

PHFA offers two podcasts as educational tools for consumers



PHFA continues to offer two podcasts that share information as educational tools for consumers. These podcasts provide general information and tips about the homebuying process and personal financial management as part of its mission to expand affordable housing opportunities across the state for homebuyers and renters. One podcast, called "Close to Home," offers practical, easy-to-understand advice for homebuyers. The second, "Master Your Money," provides insights and tips people can use to better manage their personal finances. New episodes are added monthly. They can be found on [PHFA's website](#) (upper-left corner of the screen) by clicking on the podcast button. You can also find them on iTunes, Spotify or wherever you listen to your podcasts by entering "PHFA" in the search engine.

MINORITY BUSINESS RECOGNITION

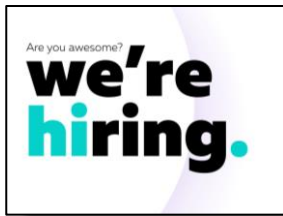
Recognizing our diverse business partners

PHFA is successful achieving its statewide housing mission, in part, due to the great support we receive from all our business partners. One of those partners is 24 Hour Cleaning Services. This woman-owned business specializes in janitorial services (both residential and commercial), building materials and supply, janitorial materials, building maintenance, cleaning (rough, final, and exterior power washing), and facility management. Since 2017, they've been a trusted PHFA partner that proudly serves the Philadelphia area.



JOB OPPORTUNITIES AT PHFA

Looking for your next career opportunity?



If you're looking for a new position that is challenging, satisfying and will allow you to grow, then PHFA may be a good fit for you. PHFA is now hiring for many positions, including Construction Services Representative (Norristown), Director of Housing Management (Harrisburg), Multifamily Business Analyst (Harrisburg), and others. PHFA is committed to bringing affordable housing to low- and moderate-income Pennsylvanians. If you're passionate about helping others, PHFA could be the place for you. Check out all our current job opportunities on our [employment opportunities website](#).

Josh Shapiro, 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.

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