

TO: Honorable Tom Wolf, Governor
Honorable Eugene DePasquale, Auditor General
Honorable Judy Ward, Chairwoman, Senate Urban Affairs & Housing Committee
Honorable Katie Muth, Minority Chairwoman, Senate Urban Affairs & Housing Committee
Honorable Mark Keller, Chairman, House Commerce Committee
Honorable John Galloway, Democratic Chairman, House Commerce Committee

FROM: Brian Hudson, CEO
Pennsylvania Housing Finance Agency 

DATE: July 1, 2019

SUBJECT: Pennsylvania Housing Affordability and Rehabilitation Enhancement Program (PHARE)
2018 Annual Report

Enclosed for your review is the Annual Report for the Pennsylvania Housing Affordability and Rehabilitation Enhancement Program (PHARE) as required by Act 105 of 2010.

BACKGROUND:

In November 2010, the Pennsylvania Housing Affordability and Rehabilitation Enhancement Program ("PHARE") was enacted (Act 105 of 2010), establishing a housing trust fund. The fund can be used for a variety of purposes, including: providing dwellings for rent or purchase to low and moderate-income individuals or families; increasing the availability or quality of housing for elderly persons and accessible housing for persons with disabilities; preventing and reducing homelessness; development and rehabilitation of distressed neighborhoods; mortgage or rental assistance including housing counseling, foreclosure prevention and refinancing products; or providing loans or grants to low and moderate income owner occupants for repairs or improvements of their homes.

Funding allocated to projects may be used for predevelopment activities, acquisition of property, site preparation and construction, reconstruction and repair of existing structures, improvements and infrastructure. Funds may be used as a set aside for matching funds for counties that have established optional county affordable housing funds under 53 Pa. C.S. Ch. 60 (known as "local trust funds"). PHARE funds may not supplant existing resources dedicated to affordable housing activities, but they may be used to support, expand and enhance other programs administered by PHFA.

Under PHARE, PHFA may give preference to projects that meet specific goals, consider geographical distribution of program funds to ensure that all areas of the Commonwealth may participate, and make 30% of funds available for housing programs benefitting households with income less than 50% of the median area income.

PHARE requires PHFA to adopt a plan establishing priorities each year and describing the method in which program funds will be distributed. The 2018 plan was posted for public comment in December of 2017 and the Final 2018 Plan was adopted by the PHFA Board of Directors in March, 2018.

Following adoption of the Plan, a Request for Proposals for PHARE Fund was posted on September 10, 2018 and proposals were due to the Agency on November 16, 2018. The PHFA Board will review the applications and adopt a resolution authorizing funding for the 2018 PHARE Program and Projects on July 11, 2019.

PHARE/ Marcellus Shale Fund (Act 13 of 2012)

In February of 2012, Act 13 (of 2012) was signed into law, providing for impact fees relating to activity in the Marcellus Shale region of the Commonwealth. The "Impact Fee" Act includes funding for PHARE. Funding in the amount of \$2,500,000 for 2011 and \$5 million annually thereafter is specified for deposit in the PHARE fund at Treasury. The Impact Fee Act has restrictions on which counties may receive funding. Under the Impact Fee legislation, no less than 50% of the funds must be used in 5th, 6th, 7th and 8th class counties. Additionally, Act 13 of 2012 limits amounts allocated to qualifying municipalities and provides that any money remaining, after all allocations have been made to qualified municipalities, would also be deposited into the PHARE Fund.

PHARE/Realty Transfer Tax Fund (Act 58 of 2015)

In November, 2015 Governor Wolf signed House Bill 792 creating Act 58 of 2015. Act 58 dedicates a portion of funds raised from the state's Realty Transfer Tax ("RTT") into the PHARE Fund. The Fund will receive an annual amount equal to the lesser of forty percent (40%) of the difference between the total dollar amount of Realty Transfer Tax imposed under Section 1102-C of the Tax Return Code of 1971 collected for the prior fiscal year and the total amount of RTT estimated for the fiscal year beginning July 1, 2014. These funds are available in all 67 counties of the Commonwealth and adhere to all legislative requirements imposed under Act 105 of 2010 (PHARE), including an annual report to the legislature.

The Department of Revenue certifies the final figures for the PHARE/Realty Transfer Tax Fund on July 31st of each year. The funds allocated are capped at \$25 million annually. The certified allocation for 2018 was \$25 million.

These funds will be provided to projects across the Commonwealth that include significant leveraging of other partner funds while addressing local unmet housing needs of individuals and families.

PHARE/National Housing Trust Fund

The National Housing Trust Fund was enacted as part of the Housing and Economic Recovery Act of 2008 ("HERA") to provide resources to develop, preserve and rehabilitate housing for very low income and extremely low income households. Funding for the HTF is derived from Fannie Mae and Freddie Mac earnings. PHFA is the entity designated by law for the administration of the HTF in the Commonwealth of Pennsylvania pursuant to Act 105 of 2010.

Pennsylvania was awarded \$7.75 million in funding under the National Housing Trust Fund (HTF) in 2018.

Pursuant to HTF, funds will be available to developments which provide units which are affordable to tenant whose income do not exceed the federal poverty line or whose annual income do not exceed 30% of the median area income for the area, as determined by HUD with adjustment for bedroom size.

Attached, for your review is a financial update on the progress of previous year awards beginning in 2012.

