# Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund

## 2026 Request for Proposals

The Pennsylvania Housing Finance Agency ("PHFA" or "Agency") announces this Request for Proposals (RFP) inviting applicants to participate in the 2026/27 Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE) Program.

The Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund was established by Act 105 of 2010 (the "PHARE Act") to provide a mechanism by which certain funds would be used to assist with the creation, rehabilitation and support of affordable housing throughout the Commonwealth of Pennsylvania (the "Commonwealth"). The PHARE Act did not allocate any funding but did outline specific requirements that include preferences, considerations, match funding options and obligations to utilize a percentage of the funds to assist households below 50% of the area median income.

The 2026 PHARE Plan outlines the principles and goals of the program, the application requirements, and the timeline for funding. The current round of PHARE funding will make awards available through the following funding sources:

- Realty Transfer Tax (Act 58 of 2015)
- Marcellus Shale Impact Fee (Act 13 of 2012)

Successful applicants must be prepared to implement and complete their funding proposal within the eighteen (18) month grant period. PHARE awards will be announced and disbursed in the fall/winter of 2027.

## PHARE Program Goals

*PHFA has established the following goals and objectives to guide the PHARE awards process:*

**Increase safe, affordable housing opportunities in all areas of the Commonwealth.**
PHARE funding will be used to assist with the creation, preservation and maintenance of safe, decent, and affordable housing and resources across the Commonwealth.

**Utilize funds to strengthen existing housing stock and address long term affordability.**

PHARE resources will be directed to affordable housing activities in communities where the greatest housing needs are identified based on community needs studies and assessments, interviews, real estate pricing, housing stock analyses and market studies.

**Coordination of local, strategic housing approaches.**
Proposals must be developed in coordination with local stakeholders within the context of a community's strategic plans, priorities, goals, and local housing needs to achieve measurable and sustainable impact.

**Focus on strategic locations.**
Proposals will target communities which have experienced significant divestment of resources compared to surrounding communities that have experienced growth, and areas which may face loss of affordable housing due to gentrification, or areas offering greater opportunity and economic diversification.

**Maximize the leveraging of resources to the greatest extent possible to address significant and persistent housing needs in an effective and efficient manner.**
Funding will be prioritized to affordable housing activities with other private and public funding and partnership support.

**Foster sustainable partnerships committed to addressing housing needs.**
Funds will be used to leverage and maximize long-term partnerships committed to addressing community housing needs. In addition to directly supporting housing needs, projects/programs should also help establish and increase capacity to address those needs long term.

**Establish a transparent application, allocation, and reporting process for all stakeholders.**
PHFA will make funding decisions in accordance with legislative requirements while ensuring the equitable and transparent allocation of resources to stakeholders.

**Provide opportunities for safe, affordable housing to a range of household incomes.**
All proposals* must agree to utilize at least thirty percent (30%) of the awarded PHARE funds to assist households below fifty percent (50%) of the area median income (described below) for the county in which the project/program will be operated. At no point may PHARE funds benefit households with incomes above two hundred percent (200%) of the area median income for the county in which the impacted household resides.

* Proposals connected to homeownership programming must utilize at least fifty percent (50%) of the awarded funds to benefit households below eighty percent (80%) of area median income.

Area median income is determined annually by the U.S. Department of Housing and Urban Development (HUD). Grantees awarded PHARE funds through this RFP will apply HUD's 2026 median family income figure per county, regardless of the household size. Multi-county programs should apply the county income limit in which the individual/household resides. County area median income figures are available on the website. (Select Pennsylvania, then identify the specific county.) https://www.huduser.gov/portal/datasets/il.html

## PHARE Funding Sources

### Realty Transfer Tax Fund

PHFA receives an allocation of Realty Transfer Tax funds to address a diverse array of affordable housing needs to benefit Pennsylvania residents in all 67 counties of the Commonwealth. The PHARE/Realty Transfer Tax fund ("PHARE/RTT") will receive $90 million for the 2026/27 program. Individuals are not eligible to apply for PHARE funding.

