

PHFA DEVELOPMENTS

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TOP STORIES

PHFA launches new program to expand rental housing for homeless and at-risk Pennsylvanians

In mid-January, PHFA announced \$35 million in funding for its new HOME-ARP program. This program will create and preserve rental housing for at-risk or homeless Pennsylvanians.

The program is designed to support developers, nonprofit organizations and local partners in building new rental units or rehabilitating existing properties to ensure affordable housing options for vulnerable populations.



The HOME-ARP program offers 0% interest, deferred-payment loans that can be used to support the development, rehabilitation and preservation of rental housing for applicable qualifying populations and low-income households. Eligible applicants include housing developers, municipalities, and nonprofit organizations committed to expanding affordable housing.

All applications must be received no later than 2 p.m., April 1.

For more information about the HOME-ARP program, including eligibility requirements and application details, please visit [PHFA's website](#).

CCG announces \$65 million in New Markets Tax Credits for distressed communities in Pennsylvania



Commonwealth
Cornerstone Group

Commonwealth Cornerstone Group (CCG), a nonprofit community development entity (CDE) created by PHFA, has been awarded \$65 million in New Markets Tax Credit allocations. The tax credits are provided by the U.S. Department of the Treasury's Community Development Financial Institutions Fund.

CCG is one of 142 community development entities nationwide that received an allocation of the total 2024-25 \$10 billion double round in NMTCs announced by the Treasury Department in late December. In total, there were 216 CDEs that applied for the tax credits.

CCG's goal is to use these tax credits to fund projects in key areas across the state to create business opportunities and spur economic revitalization. CCG will utilize the NMTCs to provide loans and equity investments for business expansion, healthcare and multiservice community organization type facilities that will bring critical goods and services including quality and accessible job creation to these disadvantaged communities.

More information about CCG and the developments it has funded is available on [PHFA's website](#).

FHLBank Pittsburgh and PHFA announce \$5.25 million in grants to help fight homelessness

PHFA partnered with FHLBank Pittsburgh to fund \$5.25 million in Home4Good grants for programs across the Commonwealth working to reduce homelessness. FHLBank contributed \$3.75 million and PHFA contributed an additional \$1.5 million.

Home4Good provides grants to local homeless services organizations to address the critical needs of people who are homeless or at risk of homelessness. Organizations that provide these types of services in Delaware, Pennsylvania and West Virginia apply for the funding. Applications are supported by FHLBank member institutions. Regional Continuum of Care agencies provide support during the application and selection process.

Further information about the Home4Good program is available at [FHLBank](#) and [PHFA](#) websites under "Resources."

HOUSING FELLOWSHIP

Phillips, Sing named PHFA 2026 housing policy fellows

PHFA has named Zachary Phillips and Dr. Evaine K. Sing as its 2026 Kathy A. Possinger Housing Policy Fellowship awardees. Both Phillips and Sing will receive a financial stipend of up to \$12,000 during the year to conduct independent research benefiting the affordable housing industry.

Phillips is pursuing a master's degree in business analytics at Georgia Tech and works as an economic development analyst at Pennsylvania Department of Community & Economic Development. In this role, he manages HOME contracts across 16 counties, overseeing approximately \$20 million in annual funding allocations. Phillips' fellowship research project will examine the housing challenges faced by Pennsylvania's veterans, particularly in rural and deindustrialized communities where housing support is often fragmented or inaccessible.



Zachary Phillips



Dr. Evaine K. Sing

Sing is a registered landscape architect and serves as principal of EKS Solutions where she advises municipalities, CDCs, and resident-led groups on strategic planning, program design, and implementation frameworks. She holds a doctorate in social science from Royal Roads University, a master's degree in public policy and management from Carnegie Mellon, and a bachelor's degree in landscape architecture from Virginia Tech. Sing's research project will focus on the dual challenges of vacant urban land and the growing need for affordable housing in Pennsylvania's legacy cities.

The stipends provided to both these researchers through PHFA's housing policy fellowship can be used for a variety of activities supporting the fellows' approved research, including interviews with experts, securing resources and study materials, and travel for attending relevant conferences.

AROUND THE STATE

Affordable housing construction continues across Pennsylvania. Here is an example of an affordable multifamily housing development that was recently in the news and received funding from PHFA.



A ribbon cutting ceremony was held in mid-January to celebrate the grand opening of Liberty53: Estelle B. Richman Place in West Philadelphia. Liberty53 offers 31 new units of affordable and supportive housing. The development consists of 23 one-bedroom and eight two-bedroom units with 15 units designated for residents with special needs and five units are reserved for individuals transitioning from nursing facilities to independent housing. The building also meets Zero Energy Ready Homes and Enterprise Green Communities standards. Isabel Harner from Stone Sherrick Consulting Group (left), Bianca Waliddin from Liberty Development Corporation (center), and Leigh Jones from Stone Sherrick Consulting Group (right) were on hand to join in the festivities.

CONFERENCES

PHFA's Housing Forum is back in 2026

PHFA will be hosting its Housing Forum again on May 6-7, 2026, at the Hilton Harrisburg. At this year's "Housing Unscrambled" forum you'll be able to take part in 20+ educational sessions and network to your heart's content. We are excited to once again welcome back Elliott Eisenberg, a.k.a. the Bowtie Economist, who will be one of the keynote speakers discussing the economy and housing, along with other speakers to be announced.



Any organization interested in sponsoring or exhibiting, contact Chris Anderson at 717-780-3915 or canderson@phfa.org. There are still many sponsorship opportunities available, or one can be customized to meet your marketing goals, too.

Registration will be opening in March. If you'd like to stay up-to-date on Forum news, follow PHFA on our social [PHFA's Multifamily Affordable Housing Conference slated for June](#)



This year's Multifamily Affordable Housing Conference will be held June 3-5, 2026, at Seven Springs Resort in Champion, Pa. Registration will open in March. This annual conference brings together property managers, service coordinators and other professionals in the affordable housing industry for three days of learning, networking and championing for best practices in the industry.

This year's theme of "Building Bridges: Connecting Communities Through Housing" will be highlighted through an outstanding line-up of speakers including Eric McElvenny. Eric will talk about how he overcame a traumatic injury and how to tackle your challenges and build pride in your life. This year's conference will offer 49 breakout sessions covering topics ranging from PHFA compliance trainings, smart technology, 811 Best Practices and more.

PHFA offers two certificate programs in collaboration with Penn Western University: the Certificate in Elder Service Coordination and the Certificate in Family Service Coordination, both of which will have classes starting at the conference.

This conference is made possible thanks to the involvement of many generous sponsors and exhibitors. If you're interested in being a sponsor or exhibitor for the 2026 Multifamily Affordable Housing Conference, please contact Matt Wingfield at mwingfield@phfa.org.

EMPLOYMENT OPPORTUNITIES

[Start your new career with PHFA](#)



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 Workday HCM Configuration Analyst, Foreclosure Officer I, Financial Education Officer I, 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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