PHARE/Marcellus Shale Fund

Progress Report

2012 PHARE/Marcellus Shale Awards - Progress to Date (as of 1/31/2019)*

County	Project Name	Amount Awarded (\$'s)	Amount Spent/Committed to Households below 50% MAI	Amount Spent To Date (\$'s)
Beaver**	New Brighton Gateway Revitalization	\$ 300,000.00	\$ 88,059.71	\$ 300,000.00
Bradford**	Bradford County Rental Rehabilitation Program	\$ 275,000.00	\$ 259,875.00	\$ 275,000.00
Bradford**	Towanda Terrace (LIHTC)	\$ 500,000.00	\$ 394,736.70	\$ 500,000.00
Bradford**	Community Cup Apartments	\$ 500,000.00	\$ 237,500.00	\$ 500,000.00
Butler**	Housing Improvement Impact Program	\$ 200,000.00	\$ 97,007.00	\$ 200,000.00
Butler**	Owner Occupied Housing Rehabilitation Program in Butler City	\$ 150,000.00	\$ 150,000.00	\$ 143,276.52
Cambria**	Cambria County PHARE Rental Rehabilitation Project	\$ 150,000.00	\$ 102,000.00	\$ 150,000.00
Centre**	Centre County PHARE Rental Assistance Program	\$ 150,000.00	\$ 133,758.00	\$ 150,000.00
Clinton**	Clinton County Homeowner-Occupied Housing Rehabilitation Program	\$ 300,000.00	\$ 186,490.57	\$ 300,000.00
Columbia**	Columbia County Case Management and Rental Assistance	\$ 50,000.00	\$ 42,197.36	\$ 50,000.00
Fayette**	Glen at Three Oaks	\$ 300,000.00	\$ 207,272.00	\$ 300,000.00
Greene**	Housing Rehabilitation and Development	\$ 250,000.00	\$ 63,338.39	\$ 250,000.00
Greene**	Greene County PHARE Rehabilitation Program	\$ 200,000.00	\$ 129,583.91	\$ 200,000.00
Greene	Rental Assistance	\$ 150,000.00	\$ 75,820.82	\$ 78,294.45
Indiana**	Clinton Street Gardens Homeless Veterans Housing Complex	\$ 205,000.00	\$ 102,500.00	\$ 205,000.00
Jefferson**	Jefferson County Housing Emergency Repair Assistance Program	\$ 225,000.00	\$ 119,543.07	\$ 225,000.00
Lycoming**	Memorial Homes (LIHTC)	\$ 900,000.00	\$ 810,000.00	\$ 900,000.00
Lycoming**	Brodart Neighborhood Improvement District	\$ 200,000.00	\$ 60,934.86	\$ 200,000.00
McKean**	Bradford 2nd Ward Revitalization Project	\$ 25,000.00	\$ 3,750.00	\$ 25,000.00
McKean**	57 Hawthorne Rd.	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Sullivan**	Sullivan County Rental Assistance Program	\$ 80,000.00	\$ 66,644.00	\$ 80,000.00
Susquehanna**	Susquehanna County Rental Rehabilitation Program	\$ 411,000.00	\$ 336,060.29	\$ 411,000.00
Tioga**	Tioga County Rental Rehabilitation Program	\$ 275,000.00	\$ 260,000.00	\$ 275,000.00
Washington**	Century Plaza Apartments	\$ 625,000.00	\$ 593,750.00	\$ 625,000.00

Westmoreland**	Owner Occupied Housing Rehabilitation Pilot Program	\$ 125,000.00	\$ 77,300.07	\$ 125,000.00
Wyoming	Landlord Rental Rehabilitation Program	\$ 750,000.00	\$ 371,987.67	\$ 423,993.07
Wyoming	Bridge View Commons	\$ 300,000.00	TBD	\$ 244,785.01
Total		\$ 7,621,000.00	\$ 4,995,109.42	\$ 7,161,349.05
*This report is based on required project progress reports due to PHFA by 1/31/18 for projects receiving funds in 2012.				
**Projects Completed				
Beaver	New Brighton Gateway Revitalization	3 new Rental Units		
Bradford	Bradford County Rental Rehabilitation Program	18 Rental Units Rehabbed		
Bradford	Community Cup Apartments	4 New Rental Units		
Bradford	Towanda Terrace	38 New Rental Units		
Butler	Housing Improvement Impact Program	24 Households Assisted		
Butler	Owner Occupied Housing Rehabilitation Program in Butler City	11 Households Assisted		
Cambria	Cambria County PHARE Rental Rehabilitation Project	160 Households Assisted & 3 New Rental Units		
Centre	Centre County PHARE Rental Assistance Program	99 Households Assisted		
Clinton	Clinton County Homeowner-Occupied Housing Rehabilitation Program	21 Households Assisted		
Columbia	Columbia County Case Management and Rental Assistance	41 Households Assisted		
Fayette	Glen at Three Oaks	11 For Sale Homes Conveyed or Under Construction		
Greene	Housing Rehabilitation and Development	9 Homes Rehabbed, Constructed or Households Assisted to Date		
Greene	Greene County PHARE Rehabilitation Program	11 Households Assisted		
Indiana	Clinton Street Gardens Homeless Veterans Housing Complex	6 New Rental Units		