#### Eligible Applicants

Organizations eligible to apply for PHARE/Realty Transfer Tax funds include, but are not limited to:

- Local government entities (counties, cities, boroughs, land banks, townships, towns, and home rule municipalities);
- Housing, redevelopment, and similar public authorities;
- Economic and community development organizations, housing development corporations and similar development entities;
- Business improvement districts, neighborhood improvement districts, downtown improvement districts and similar organizations incorporated as authorities;
- Homebuilders, contractors, and real estate developers; or
- Nonprofit and for-profit developers and affordable housing organizations.

This list is not all inclusive. Please contact PHFA with questions regarding organization's eligibility to apply. PHFA reserves the right to redirect any PHARE funding requests to the most advantageous funding source available.

Organizations applying for PHARE/Realty Transfer Tax funds will be limited to submitting no more than three (3) PHARE/RTT funding requests (applications).

### Marcellus Shale Fund

The Marcellus Shale Impact Funds are awarded to address housing needs in eligible counties with unconventional gas wells. PHARE/Marcellus Shale Funds will be used to address economic effects on housing in impacted counties and communities. A minimum of fifty percent (50%) of the funds must be allocated to 5th through 8th class counties.

#### Eligible Applicants

The only organizations eligible to receive PHARE/Marcellus Shale Funds are County governmental entities located in the Marcellus Shale region of Pennsylvania. Eligible counties are those where unconventional gas wells are located and impact fees have been adopted, and in municipalities that have further contributed to PHARE through windfall/spillover funds from the impact fee. The County government entity must have written approval to apply for funding from its Board of Commissioners. Partnering organizations may be selected to administer PHARE funds on behalf of the County, but the grantee must be the County. Individuals are not eligible to apply for PHARE funding. Exhibit A provides a list of counties eligible to apply for PHARE/Marcellus Shale funds in 2026.

Counties may delegate the role of "designated applicant" to a nonprofit or for-profit organization for the purposes of the application. In cases where a county or municipality has designated another organization to apply on their behalf, documentation identifying such must be included in the application. **In all cases, the County must be the PHARE grantee for PHARE/Marcellus Shale funds.**

Counties applying for Marcellus Shale funding are also eligible to apply for Realty Transfer Tax funds. Proposals requesting grant funds from multiple PHARE funding sources should indicate their intention to do so via the PHARE Proposal Submission website. Instructions can be found in the Proposal Requirements section of this RFP.

## 2026 PHARE Funding Priorities

The Agency will prioritize funding for proposals targeting the housing activities identified below. Applicants will be asked to identify which priority best describes the proposal's goals and objectives. The RFP includes examples of housing activities for each funding priority. Proposals submitted for funding are not required to specifically match the activities listed below.

Proposals that address multiple funding priorities should select the activity that will be impacted by the majority of the requested PHARE funds. (Example: *If 20 housing units will be rehabilitated to benefit unhoused families, then the applicant should choose 'Homelessness Prevention' as the appropriate priority*.)

All proposals* must commit to expend at least 30% of the awarded PHARE funds to benefit households with incomes below 50% of area median income. All housing units impacted by PHARE funds must remain affordable to residents based on the affordability guidelines.

** Proposals prioritizing Homeownership activities must provide at least fifty percent (50%) of the awarded funds to benefit households below eighty percent (80%) of area median income.*

**1. Preservation and Rehabilitation**

- Rehabilitation or improvements to existing rental and owner-occupied housing stock.
- Façade improvements, demolition of blighted, abandoned or otherwise at-risk housing.
- Reclaiming brownfields or vacant land where industry or housing was once located for community recreation or green space.

**2. Rental Housing Creation**

- Development of new, affordable rental units. This may include (but is not limited to) the cost of demolition, acquisition, pre-development costs, construction and/or significant rehabilitation expenses where the development of affordable housing is the end goal.

