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TOP STORIES

PHFA issues RFP for PHARE funding to support local housing initiatives



PHFA announced in mid-September the availability of funding through a Request for Proposals aimed to expand access to affordable housing and support housing-related initiatives in communities across the commonwealth. The deadline to submit applications is 2 p.m., Thursday, Nov. 19, 2026. Total PHARE funding available this year exceeds \$95 million.

Funding for the RFP is being provided through the Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Fund. PHARE receives its funding from the impact fee levied on natural gas drilling companies and a portion of the Realty Transfer Tax. PHFA administers the program, directing PHARE resources to housing initiatives in all 67 Pennsylvania counties.

Since its inception in 2012, \$532.9 million in PHARE grant awards has leveraged more than \$3.5 billion from other funding sources -- delivering a nearly six-to-one ratio in total funding for housing initiatives. To date, PHARE has distributed more than \$450 million to nearly 2,300 housing initiatives.

You can view the RFP at <https://www.phfa.org/legislation/act105.aspx>. The application can be found at <https://phare.phfa.org/>. If you have any questions, contact Clay Lambert at PHFA via email at clambert@phfa.org.

PHFA issues RFP to fund mixed-use development projects

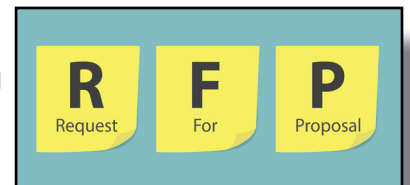
In late August, PHFA issued a Request for Proposals for the new construction, or rehabilitation, of mixed-use development projects seeking financial support. Funding will be provided through the Community Revitalization Fund Program.

Mixed-use projects combine residential and retail/commercial space in the same building and often serve as a catalyst for neighborhood revitalization. The deadline for proposal submission is 2 p.m., Friday, October 30, 2026.

This year, PHFA is authorized to sell \$4.5 million of state tax credits and use the proceeds to make grant awards for the development of mixed-use properties in commercial/retail corridors in Pennsylvania that are undergoing 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.

The RFP is located at <https://www.phfa.org/mhp/developers/loans.aspx>. The application is accessible at <https://crfp.phfa.org>. Contact PHFA's Shelby Hartwick at shartwick@phfa.org with any questions.



PHFA awards \$25 million in HOME-ARP funding

In mid-July, PHFA announced awards totaling \$25 million in HOME-ARP funding that will support the construction or preservation of 257 total rental units, including 204 which will house at-risk or homeless Pennsylvanians. These awards are conditional and are pending a finalization of their construction costs, capital stacks, and additional underwriting criteria. PHFA may commit up to \$10 million to other projects at a later date. The agency received 22 applications totaling more than \$56 million in requests.



The eight developments receiving funding include: Western Manor, Pittsburgh, 32 units; Briar Creek Apartments, Berwick, 12 units; Washington Square Apartments, Erie, 22 units; North Scranton Infill Housing Initiative, Scranton, 8 units; Oyster Point Landing, Lancaster, 16 units; Drueding Center Residential, Philadelphia, 26 units; Germantown Life Enhancement Center, Philadelphia, 133 units; and Melville Way, Philadelphia, 8 units.

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. You can view more details about the HOME-ARP program at <https://www.phfa.org/mhp/developers/>

PHFA releases first PHARE Semi-Annual Progress and Impact Report

PHFA released the first-ever Pennsylvania Housing Affordability and Rehabilitation Enhancement (PHARE) Fund Semi-Annual Progress and Impact Report, in late August. This report provides a real-time snapshot of projects awarded, organization funding progress and program impact numbers.

PHARE funds assist with the creation, rehabilitation and support services addressing affordable housing throughout the Commonwealth. Since its inception in 2012, PHARE has distributed more than \$450 million to nearly 2,300 housing initiatives.



The report is available at <https://www.phfa.org/legislation/act105.aspx>. This is an initial release of an anticipated regularly updated data set that features all projects funded through the Realty Transfer Tax and the Marcellus Shale Fund. PHFA is committed to releasing new data as it becomes available semi-annual based on grantee reporting. PHFA will be investigating other formats for the report to make the data more accessible in the future.

The PHARE report was created to benefit local and state leaders, community and housing development organization, housing advocates and residents curious about local housing programs and agency investments in their communities. This first release includes two documents: a data dictionary (which includes a brief introduction to the program and report) and the Semi-Annual PHARE Progress and Impact Report in PDF format.