2013 PHARE/Marcellus Shale Awards - Progress to Date (as of 1/31/2019)*

County	Project Name	Amount Awarded (\$'s)	Amount Spent/Committed to Households below 50% MAI	Amount Spent To Date (\$'s)
Beaver**	New Brighton Gateway Revitalization-Phase II	\$ 100,000.00	\$ 40,738.95	\$ 100,000.00
Bradford	Community Cup Apartments	\$ 262,034.00	\$ 96,392.50	\$ 202,932.00
Bradford**	Towanda Terrace (LIHTC)	\$ 500,000.00	\$ 394,736.70	\$ 500,000.00
Bradford	Homeless Assistance Program	\$ 279,000.00	\$ 38,495.06	\$ 45,707.89
Butler**	Affordable Housing Enhancement Program	\$ 287,750.00	\$ 151,488.74	\$ 287,750.00
Butler**	Rental Assistance Program	\$ 12,250.00	\$ 12,125.00	\$ 12,250.00
Centre**	Centre County MH/ID/EI-D&A PHARE Rental Assistance Program	\$ 56,250.00	\$ 49,038.00	\$ 56,250.00
Clarion**	Clarion County PHARE Rental Assistance Project	\$ 190,000.00	\$ 106,785.00	\$ 190,000.00
Clearfield**	Clearfield County Blight Prevention & Housing Rehab	\$ 125,000.00	\$ 81,366.46	\$ 125,000.00
Clinton**	Clinton County Homeowner Occupied Housing Rehabilitation Initiative	\$ 250,000.00	\$ 141,930.32	\$ 250,000.00
Columbia**	Columbia County Rental Assistance Program	\$ 25,000.00	\$ 9,773.78	\$ 25,000.00
Elk**	Ridgmont Senior Cottages (LIHTC)	\$ 100,000.00	\$ 95,000.00	\$ 100,000.00
Fayette**	Fayette County Neighborhood Stabilization Initiative	\$ 432,810.00	\$ 160,030.00	\$ 432,810.00
Greene**	Greene County Housing Rehabilitation and Development Program	\$ 600,000.00	\$ 119,876.59	\$ 600,000.00
Greene**	Greene County Quadraplex	\$ 514,164.00	\$ 257,082.00	\$ 514,164.00
Huntingdon**	Homeless Prevention Assistance Program	\$ 125,000.00	\$ 100,409.00	\$ 125,000.00
Lawrence	Lawrence County Homebuyer & Affordable Rental Program	\$ 150,000.00	\$ 51,248.76	\$ 119,320.00
Lycoming**	Memorial Homes (LIHTC)	\$ 400,000.00	\$ 360,000.00	\$ 400,000.00
Lycoming**	Grove Street Commons (LIHTC)	\$ 550,000.00	\$ 550,000.00	\$ 550,000.00
Lycoming**	Bordart Neighborhood Improvement Program	\$ 350,000.00	\$ 202,319.92	\$ 350,000.00
McKean**	City of Bradford Second Ward Neighborhood Revitalization Project	\$ 20,000.00	\$ 3,000.00	\$ 20,000.00
McKean**	57 Hawthorne Rd.	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Potter**	Potter County Homeless Prevention Program	\$ 129,895.00	\$ 50,827.01	\$ 129,895.00
Susquehanna**	Susquehanna County Rental Assistance Program	\$ 100,000.00	\$ 94,999.98	\$ 100,000.00
Susquehanna**	Forest City Senior Housing	\$ 700,000.00	\$ 231,780.00	\$ 700,000.00

Susquehanna**	Susquehanna County Neighborhood Stabilization Program	\$ 300,000.00	\$ 190,791.65	\$ 300,000.00
Susquehanna	Susquehanna County Rental Assistance	\$ 50,000.00	\$ 25,793.00	\$ 25,793.00
Tioga**	Tioga County Department of Human Services	\$ 341,288.00	\$ 201,489.79	\$ 341,288.00
Tioga**	Tioga County Homeless Initiative Rental Assistance Program	\$ 107,500.00	\$ 48,324.01	\$ 107,500.00
Tioga**	Tioga County Leased Housing Rental Start-up Program	\$ 50,000.00	\$ 49,275.00	\$ 50,000.00
Warren**	Warren County Housing Project	\$ 210,000.00	\$ 150,387.89	\$ 210,000.00
Washington**	Century Plaza Apartments	\$ 606,500.00	\$ 576,175.62	\$ 606,500.00
Washington**	Washington County Habitat for Humanity 51st and 52nd Homes	\$ 57,500.00	\$ 54,800.00	\$ 57,500.00
Westmoreland	Monessen Transitional Stabilization Program	\$ 400,000.00	\$ 248,000.00	\$ 400,000.00
Wyoming	Bridge View Commons	\$ 95,000.00	\$ -	\$ -
Totals		\$ 8,496,941.00	\$ 4,964,480.73	\$ 8,054,659.89

*This report is based on required project progress reports due to PHFA by 1/31/18 for projects receiving funds in 2013.

****Projects Completed**

Beaver	New Brighton Gateway Revitalization-Phase II	8 Households Assisted		
Bradford	Towanda Terrace	Partnered with 2012 Grant		
Butler	Affordable Housing Enhancement Program	9 Units Purchased and/or Rehabbed		
Butler	Rental Assistance Program	10 Households Assisted		
Centre	Centre County MH/ID/EI-D&A PHARE Rental Assistance Program	31 Households Assisted		
Clarion	Clarion County PHARE Rental Assistance Project	172 Households Assisted		
Clearfield	Clearfield County Blight Prevention & Housing Rehab	33 Households Assisted & 3 Demos		
Clinton	Clinton County Homeowner Occupied Housing Rehabilitation Initiative	16 Homes Rehabbed		
Columbia	Columbia County Rental Assistance Program	14 Households Assisted		
Elk	Ridgmont Senior Cottages	20 New Rental Units		

Fayette	Fayette County Neighborhood Stabilization Initiative	18 Owner-Occupied Homes Created		
Greene	Greene County Housing Rehabilitation and Development Program	Partnered with 2012 Grant - 2 Additional Homes Rehabbed/Constructed/Assisted to Date		
Greene	Greene County Quadraplex	4 New Rental Units		
Huntingdon	Homeless Prevention Assistance Program	94 Households Assisted		
Lycoming	Memorial Homes	Partnered with 2012 Grant		
Lycoming	Grove Street Commons	32 New Rental Units		
Lycoming	Bordart Neighborhood Improvement Program	1 New Home for Sale & 23 Households Assisted		
McKean	City of Bradford Second Ward Neighborhood Revitalization Project	Partnered with 2012 Grant		
McKean	57 Hawthorne Rd.	Partnered with 2012 Grant		
Potter	Potter County Homeless Prevention Program	38 Households Assisted Directly / Additional 25 Households with Counseling		
Susquehanna	Forest City Senior Housing	3 New Rental Units		
Susquehanna	Susquehanna County Neighborhood Stabilization Program	3 Households Assisted		
Susquehanna	Susquehanna County Rental Assistance Program	89 Households Assisted		
Tioga	Tioga County Homeless Initiative Rental Assistance Program	44 Households Assisted		
Tioga	Tioga County Leased Housing Rental Start-up Program	122 Households Assisted		
Tioga	Tioga County Department of Human Services	250 Households Assisted		
Warren	Warren County Housing Project	6 New Rental Units		
Washington	Century Plaza Apartments	Partnered with 2012 Grant		
Washington	Washington County Habitat for Humanity 51st and 52nd Homes	2 New Homes for Sale		