- Developments participating in Section 811 Project Rental Assistance program with units designated for people with disabilities aged 18-61.
    - The proposal's intent to participate in Section 811 must be included in the PHARE application's Narrative document.

3. **Homelessness Prevention**
    - Address ongoing needs of unhoused individuals and families at risk of homelessness.
    - Increase the availability of integrated housing opportunities including (but not limited to:
        - Rent/utility/transportation assistance;
        - Supportive services;
        - Shelter renovations;
        - Rapid rehousing and housing diversion; and
        - Resources for vulnerable populations such as veterans, the re-entry population, people dealing with addiction disorders, people with disabilities, and at-risk youth.

4. **Innovative Housing Solutions**
    - Piloted programs with unique and creative approaches to addressing unmet housing needs and historic disparities in housing.
    - Universal design of affordable housing that exceed the standards set by the Americans with Disabilities Act (ADA) and are constructed or modified to accommodate residents of all sizes, ages, and abilities.
        - Examples of universal design features can be found here.
    - Proposals that include new, innovative strategies to address housing insecurity, including the following:
        - Eviction prevention and diversion programming;
        - Outreach and supportive services for tenants;
        - Legal services assistance or mediation representation;
        - Landlord risk mitigation;
        - Smart technology, energy solutions;
        - Landlord/tenant mediation;
        - Magisterial District Judge (MDJ) partnership programs;
        - Creative housing solutions to address needs for at-risk communities including shared housing, elder cottages, etc.; or
    - Programs designed to address housing needs of marginalized populations such as single mothers and currently incarcerated individuals.

5. **Homeownership**
    - Development of affordable for-sale housing units for low to moderate income households, including pre-development costs, construction, and/or significant rehabilitation.
    - Programs providing downpayment and closing cost assistance for first-time homebuyers and vulnerable/underrepresented communities.

- Homeownership proposals must provide at least fifty percent (50%) of the awarded funds to benefit households below eighty percent (80%) of area median income.

6. **Housing Counseling and Financial Education**
   - Activities providing various types of housing counseling, including pre/post-purchase financial education, foreclosure prevention, and other direct client counseling to assist homeowners or renters.

7. **Health for Housing Investments**
   - Proposals which include a partnership or support from a participating healthcare entity towards financing or implementation of the affordable housing project or program.
   - The health care entity may include health care payers such as Medicaid managed care organizations and other insurers, health providers such as hospital systems, and health conversion foundations.

8. **9% Tax Credit Projects**
   - Developments applying for a reservation of competitive 9% tax credits.
     - Including developments participating in Section 811 Project Rental Assistance program with units designated for persons with disabilities aged 18-61.
     - Applicant's intent to participate in Section 811 must be included in the PHARE application's Narrative document.
   - Application package, including all exhibits, must be received by the Agency in accordance with the most recent Qualified Allocation Plan(QAP - LIHTC Application).
   - Applications are limited to three (3) per developer.
   - Counties requesting PHARE/MS funds must be listed on Exhibit A.
   - Fundings requests are limited to $1,000,000.

9. **4% Tax Credit Projects**
   - Developments applying for 4% tax credits for large-scale preservation to increase the availability of affordable housing to low and extremely low-income households.
     - Includes developments participating in Section 811 Project Rental Assistance program with units designated for persons with disabilities aged 18-61.
     - Applicant's intent to participate in Section 811 must be included in the
   - Application package, including all exhibits, must be received by the Agency in accordance with the most recent Qualified Allocation Plan (LIHTC Application).
   - Applications are limited to two (2) per developer.
   - Projects must include the minimum unit count identified in the QAP.
   - Counties requesting PHARE/MS funds must be listed on Exhibit A.
   - Fundings requests are limited to $1,000,000.