AROUND THE STATE



In mid-July, Wildheart Ministries hosted a groundbreaking ceremony for the future home of The Gateway in the Allison Hill neighborhood of Harrisburg. Once completed, it will offer nine affordable housing units reserved for families across various area median income levels, a first-floor ADA-accessible unit and three commercial spaces. PHFA's Senior Program Administrator Clay Lambert (middle photo and bottom photo, third from right) spoke during the event. Other officials were in attendance to help celebrate.

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LEVEL: Equity Buildings celebrated the completion of the first five of 10 renovated properties in the McKees Rocks Single Family Development with a ribbon-cutting ceremony in early August. The concept for the development is to turn long-vacant houses into affordable homes for first-time homebuyers, removing barriers to quality, affordable and equitable homeownership for underserved populations in Western Pennsylvania. Two of the homes are now under contract, with closing dates set for September. Among other officials, PHFA's Director of Strategic Planning and Policy Bryce Maretzki joined in the celebration (bottom photo, first on the right). Photos courtesy of Maranie Staab.



McDonald Building Company held a groundbreaking ceremony, in early August, continuing the construction and renovation of Walnut Park Plaza in West Philadelphia. The 227-unit affordable senior housing community, originally constructed in 1928, will be rehabilitated maintaining its historic character while modernizing building systems, improving accessibility, enhancing common areas and creating a better place for residents. Speaker of the House of Representatives Joanna McCClinton spoke during the event (top photo). Other officials were on hand, including PHFA Board Member John Paone (bottom photo), to help celebrate. Photos courtesy of Abbe Foreman Photography.

HOMEBUYER EDUCATION

PHFA launches new homebuyer education course

PHFA is proud to announce the launch of its new custom homebuyer education course, in late June. The engaging, easy-to-use online program was designed in partnership with Framework, an award-winning homeownership education platform. The updated course is available at no cost to Pennsylvania homebuyers and offers families accessible, bilingual and audio-enabled education designed to prepare for homeownership.

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The course is built on Framework's nationally recognized platform and is integrated into PHFA's existing programs. It equips aspiring homebuyers with the knowledge and confidence to navigate the homebuying process successfully. Homebuyers can choose to take the course independently or pair with one-on-one counseling through a participating housing counseling agency, giving Pennsylvanians the option to blend self-paced learning with personalized support.

To better serve Pennsylvania's diverse communities, the program is offered in English and Spanish, with full audio in both languages.

The course and more information are available for Pennsylvania homebuyers at <https://learn.frameworkhomeownership.org/phfa>.

PHFA EMPLOYEE SPOTLIGHT

PHFA's Kelly Wilson receives honor

Join us as we congratulate Kelly Wilson, PHFA's Director of Program Operations (HEMAP), for receiving Pennsylvania Legal Aid Network's 2026 Excellence in Community Advocacy Award. This award honors individuals who raise awareness of civil legal needs and strengthen support for accessible legal assistance. Wilson helps support civil legal services in Pennsylvania communities every day through her work at PHFA. She exemplifies this description. Well done! For more information about the awards and Legal Aid Network, visit them at <https://palegalaid.net/about>.



21st CENTURY ROAD TO HOUSING ACT

PHFA praises passage of the 21st Century ROAD to Housing Act

In early July, the U.S. House and Senate passed the 21st Century ROAD to Housing Act with broad bipartisan support. This new law expands housing opportunities, supports affordable homeownership and rental housing and includes framework for a Whole-Home Repairs pilot program modeled after Pennsylvania's groundbreaking initiative that was launched in 2022. The Commonwealth's Whole-Home Repairs Program helps homeowners and landlords make critical repairs that improve the safety, accessibility and energy efficiency. The inclusion of the repair program reflects Pennsylvania's leadership in developing housing solutions.

The act does not directly allocate funding but calls for expanding the supply of affordable housing by reducing regulatory barriers, streamlining housing development and improving access to financing for homebuyers and builders. The legislation also supports financial literacy and housing counseling, encourages the construction of more homes and contains language to limit institutional investors from purchasing single-family homes.

EMPLOYMENT OPPORTUNITIES

Start your new career with PHFA



PHFA is looking for people passionate about affordable housing and public service. PHFA currently has many job opportunities available including: TS Compliance & Inspection Coordinator, Final Document Officer, Systems Analyst and many more. There are also several intern positions available including: Counseling Division Intern, Pre-Closing Intern and Purchasing Support Intern. If you're excited about the possibility of working for a nationally recognized affordable housing leader, PHFA may have a job for you. Take a look at all the positions available on [PHFA's 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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