2014 PHARE/Marcellus Shale Awards - Progress to Date (as of 1/31/2019)*

County	Project Name	Amount Awarded (\$'s)	Amount Spent/Committed to Households below 50% MAI	Amount Spent To Date (\$'s)
Armstrong**	Armstrong County PHARE Emergency Housing Program	\$ 122,500.00	\$ 52,278.03	\$ 122,500.00
Beaver**	Rental and Utility Assistance	\$ 23,750.00	\$ 22,562.50	\$ 23,750.00
Blair**	Blair County Rental Assistance Program	\$ 126,500.00	\$ 87,862.68	\$ 126,500.00
Bradford**	Colonial Towers	\$ 210,000.00	\$ 175,560.00	\$ 210,000.00
Bradford**	419 Main Street	\$ 450,000.00	\$ 213,750.00	\$ 450,000.00
Bradford	Wyalusing Meadows (LIHTC)	\$ 600,000.00	TBD	\$ 600,000.00
Butler	Owner Occupied Residential Rehabilitation Program in Central Eastern Butler County	\$ 300,000.00	\$ 204,676.48	\$ 204,676.48
Butler**	Butler County First Time Homebuyers Down Payment/Closing Cost Assistance Program	\$ 100,000.00	\$ 52,299.90	\$ 100,000.00
Cameron/Elk**	NW9 Master Leasing and Bridge Subsidy Program	\$ 58,000.00	\$ 55,100.00	\$ 58,000.00
Centre**	Heating Assistance and Support Program	\$ 33,250.00	\$ 29,364.32	\$ 33,250.00
Clarion**	Clarion County's Safe & Healthy Homes Project	\$ 14,250.00	\$ 7,350.00	\$ 14,250.00
Clearfield**	Clearfield County Rental & Homeless Assistance Program and Substandard Housing Repair Program	\$ 104,500.00	\$ 72,462.61	\$ 104,500.00
Clinton**	Clinton County Rental Assistance and Education Project	\$ 57,000.00	\$ 53,150.00	\$ 57,000.00
Columbia**	Columbia County Homeless Assistance Program	\$ 25,000.00	\$ 19,835.00	\$ 25,000.00
Elk**	Elk County Accessible Housing Program	\$ 38,000.00	\$ 36,100.00	\$ 38,000.00
Fayette**	Fayette County Neighborhood Stabilization Initiative	\$ 200,000.00	\$ 50,000.00	\$ 200,000.00
Greene**	Greene County Housing Rehabilitation and Development Program/Accessible Dreams/Mortgage Assistance Program	\$ 346,000.00	\$ 90,883.20	\$ 346,000.00
Greene**	Gateway Senior Housing (LIHTC)	\$ 600,000.00	\$ 577,959.14	\$ 600,000.00
Indiana**	Affordable Rental Housing Rehabilitation	\$ 210,000.00	\$ 89,989.17	\$ 210,000.00

Jefferson**	Jefferson County Housing Emergency Repair Assistance Program	\$ 150,000.00	\$ 116,925.00	\$ 150,000.00
Lawrence**	Lower East End Stabilization Project-Phase 2	\$ 23,750.00	\$ -	\$ 23,750.00
Lycoming**	Grove Street Commons (LIHTC)	\$ 250,000.00	\$ 250,000.00	\$ 250,000.00
Lycoming	Brodart Neighborhood Improvement Program	\$ 300,000.00	\$ 158,573.83	\$ 291,062.54
Lycoming**	Lycoming County Supportive Housing Program	\$ 500,000.00	\$ 186,875.00	\$ 500,000.00
Lycoming	Lycoming County Flood Mitigation Program	\$ 850,000.00	\$ 6,866.42	\$ 50,046.06
Lycoming**	Homes-in-Need Regional Program	\$ 200,000.00	\$ 85,798.07	\$ 200,000.00
McKean**	McKean County Redevelopment Authority	\$ 21,375.00	TBD	\$ 21,375.00
McKean**	City of Bradford SWN Homeownership Assistance/Renovate & Repair Housing Rehabilitation	\$ 21,375.00	\$ 8,375.00	\$ 21,375.00
Mercer**	Shelter Plus Care	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00
Potter**	Potter County Homeless Prevention Program	\$ 127,000.00	\$ 52,803.84	\$ 127,000.00
Sullivan**	Sullivan County Rental Assistance Program	\$ 100,000.00	\$ 67,485.00	\$ 100,000.00
Susquehanna**	Susquehanna County Rental and Utility Assistance	\$ 100,000.00	\$ 88,918.40	\$ 100,000.00
Susquehanna**	Forest City Senior Housing	\$ 630,000.00	\$ 231,780.00	\$ 630,000.00
Susquehanna	Susquehanna County Neighborhood Stabilization	\$ 315,000.00	\$ 42,901.00	\$ 86,849.71
Tioga**	Tioga County Homeless Initiative	\$ 209,000.00	\$ 47,289.78	\$ 209,000.00
Tioga**	Pinnacle Towers	\$ 200,000.00	\$ 168,833.31	\$ 200,000.00
Tioga**	Kenner Court/Garnet House	\$ 91,000.00	\$ 86,450.00	\$ 91,000.00
Tioga	Tioga County Department of Human Services	\$ 223,000.00	\$ 119,144.28	\$ 197,056.97
Venango**	808 Elk Street	\$ 3,800.00	\$ 3,800.00	\$ 3,800.00
Warren**	Warren County Housing Project	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Washington	City Mission PHARE Homeless Voucher Program	\$ 50,000.00	\$ 6,576.00	\$ 9,319.80
Washington**	Claysville Patio Home Project	\$ 750,000.00	\$ 602,885.00	\$ 750,000.00
Westmoreland	Westmoreland County Homeownership Program and St. Clair Ave. Rental Project	\$ 250,000.00	\$ 90,000.00	\$ 250,000.00
Wyoming**	Wyoming County Transitional Housing Building Purchase	\$ 170,000.00	\$ 170,000.00	\$ 170,000.00
Wyoming	Bridge View Commons	\$ 128,000.00	\$ -	\$ -
Totals		\$ 9,306,050.00	\$ 4,507,462.96	\$ 7,979,061.56