**Tax Credit Developments WITH a Health for Housing Investment**

- Project must include a capital investment from a health care entity.
  - The heath care entity may include health care payers such as Medicaid managed care organizations and other insurers, health providers such as hospital systems,

and health conversion foundations.
    - The projects must include funding contributions from the participating healthcare entity towards the capital financing of the project, in the form of a grant, loan, debt, or the contribution of land and/or existing structure(s).
- A minimum capital contribution from the healthcare entity must be made in the amount of no less than $250,000.
    - This includes applications seeking a match for donation of land.
    - The Agency will match land donation of an amount up to 50% of the "as-is" appraised value.
        - Applications seeking match funds for donated land must also have a minimum capital contribution of $250,000 from the health care entity.
- The Agency may match the capital contribution made by the health care entity
    - Up to a maximum of $3,000,000 total PHARE request for 9% LIHTC developments.
    - Up to a maximum of $2,500,000 total PHARE request for 4% LIHTC developments.
- Additional details can be found within the most recent QAP (LIHTC Application).

**NOTE:** The Agency may adjust any of these goals and priorities to address emergency housing needs or disasters. For further details pertaining to preferences and program requirements, please refer to the 2026 PHARE Plan.

## Proposal Requirements

All proposals seeking PHARE funds must be submitted electronically through the PHARE Proposal Submission website. PHFA may reject any incomplete application that fails to provide all information as described below.

The 'Organization Name' entered must be the full legal name of the entity that will ultimately manage and report on all aspects of the awarded PHARE.

All PHARE applicants must select the appropriate Application Type that best reflects the housing activities they are submitting for grant funding.

- **New Construction and/or Project Rehabilitation**
    - This includes the physical creation of housing units or the preservation of existing housing stock only.
    - Funding requests for this application type are capped at $750,000.
    - Tax Credit projects may request up to $1,000,000.
    - No more than 50% of the awarded PHARE funds may be used for predevelopment/acquisition expenses.
    - PHFA expects that projects will be subject to all applicable Pennsylvania laws related to funding from public sources of funds (i.e., fair housing, accessibility, wage rates and labor standards).

- **Housing Related Programs and Services**
    - This includes any activities that support individuals and families accessing and/or maintaining affordable housing.
    - Funding requests for this application type are capped at $500,000.
    - Housing programs and services impacting individuals/households in at least three (3) Pennsylvania counties may request up to $1 million.
        - Must select the 'Multiple Counties' or 'Statewide' option in the Geographic Scope section of PHARE application website.
            - Only include counties/locations where your organization has a physical location to serve clients. This is not meant to specify locations where eligible clients may reside.
        - Proposal must include at least three (3) partnering organizations assisting households.

Applicants must complete all required fields under the 'Funding Information, Unit Information, Property Address(es) and Contact Information' sections of the application.

The following documents are to be uploaded and submitted within the 'Documents' section of the website. Documents must be uploaded to the PHARE site as PDF files. Applications missing these documents will not be considered for funding.

1. **Proposal Narrative –** Provide a concise (one to two page) summary of the overall scope of the proposal, all key elements, and its connection to PHARE Program Goals. The narrative should highlight the need, the anticipated impact of grant funds on households and the community, and the proposal's anticipated timeline for completion.

    The narrative should detail the proposal's geographic scope, any classifications of targeted households or neighborhoods, and metrics that will be used to monitor progress. The narrative should also include a description of the existing local housing market with an explanation of how the proposal will address housing needs while providing stability for current and future residents.

2. **Comprehensive Plan –** Funding proposals should include a complete implementation strategy for success, based on the proposal's Application Type.

    - **New Construction and/or Project Rehabilitation proposals must provide the following documents:**
        - Evidence of site control or the ability to acquire the proposed site in a timely manner.
        - A map of the site and the neighborhood identifying proposed municipal improvements and any private development not part of the proposal.
            - Pictures, schematic drawings, or architectural (before and after) renderings of the proposed project are also helpful.
        - A scope of work summary providing a general overview of the proposed construction or rehabilitation of the property.

