

TOP STORIES

PHFA awards \$93.3 million in PHARE funding

PHFA announced \$93.3 million of Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) fund investment across the Commonwealth. This funding will support 432 housing and community development initiatives across all 67 counties to expand affordable housing opportunities for Pennsylvania residents.



Funding for these PHARE awards comes from two main sources. The program receives 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. Those funds are supplemented with funding provided by a portion of the realty transfer tax.

This PHARE funding will assist Pennsylvania households through a variety of affordable housing efforts, including: 49 new single-family homes to be created; 204 potential new homebuyers will receive downpayment/closing cost assistance; 5,990 households will receive housing counseling and financial education; 1,662 affordable non-LIHTC rental units will be preserved/rehabilitated, and an additional 18 units will be created through health for housing partnerships; more than 2,000 units will be created from PHARE funding to support LIHTC projects; 57 units will be created or rehabilitated specifically for households in danger of homelessness; 2,057 households will benefit from programming from healthy housing investment funds; and more than 134,000 housing insecure residents in danger of homelessness will receive housing assistance (rent, utility, transportation) through PHARE-funded programming.

The complete list of the funded proposals is available at [PHFA.org](https://www.phfa.org). See the bullet for “Funding Announcements.”

Applications sought for PHFA 2027 Housing Policy Fellowship

PHFA is now accepting applications for its 2027 Kathy A. Possinger Housing Policy Fellowship. This fellowship funds critical research and promotes leadership development

The fellowship offers up to 12 months of funding for research on a timely housing or community development issue. It includes a monthly stipend of \$1,000, up to a max of \$12,000. With this funding, fellows can pursue meaningful, hands-on exploration, and research of housing challenges. Funding may be used for activities such as meeting with experts, gathering study materials, attending relevant conferences and more. By supporting thoughtful, solutions-focused research, the fellowship aims to strengthen housing policies while contributing valuable insights that will be shared publicly for everyone’s benefit.

Since its inception, the Housing Policy Fellowship has supported research on a wide range of topics, including property tax impacts on aging-in-place, cooperative housing models, the potential of land trusts, and the links between zoning and race.

The application is available on the [PHFA website](https://www.phfa.org). All legal residents of the state over the age of 18 are eligible to apply, excluding PHFA staff and board members. All applications must be received by 5 p.m., Friday, July 31. Any questions may be directed to Amy Sechrist at 717-780-3945 or PolicyFellowship@PHFA.org.

PHFA launches new loan program, K-DATE, to boost downpayment and closing cost assistance

K-DATE KEYSTONE DUE AT TIME OF EXPIRATION

PHFA launched the Keystone - Due At Time of Expiration (K-DATE), a new home purchase assistance loan, in early May. The loan provides downpayment and closing cost assistance with 0% interest and no monthly payments.

K-DATE provides a nonamortizing loan that is deferred for up to 30 years and becomes due and payable when the home is sold, refinanced or the first mortgage is paid in full. As a result, no monthly payment is required.

The maximum amount of assistance to eligible homebuyers will be based upon the lesser of the purchase price or appraised value and may only be paired with PHFA's Keystone Home Loan or K-Flex loan programs. Conventional, Federal Housing Administration, Rural Development and Veterans Affairs financing options are available.

Borrowers requesting K-DATE funds must have a minimum FICO score of 660 and complete homebuyer education counseling, regardless of their credit score. PHFA-approved counseling is provided at no cost to homebuyers and helps prepare them for the financial responsibilities of homeownership.

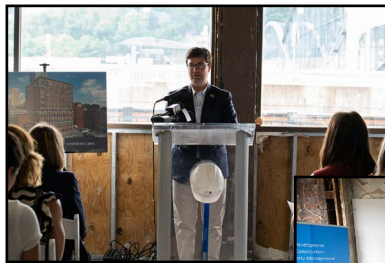
For more information about the new K-DATE home purchase assistance loan, visit [PHFA.org](https://www.phfa.org) or call PHFA at 855-827-3466.

AROUND THE STATE



Pennrose, along with other partners, celebrated the grand opening of Good Shepherd in May in Philadelphia's Overbrook neighborhood. Built on the former historic Good Shepherd Presbyterian Church site, the new community will offer 55 units of affordable senior housing for adults aged 62 and older. The four-story, 53,000-square-foot building is designed to meet Enterprise Green Communities and Zero Energy Ready Home standards. PHFA's Executive Director and CEO Robin Wiessmann (sixth from left) and PHFA board member John Paone (seventh from left) joined the celebration.

The Urban Redevelopment Authority of Pittsburgh kicked off the start of construction for Smithfield Lofts with a groundbreaking ceremony in mid-May. Once complete, the new development will bring much-needed affordable housing to Downtown Pittsburgh. Smithfield Lofts will offer 46 units of affordable housing, with 12 units being designed for tenants with hearing or vision impairment and all units meeting PHFA's VisitAbility standards for accessible units. Pittsburgh Mayor Corey O'Connor (top photo) and Pennsylvania Department of Community and Economic Development Secretary Rick Siger (bottom photo) spoke during the event. PHFA's Director of Development Jessica Perry (middle photo, far left) was also in attendance.





North Philadelphia welcomed The Apartments at Clearfield, a new affordable senior housing community in early June. The development is part of a larger housing, health, supportive services, and community development initiative. The new building offers 48 affordable senior housing units. In attendance, along with other officials, was PHFA's board member John Paone (top photo and bottom photo, first row, second from left) who spoke during the event.