*This report is based on required project progress reports due to PHFA by 1/31/18 for projects receiving funds in 2014.

****Projects Completed**

Armstrong	Armstrong County PHARE Emergency Housing Program	44 Households Assisted		
Beaver	Rental and Utility Assistance	48 Households Assisted		
Blair	Blair County Rental Assistance Program	231 Households Assisted		
Bradford	Colonial Towers	100 Affordable Rental Units Preserved		
Bradford	419 Main Street	4 New Rental Units		
Butler	Butler County First Time Homebuyers Down Payment/Closing Cost Assistance Program	25 Households Assisted		
Cameron/Elk	NW9 Master Leasing and Bridge Subsidy Program	13 Households Assisted		
Centre	Heating Assistance and Support Program	146 Households Assisted		
Clarion	Clarion County's Safe & Healthy Homes Project	10 Households Assisted		
Clearfield	Clearfield County Rental & Homeless Assistance Program and Substandard Housing Repair Program	8 Homes Rehabbed & 40 Households Assisted		
Clinton	Clinton County Rental Assistance and Education Project	57 Households Assisted		
Columbia	Columbia County Homeless Assistance Program	52 Households Assisted		
Fayette	Fayette County Neighborhood Stabilization Initiative	10 Owner- occupied Units Created		
Greene	Greene County Housing Rehabilitation and Development Program/Accessible Dreams/Mortgage Assistance Program	Partnered with 2012 & 2013 Grants		
Greene	Gateway Senior Housing	52 New Rental Units		
Elk	Elk County Accessible Housing Program	5 Rental/Owner- occupied Units Assisted		
Indiana	Affordable Rental Housing Rehabilitation	13 Affordable Rental Units Preserved		

Jefferson	Jefferson County Housing Emergency Repair Assistance Program	19 Households Assisted		
Lawrence	Lower East End Stabilization Project-Phase 2	6 Structures Demolished		
Lycoming	Homes-in-Need Regional Program	14 Households Assisted		
Lycoming	Grove Street Commons	Partnered with 2013 Grant		
Lycoming	Lycoming County Supportive Housing Program	98 Households Assisted		
McKean	McKean County Redevelopment Authority	Site Prep and Planning for 4 Future Rental Units		
McKean	City of Bradford SWN Homeownership Assistance/Renovate & Repair Housing Rehabilitation	7 Households Assisted		
Mercer	Shelter Plus Care	4 Households Assisted		
Potter	Potter County Homeless Prevention Program	54 Households Assisted Directly / Additional 57 Households with Counseling		
Sullivan	Sullivan County Rental Assistance Program	64 Households Assisted		
Susquehanna	Susquehanna County Rental and Utility Assistance	122 Households Assisted		
Susquehanna	Forest City Senior Housing	Partnered with 2013 Grant		
Tioga	Pinnacle Towers	60 Affordable Rental Units Preserved		
Tioga	Kenner Court/Garnet House	27 Households Assisted		
Tioga	Tioga County Homeless Initiative	53 Households Assisted / 1 Shelter Purchased		
Venango	808 Elk Street	18 Households Assisted		
Warren	Warren County Housing Project	4 Households Assisted		
Washington	Claysville Patio Home Project	13 New Rental Units		
Wyoming	Wyoming County Transitional Housing Building Purchase	6 Individuals Assisted in First year		