        - Evidence the project complies with zoning ordinances and local land development plans.
        - A current appraisal of the property/properties must be submitted for the proposal, including property acquisition.
    - Delineation of the anticipated income groups being targeted for rent or purchase housing with the number of units being targeted to each income group.

- **Housing Related Programs and Services proposals must provide the following documents:**
    - Strategic goals for the program, including program sustainability planning.
    - Name(s) and location(s) of all partnering organizations that will administer the program.
        - Description of the organization's experience administering housing programs.
    - Geographical description of physical location(s) where the program will be operated, and how the program's impact fits into the overall community landscape.
    - Delineation of the anticipated income group(s) being impacted.

3. **Impact on Inequalities and Disparities -** To increase PHARE's role in addressing systemic inequalities and disparities in housing, each proposal must identify a persistent or historical housing disparity that currently exists within the community they serve and how their proposal will address this area of inequality. Funds will be prioritized to proposals that address housing conditions in targeted communities with elevated levels of poverty and racial concentration, or where funds will be used for the greatest benefit for historically marginalized communities.
    - Applicants must select at least one historically marginalized community that will be directly impacted by PHARE funds.
    - Members of the Black, Indigenous, and people of color (BIPOC) community, including racial/cultural minorities.
    - Members of the LGBTQ+ community.
    - People with hearing, vision, or physical challenges.
    - People with serious and persistent mental illness.
    - People aged 62 or older.

- Proposals must also include a narrative (250 words or less) outlining their strategy to address disparities in housing and the proposal's anticipated impact on the selected community to provide fair and equal housing opportunities for all Pennsylvania residents.

  Applicants should review their community's Assessment of Fair Housing/Analysis of Impediments, the Commonwealth's Analysis of Impediments to Fair Housing Choice, and the Affirmatively Furthering Fair Housing Plan for guidance on current impediments and recommendations to remove barriers and promote fair housing for marginalized communities. Successful grantees will report on their proposal's outcomes related to the grant's impact on fair housing.

4. **Budget –** Applicants must upload PDF of their completed PHARE Budget Template, detailing the following financial plan elements:
   - Sources of all leveraged (non-PHARE) funds supporting the proposal.
   - Commitment status of pending leveraged funds, including the anticipated availability of pending funds.
   - Anticipated use for all applicable PHARE and leveraged funds and,
   - Commitment letters from all awarded, leveraged funding sources.

5. **Timeline –** The application must include the implementation and completion timeline for the proposal. The timeline should list anticipated (monthly/quarterly) milestones for the utilization of the funds over the eighteen (18) month grant period. Grantees must be prepared to begin implementation within one year of the PHARE funding announcement.

6. **Letters of Support** – Organizations are encouraged (but not required) to submit letters of support from government leaders, elected officials, local organizations and partners, and other residents and community stakeholders.

7. **County Authorization Document** – **Required for PHARE/Marcellus Shale funding requests only.** Counties applying for PHARE/MS funds must submit County-provided documentation (signed letter or resolution) authorizing the proposal's submission to PHFA. The authorization document should include language stating that the proposal is currently a high funding priority and the County wishes for PHARE/Marcellus Shale fund support. If multiple applications are being submitted on behalf of the County, this document must include a ranked list of the County's housing priorities. If awarded PHARE/MS funds the County will be the grantee, so organizations seeking County authorization to submit must notify the County of this requirement.

The list of Counties eligible to apply for PHARE/Marcellus Shale funds is listed on Exhibit A.

8. **Health Care Partner Letter of Intent – Required for all (tax credit and non-tax credit) proposals connected to the Health for Housing Investments funding priority.**
   - A current letter of intent from the Health Care Entity, which must:
     - Be dated within sixty (60) days of the PHARE submission deadline.
     - Clearly identify:
       - Healthcare partner and their level of involvement in the project including as applicable:
         - Objectives of the partnership with the healthcare partner;
         - Description of how the healthcare partner is integrated into the project's management and implementation;
         - Roles of the partner in overall project success; and
         - Type of partnership and any existing partnership agreements, MOUs, etc.
       - If applicable, type and amount of financial contribution(s) from the healthcare partner, including as applicable:

- Loan or grant terms and conditions,
- Documentation of land appraisal for donated land.