PHARE/MUD/CRFP

A comprehensive new report highlights the success of PHARE

In early March, PHFA released a new report, Building Opportunity: PHARE funding trends and county profiles (2022-2024), to highlight the success and reach of the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Fund.

Individual county profiles, along with multicounty and statewide reports, can now be accessed at [PHFA's website](#).

The report reviews three years of PHARE application data, analyzing key trends in funding requests, funding awards and proposed impacts across the Commonwealth. Each county profile delves deeper into the applications and funding of counties that applied for and received single or dual county awards. These profiles include summary statistics on data points related to both applications and awards, for the purpose of providing county stakeholders with a wholistic view of the program in their area.

Established in 2010 to expand housing opportunities and services for Pennsylvania families, the PHARE program has become an essential resource for communities across the Commonwealth, supporting a range of activities from creating new affordable senior housing to providing utility assistance to struggling families.

To learn more about PHARE, visit [PHFA's website](#).

Six mixed residential-commercial projects in six counties receive funding

In mid-April, PHFA announced six projects to be awarded \$4.3 million for the construction or rehabilitation of mixed-use developments. The funding was raised through the sale of tax credits under the Mixed-Use Development Tax Credit Program, the proceeds of which are being used to fund the work of the Community Revitalization Fund Program.

The goal of CRFP is to stimulate high-impact neighborhood revitalization projects around the state. This round of funding is prioritizing applications from smaller cities and communities, including third-class cities.

PHFA anticipates this round of funding will deliver 70 units of new/rehabilitated rental housing (53 units of which will be at or below 80% area median income) and 58,572 square feet of new/rehabilitated commercial space.

Questions about the Mixed-Use Development Tax Credit Program or the Community Revitalization Fund Program can be directed to Shelby Rexrode at PHFA at 717-780-1854 or srexrode@phfa.org.

HOMEOWNERSHIP

Top lenders from 2025 are recognized by PHFA



Representatives from CrossCountry Mortgage accept Top Lender award

PHFA honored its top lending partners for 2025 during its annual Homeownership Award event, held at the agency's headquarters in Harrisburg in April.

PHFA partners with a network of 85 lenders who guide homebuyers through the application, processing and closing of affordable PHFA home loans. In 2025, these lenders helped 6,867 families purchase a home in Pennsylvania providing more than \$1.5 billion in loans to make these dreams possible.

The top lenders in ranking order from first through 10th: CrossCountry Mortgage; Mortgage America; Guild Mortgage Company; Guaranteed Rate; CMG Mortgage; Howard Hanna Financial Services; Prosperity Home Mortgage; Ixonia Bank; PrimeLending, A PlainsCapital Company; and Guaranteed Rate Affinity.

PHFA also recognized excellence in several specialized categories, including Most Keystone Advantage Assistance Loans, Ixonia Bank; Most PennVest Loan Production, American Bank; Most Loans to Minorities, CrossCountry Mortgage; Most Loans to Veterans, CrossCountry Mortgage; Most Keystone Forgivable in Ten Years Loans, CrossCountry Mortgage; Most New Construction Loans, CMG Mortgage; Best Quality Pre-Closing Submissions, Howard Hanna Financial Services; Best Quality Purchase Submissions, Guaranteed Rate; Best Quality Final Document Submissions, Guild Mortgage Company; and Top Realtor, Marco Troche of RE/MAX Affiliates.

CONFERENCES

PHFA Housing Forum is a big success

PHFA held its Housing Forum in early May at the Harrisburg Hilton for two days of professional development opportunities and networking. The conference boasted more than 600 attendees and all 20 educational sessions, which offered discussions on a wide range of housing issues, were well received. Feedback from attendees gave the conference high marks for its quality of educational content and outstanding keynote speakers.



The Forum hosted a keynote speaker each day of the conference. On May 6, Dr. Elliot Eisenberg with Graphs and Laughs addressed the current economic climate. On May 7, Joe Huff, motivational speaker and best-selling author of *Experiential Billionaire*, inspired the audience to live life to the fullest. Other highlights of the conference included bus tours of Bethel Village, a LIHTC funded development in Harrisburg, and the ever-popular evening networking event.

Another successful Multifamily Affordable Housing Conference on the books



The 2026 Multifamily Affordable Housing Conference was held June 3-5, at the Seven Springs Mountain Resort. This year's event welcomed more than 300 attendees who had the opportunity to hear from two dynamic keynote speakers. Participants were then able to choose from 47 breakout sessions covering a wide range of topics, including LIHTC compliance, fair housing, maintenance trends, mental health, homelessness, and several other areas critical to the affordable housing field.

The Certificates in Senior and Family Service Coordination programs also resumed at this year's conference, with more than 40 new participants beginning the 11-month program. Looking ahead, the MAHC will return to central Pennsylvania next year and will be hosted at The Penn Stater Hotel & Conference Center.

EMPLOYMENT OPPORTUNITIES

PHFA is looking for you!

Are you passionate about affordable housing and public service? Looking to advance and grow in your career? Then The Pennsylvania Housing Finance Agency may have a place for you. PHFA offers affordable homeownership and apartment rental choices to support people with special housing needs, low- and moderate-income families, and older adults. If this aligns with your goals, come help us achieve our housing mission. Check out available opportunities including Customer Solutions Center Representative - Bilingual, Escrow Specialist I & II, Senior Housing Counseling Compliance Officer, and many more on [PHFA's website](#).



We're
Hiring!!

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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