2015 PHARE/Marcellus Shale Awards - Progress to Date (as of 1/31/2019)*

County	Project Name	Amount Awarded (\$'s)	Amount Spent/Committed to Households below 50% MAI	Amount Spent To Date (\$'s)
Allegheny	Modest Rehab for Resale Pilot	\$ 100,000.00	\$ 20,000.00	\$ 20,000.00
Armstrong**	Emergency Housing	\$ 57,000.00	\$ 22,224.60	\$ 57,000.00
Beaver**	Rental and Utility Assistance	\$ 25,000.00	\$ 23,135.00	\$ 25,000.00
Blair**	Rental Assistance	\$ 50,000.00	\$ 41,251.31	\$ 50,000.00
Bradford	Wyalusing (LIHTC)	\$ 570,000.00	TBD	\$ 570,000.00
Bradford**	Leased Housing Rental Start-up	\$ 50,000.00	\$ 46,979.00	\$ 50,000.00
Bradford**	Page Manor Restoration	\$ 156,000.00	\$ 145,236.00	\$ 156,000.00
Bradford**	Gateway Commons (LIHTC)	\$ 500,000.00	\$ 425,000.00	\$ 500,000.00
Butler	Owner Rehab Program (Center & Oakland)	\$ 190,000.00	\$ 125,127.00	\$ 142,205.00
Butler	S.H.O.P. Program	\$ 25,000.00	\$ 4,860.00	\$ 4,860.00
Cameron**	Housing Stability PHARE	\$ 25,000.00	\$ 22,700.00	\$ 25,000.00
Centre**	Heating Assistance Program	\$ 15,000.00	\$ 13,326.25	\$ 15,000.00
Clarion**	Rental Assistance Program	\$ 50,000.00	\$ 26,274.22	\$ 50,000.00
Clearfield	Rental Rehab Program (Dubois & Clearfield)	\$ 67,000.00	\$ -	\$ 64,228.00
Clinton**	Rental Assistance and Education	\$ 47,000.00	\$ 43,725.00	\$ 47,000.00
Elk**	Emergency Repair Rehab Program	\$ 38,000.00	\$ 31,400.00	\$ 38,000.00
Fayette	Brownsville Senior Housing (LIHTC)	\$ 200,000.00	TBD	\$ 200,000.00
Greene	Greene County Homeowners Rehabilitation Program	\$ 250,000.00	\$ 749.00	\$ 749.00
Greene	Teagarden Homes Project	\$ 200,000.00	\$ -	\$ 90,655.78
Greene	Nazer Street Project	\$ 150,000.00	\$ -	\$ 19,273.56
Greene	Rogersville Project	\$ 165,000.00	TBD	\$ 165,000.00
Greene	Veterans Housing Assistance Program	\$ 125,000.00	\$ 11,549.34	\$ 12,725.06
Indiana**	Church Street Transitional Rehab	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00
Jefferson**	Jefferson County Housing Emergency Repair Assistance Program	\$ 30,000.00	\$ 26,315.80	\$ 30,000.00
Lawrence**	Countywide Housing Rehab & Blight Removal	\$ 40,000.00	\$ 12,000.00	\$ 40,000.00
Lycoming	Brodart Neighborhood Improvement District	\$ 515,000.00	\$ 276,430.62	\$ 431,322.20
Lycoming	Supportive Housing Program	\$ 300,000.00	\$ 81,103.05	\$ 93,545.46
Lycoming	Flood Mitigation Initiative	\$ 785,000.00	\$ -	\$ -
McKean**	Bridge Subsidy Program	\$ 40,000.00	\$ 38,095.00	\$ 40,000.00
Potter**	Homeless Prevention Program	\$ 30,000.00	\$ 11,498.55	\$ 30,000.00
Sullivan**	Sullivan County Rental Assistance Program	\$ 70,000.00	\$ 54,575.00	\$ 70,000.00
Susquehanna	Rent and Utility Program	\$ 125,000.00	\$ 92,641.03	\$ 116,720.23

Susquehanna	New Milford Creekside Apartments	\$ 1,300,000.00	\$ 820,397.36	\$ 1,298,851.52
Susquehanna**	Homebuyer Assistance Program	\$ 180,000.00	\$ 36,304.93	\$ 180,000.00
Tioga	Leased Housing Rental Start-up	\$ 50,000.00	\$ 38,637.00	\$ 41,830.00
Tioga**	Kenner Court, Garnet House & David's by the Lake	\$ 100,000.00	\$ 70,000.00	\$ 100,000.00
Tioga**	Sherwood Manor Roof Replacement	\$ 155,000.00	\$ 124,783.60	\$ 155,000.00
Tioga	Tioga View Apartments (LIHTC)	\$ 110,000.00	\$ -	\$ -
Venango**	704 Main St. Polk	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Warren**	Warren County Housing Project	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
Washington	City Mission	\$ 20,000.00	\$ -	\$ -
Washington**	Claysville Patio Home Project	\$ 250,000.00	\$ 200,962.00	\$ 250,000.00
Washington**	Char House Elevator Replacement	\$ 445,000.00	\$ 440,721.15	\$ 445,000.00
Washington	Charleroi Downpayment & Closing Cost Assistance Program	\$ 110,000.00	\$ 10,000.00	\$ 40,596.58
Westmoreland	Homeownership Program & Cornerstone Building Project	\$ 140,000.00	TBD	\$ 45,836.65
Wyoming**	Home Buyer Assistance Grant Program	\$ 150,000.00	\$ 55,000.00	\$ 150,000.00
Total		\$ 8,085,000.00	\$ 3,435,777.21	\$ 5,869,399.04

*This report is based on required project progress reports due to PHFA by 1/31/18 for projects receiving funds in 2015.

****Projects Completed**

Armstrong	Emergency Housing	29 Households Assisted		
Beaver	Rental and Utility Assistance	52 Households Assisted		
Blair	Rental Assistance	190 Households Assisted		
Bradford	Gateway Commons	40 New Rental Units		
Bradford	Leased Housing Rental Start-up	139 Households Assisted		
Bradford	Page Manor Restoration	100 Rental Units Preserved		
Cameron	Housing Stability PHARE	35 Households Assisted		
Centre	Heating Assistance Program	35 Households Assisted		
Clarion	Rental Assistance Program	53 Households Assisted		
Clinton	Rental Assistance and Education	46 Households Assisted		

Elk	Emergency Repair Rehab Program	4 Households Assisted		
Indiana	Church Street Transitional Rehab	1 New Emergency Housing Unit		
Jefferson	Jefferson County Housing Emergency Repair Assistance Program	6 Households Assisted		
Lawrence	Countywide Housing Rehab & Blight Removal	2 Households Assisted & 8 Properties Demolished		
McKean	Bridge Subsidy Program	17 Households Assisted		
Potter	Homeless Prevention Program	19 Households Directly Assisted / 27 Additional Households with Counseling		
Sullivan	Sullivan County Rental Assistance Program	43 Households Assisted		
Susquehanna	Homebuyer Assistance Program	16 Households Assisted		
Tioga	Kenner Court, Garnet House & David's by the Lake	35 Households Assisted		
Tioga	Sherwood Manor Roof Replacement	87 Households Assisted		
Venango	704 Main St. Polk	1 Household Assisted		
Warren	Warren County Housing Project	9 Households Assisted		
Washington	Char House Elevator Replacement	104 Rental Units Preserved		
Washington	Claysville Patio Home Project	Partnered with 2014 Grant		
Wyoming	Home Buyer Assistance Grant Program	12 Households Assisted		