## Proposal Requirements for Tax Credit Developments

All LIHTC development proposals must complete the following sections of the PHARE Proposal Submission website:

- Funding Information;
- Unit Information;
- Property Address(es); and
- Contact Information – all applicants must have at least two contacts within the organization connected to the proposal.

Only the documents listed below need to be submitted within the 'Documents' section of the application website for tax credit proposals. Details for each can be found in the PHARE Reporting Instructions section above.

- **Proposal Narrative -** A concise (one page) summary of the overall scope of the proposal highlighting the need for the project/program and the expected impact of the funding.
- **Budget –** Completed PHARE Budget Template, including all pending and committed leveraged, with the anticipated use of PHARE funds.
- **Impact on Inequalities and Disparities Narrative –** In 250 words or less, please describe how your proposed project/program will be used to address persistent, historical, and significant disparities and inequities that exist by race, class, income, culture, and education. Please identify the specific tactic or strategy that the proposed project will implement to ensure that there is movement underway to affirmatively reduce and eliminate these barriers.
- **Healthcare Partner Letter of Intent (if requesting HHI matching funds only)**

**NOTE:** PHARE funds disbursed to tax credit projects with be disbursed through PHFA's Multifamily department as part of the project's LIHTC closing process.

## PHARE Proposal Submissions

All proposals requesting PHARE funding in response to this RFP must be submitted through the PHARE Submission Website.

PHARE grant proposals are connected to the online account of the organization requesting funds in response to this RFP. Organizations are discouraged from creating multiple PHARE accounts. Once created, proposals may be edited as needed within the proposal submission website until the proposal is ultimately submitted.

Proposals must be created using the legal name of the organization seeking PHFA funding. Proposals will not be submitted unless "Submit Application to PHFA" at the bottom of the Review and Submit screen is selected. A notification will be sent to verify that a proposal has successfully been submitted to PHFA. Applicants will be required to indicate the PHARE funding source(s) for which they are applying, the type of application being submitted, and the amount of funds being requested in the 'Funding Information' section. Proposals involving the construction or rehabilitation of housing units must also provide project details in the 'Unit Information' section of the site.

All proposals must include the acknowledgement that no more than five percent (5%) of the total amount of awarded PHARE funds may be used for administrative purposes. Administrative expenses are defined as overhead costs not directly linked to the PHARE goals or the direct benefit of households.

**The PHARE Submission Website opens to accept funding requests on Monday, September 14. All PHARE funding proposals and supporting documents must be uploaded and submitted by no later than 2:00 pm on Thursday, November 19, 2026.**

NOTE: Applicants may update and save changes to their application at any time until the proposal is submitted. The PHARE Submission Website will not accept proposals after the submission deadline.

## Grantee Reporting Requirements

Organizations selected to receive PHARE funds are required to submit quarterly reports to comply with the provisions of the PHARE Act. Grantees are also required to submit a close-out report to the Agency within thirty (30) days of the final expenditure of awarded funds, when all impacted households has been assisted (or housed). Reporting requirements will vary based on the proposal and will be included in the contract documents.

Quarterly PHARE reports must be submitted by January 31, April 30, July 31, and October 31. Grantees are to submit a final Close-Out Report when all PHARE funds have been expended, and all households have been assisted or housed.

All grantees will be required to submit quarterly reports through the PHARE Website.
**All awarded PHARE grantees must track and report on the following impacts/outcomes:**

- Amount of PHARE funds expended;
- Number of households served/impacted;
- Number of households assisted with incomes below 50% of area median income;
- Amount and percentage of funds used to benefit households below 50% of area median income;
- Number of affordable housing units created or rehabilitated;
- Household size (of each individual household assisted);
- Household income (tracked for each individual household assisted);

- Amount of funding expended to assist each individual household;
  - All impacted households must be submitted individually;
- Amount of administrative costs expended (capped at 5% of the total awarded funds);
- Source and amount of all matching/leveraged funds;
- Impact of funds used to address barriers to fair housing for marginalized communities;
  - Number of veteran households assisted;
  - Number of households assisted including a person with a disability;
  - Number of Hispanic/Latino households assisted;
  - Number of elderly (62+) households; and
  - Racial demographics of households assisted.