2016 PHARE/Marcellus Shale Awards - Progress to Date (as of 1/31/2019)*

County	Project Name	Amount Awarded (\$'s)	Amount Spent/Committed to Households below 50% MAI	Amount Spent To Date (\$'s)
Allegheny	Allegheny County Accessibility Program	\$ 175,000.00	\$ -	\$ -
Armstrong	Armstrong County PHARE Emergency Housing Program	\$ 55,000.00	\$ 8,183.50	\$ 15,707.02
Beaver**	Rental and Utility Assistance	\$ 25,000.00	\$ 23,250.00	\$ 25,000.00
Blair	Blair County Rental Assistance Program	\$ 50,000.00	\$ 37,528.43	\$ 47,501.75
Bradford**	Bradford County Homeowner Rehabilitation Program	\$ 175,000.00	\$ 175,000.00	\$ 121,200.45
Bradford	Bradford County Home Purchase Grant Program	\$ 535,000.00	\$ 120,229.60	\$ 447,351.11
Butler**	Butler County Acquisition/Rehab Program	\$ 275,000.00	\$ 275,000.00	\$ 275,000.00
Centre**	Heating Assistance and Support Program	\$ 20,000.00	\$ 15,632.00	\$ 20,000.00
Clarion**	Clarion County's PHARE Rental Assistance Project	\$ 25,000.00	\$ 12,647.78	\$ 25,000.00
Clearfield**	Rental Assistance & Case Management Program	\$ 60,000.00	\$ 35,034.81	\$ 60,000.00
Clinton**	Clinton County Rental Assistance and Education Project, Year 3	\$ 41,000.00	\$ 39,965.56	\$ 41,000.00
Crawford**	South Main Neighborhood Improvement Program	\$ 5,000.00	\$ -	\$ 5,000.00
Elk	Elk County Accessible Housing Program	\$ 38,000.00	\$ 3,975.00	\$ 3,975.00
EIK**	Housing Stability-PHARE	\$ 25,000.00	\$ 23,956.91	\$ 25,000.00
Fayette	Fayette County Neighborhood Stabilization Initiative	\$ 150,000.00	\$ 47,500.00	\$ 55,443.17
Greene	Parkview Knoll (LIHTC)	\$ 600,000.00	\$ -	\$ -
Indiana**	55+ Housing Efficiency Pilot Program	\$ 50,000.00	\$ 31,275.00	\$ 50,000.00
Jefferson**	Jefferson County Housing Emergency Repair Assistance Program	\$ 50,000.00	\$ 30,371.45	\$ 50,000.00
Lawrence**	Countywide Housing Rehabilitation and Blight Removal Program	\$ 50,000.00	\$ 13,200.00	\$ 50,000.00
Lycoming	Muncy Greene Senior Housing Development (LIHTC)	\$ 800,000.00	TBD	\$ -
Lycoming	City of Williamsport Historic Properties Rehabilitation Program	\$ 225,000.00	\$ -	\$ -
Lycoming	BNIP Homes-In-Need Program	\$ 75,000.00	\$ 246.32	\$ 52,656.39

McKean**	Second Ward Neighborhood Housing	\$ 50,000.00	\$ 15,000.00	\$ 50,000.00
Mercer**	MCHA Homebuyer Assistance Program	\$ 35,000.00	\$ 9,785.00	\$ 35,000.00
Potter**	Potter County Homeless Prevention Program	\$ 40,000.00	\$ 15,681.60	\$ 40,000.00
Sullivan**	Sullivan County Rental Assistance Program	\$ 70,000.00	\$ 55,291.67	\$ 70,000.00
Susquehanna**	Susquehanna County Rental and Utility Assistance	\$ 124,000.00	\$ 86,541.00	\$ 124,000.00
Susquehanna	Transitional Housing Reentry Program	\$ 396,000.00	TBD	\$ 386,185.30
Susquehanna	Susquehanna County Home Buyer Assistance Grant Program	\$ 127,000.00	\$ 24,850.60	\$ 55,900.63
Susquehanna	Forest City Affordable Housing	\$ 435,000.00	\$ 206,000.00	\$ 425,083.00
Tioga**	Tioga County Department of Human Services	\$ 72,000.00	\$ 26,789.60	\$ 72,000.00
Tioga**	David's by the Lake	\$ 83,000.00	\$ 25,584.00	\$ 83,000.00
Tioga**	Kenner Court/Garnet House	\$ 91,000.00	\$ 67,373.00	\$ 91,000.00
Tioga	Tioga County-St. James Relocation Expenses	\$ 92,000.00	\$ 62,955.48	\$ 62,955.48
Venango**	Veterans Fairweather Lodge	\$ 15,000.00	\$ 14,366.07	\$ 15,000.00
Warren**	Warren County Roofing Program	\$ 30,000.00	\$ 29,671.00	\$ 30,000.00
Washington**	Washington Trust Building (LIHTC)	\$ 750,000.00	\$ 750,000.00	\$ 750,000.00
Westmoreland	Westmoreland County Homeownership Program/Shaner Heights Rental Rehabilitation Project	\$ 150,000.00	\$ 82,500.00	\$ 150,000.00
Wyoming	Wyoming County Home Buyer Assistance Grant Program	\$ 126,000.00	\$ 38,086.00	\$ 122,584.56
Wyoming**	Wyoming County Rental Assistance Program	\$ 15,000.00	\$ 14,250.00	\$ 15,000.00
Total		\$ 6,205,000.00	\$ 2,417,721.38	\$ 3,947,543.86
*This report is based on required project progress reports due to PHFA by 1/31/18 for projects receiving funds in 2016.				
**Projects Completed				
Beaver	Rental and Utility Assistance	63 Households Assisted		
Bradford	Bradford County Homeowner Rehabilitation Program	20 Owner-occupied Units Rehabbed		
Butler	Butler County Acquisition/Rehab Program	7 Households Assisted		
Centre	Heating Assistance and Support Program	17 Households Assisted		