Potential grantees are encouraged to read the PHARE Reporting Instructions for guidance on how to complete the required PHARE semiannual and close-out reports.

*NOTE: In order to gather helpful information on the impact of PHARE funds, grantees should invite program participants to self-identify their race, ethnicity, or a combination of demographics. Submission of this information is voluntary. Lack of demographic information provided will not subject the grantee or the program participant to any adverse treatment. The information obtained will be kept confidential and will not identify any specific individual.*

**Certificate of Subsistence/Good Standing –** Successful PHARE grantees will be required to submit a Certificate of Subsistence (Good Standing) that has been generated by the Pennsylvania Department of State within three (3) months from the date grant awards are announced. If selected for funding, all awarded organizations (corporations, limited partnerships, limited liability companies or limited liability partnerships) will be required to submit an updated certificate to the Agency.

The organization name submitted in the PHARE website should match the organization name on the Certificate of Subsistence. Directions on how to order this document can be found on the PA Department of State's website.

**Affordability Period –** Housing units impacted (created or rehabilitated) utilizing PHARE funds and made available to residents for rent or sale must remain affordable and must be reserved for occupancy by qualified households for a minimum of ten (10) years.

Housing affordability is defined as residents spending no more than 30% of gross household income on housing and utilities. Grantees must apply the HUD Income Limits for to the year the organization applied for PHARE funding.

**Wage Requirements –** PHFA expects that projects funded under this RFP will be required to comply with all applicable Pennsylvania laws and requirements governing the use of public funds, including, but not limited to, fair housing, accessibility, wage rates, and labor standards.

The Pennsylvania Prevailing Wage Act may apply to construction activities funded by the grant. The final determination regarding the applicability of prevailing wage requirements rests with the Pennsylvania Department of Labor & Industry.

**PHARE Questions –** All questions must be submitted via email to contactphare@phfa.org. Phone calls will not be accepted.

All applications must comply with the 2026 PHARE Plan. PHFA will provide a Frequently Asked Questions document and webinar PowerPoint slides that will be available on its website. All applicants are urged to check the website periodically for updates and additional guidance.

Preliminary approval and funding of proposals is contingent upon receipt of funds under Act 13 of 2012 and Act 58 of 2015 and shall, at times, be subject to the availability of funding. PHFA reserves the right to contact any applicant for clarification, information, and to adjust applications necessary to fulfill the PHARE Plan requirements. In addition, PHFA may amend, suspend, terminate, or otherwise withdraw this RFP invitation and the process described at any time. PHFA shall incur no liability to any entity for any aspect of its submission. All information submitted shall belong to PHFA and shall be subject to public inspection.

## 2026 PHARE/Marcellus Shale Eligible Counties - Exhibit A

All Counties listed below are also eligible to apply for PHARE/Realty Transfer Tax funds.

| **PHARE/Marcellus Shale Fund Eligible Counties** |
|---|
| Allegheny |
| Armstrong |
| Beaver |
| Blair |
| Bradford |
| Butler |
| Cameron |
| Centre |
| Clarion |
| Clearfield |
| Clinton |
| Crawford |
| Elk |
| Fayette |
| Forest |
| Greene |
| Huntingdon |
| Indiana |
| Jefferson |
| Lawrence |
| Luzerne |
| Lycoming |
| McKean |
| Mercer |
| Potter |
| Somerset |
| Sullivan |
| Susquehanna |
| Tioga |
| Venango |
| Washington |
| Westmoreland |
| Wyoming |