Clarion	Clarion County's PHARE Rental Assistance Project	28 Households Assisted		
Clearfield	Rental Assistance & Case Management Program	50 Households Assisted		
Clinton	Clinton County Rental Assistance and Education Project, Year 3	47 Households Assisted		
Crawford	South Main Neighborhood Improvement Program	1 Household Assisted		
Elk	Housing Stability-PHARE	49 Households Assisted		
Indiana	55+ Housing Efficiency Pilot Program	12 Households Assisted		
Jefferson	Jefferson County Housing Emergency Repair Assistance Program	8 Households Assisted		
Lawrence	Countywide Housing Rehabilitation and Blight Removal Program	5 Households Assisted / 5 Properties Demolished		
McKean	Second Ward Neighborhood Housing	4 Owner-occupied Units Created		
Mercer	MCHA Homebuyer Assistance Program	2 Households Assisted		
Potter	Potter County Homeless Prevention Program	42 Households Assisted		
Sullivan	Sullivan County Rental Assistance Program	48 Households Assisted		
Susquehanna	Susquehanna County Rental and Utility Assistance	113 Households Assisted		
Tioga	David's by the Lake	6 Households Assisted		
Tioga	Kenner Court/Garnet House	23 Households Assisted		
Tioga	Tioga County Department of Human Services	35 Households Assisted		
Venango	Veterans Fairweather Lodge	2 Households Assisted		
Warren	Warren County Roofing Program	4 Households Assisted		
Washington	Washington Trust Building (LIHTC)	24 New Rental Units		
Wyoming	Wyoming County Rental Assistance Program	14 Households Assisted		

2017 PHARE/Marcellus Shale Awards - Progress to Date (as of 1/31/2019)*

County	Project Name	Amount Awarded (\$'s)	Amount Spent/Committed to Households below 50% MAI	Amount Spent To Date (\$'s)
Allegheny	Wilkinsburg Community Land Trust	\$ 100,000.00	\$ -	\$ -
Armstrong	Emergency Housing Program	\$ 70,000.00	\$ 5,562.00	\$ 14,741.00
Beaver	Rental and Utility Assistance	\$ 25,000.00	\$ 7,051.00	\$ 7,051.00
Blair	Blair County Rental Assistance Program	\$ 40,000.00	\$ 4,494.00	\$ 5,315.00
Bradford	Home Purchase and Repair Grant Program	\$ 645,000.00	\$ 101,859.00	\$ 453,959.00
Butler	Acquisition/Rehab Program	\$ 230,000.00	\$ 3,702.00	\$ 3,702.00
Cameron**	Housing Stability Program	\$ 40,000.00	\$ 35,296.00	\$ 40,000.00
Centre**	Rental Assistance Program	\$ 22,000.00	\$ 19,533.00	\$ 22,000.00
Clarion	Rental Assistance Project	\$ 25,000.00	\$ 9,117.00	\$ 10,472.00
Clinton	Rental Assistance and Education Project	\$ 46,000.00	\$ -	\$ -
Elk	Accessibility Program	\$ 38,000.00	\$ 3,975.00	\$ 3,975.00
Elk**	Housing Stability Program	\$ 40,000.00	\$ 36,648.00	\$ 40,000.00
Fayette	Neighborhood Stabilization Initiative	\$ 125,000.00	\$ -	\$ -
Greene	Coal Patch Village of Nemaocolin: Blight Remediation and Rehabilitation	\$ 525,000.00	\$ -	\$ 24,040.00
Greene	Homeless Prevention and Housing Stabilization Program	\$ 195,500.00	\$ -	\$ 2,077.00
Indiana**	55+ Roof & Heating System Replacement Program	\$ 55,000.00	\$ 43,441.59	\$ 55,000.00
Jefferson	Housing Emergency Repair Assistance Program	\$ 60,000.00	\$ 48,784.00	\$ 56,295.00
Lawrence**	Countywide Blight Removal	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Lycoming	Supportive Housing Program	\$ 200,000.00	\$ 62,034.00	\$ 131,018.00
Lycoming	Homes-In-Need	\$ 200,000.00	\$ -	\$ -
McKean	Bridge Subsidy Program	\$ 56,500.00	\$ 8,901.00	\$ 9,346.00
Potter	Homeless Prevention Program	\$ 60,000.00	\$ 21,104.00	\$ 31,794.00
Sullivan	Rental Assistance Program	\$ 80,000.00	\$ 32,201.00	\$ 66,171.00
Susquehanna	Homebuyer Assistance Grant Program	\$ 106,000.00	\$ 30,400.00	\$ 78,170.00
Susquehanna	Owner Occupied Housing Rehabilitation	\$ 400,000.00	\$ 15,747.00	\$ 15,747.00
Susquehanna	Rental and Utility Assistance Program	\$ 124,000.00	\$ 62,551.00	\$ 85,211.00
Tioga	David's by the Lake	\$ 82,500.00	\$ 16,026.00	\$ 61,875.00
Tioga	Department of Human Services	\$ 186,500.00	\$ 28,021.00	\$ 53,401.00
Tioga**	Kenner Court and Garnet House	\$ 90,500.00	\$ 63,394.00	\$ 90,500.00
Washington	Canon Apartments HVAC Project	\$ 153,000.00	\$ -	\$ -

Washington	Crest Avenue Apartments HVAC Project	\$ 170,000.00	\$ -	\$ -
Washington	Habitat for Humanity, Homes 55-57	\$ 84,000.00	\$ 10,000.00	\$ 45,000.00
Washington	Washington Trust (LIHTC)	\$ 340,000.00	\$ 292,916.00	\$ 292,916.00
Washington	WCHA McKean Avenue Donora Townhouses Rehabilitation Project	\$ 126,000.00	\$ -	\$ -
Westmoreland	Homebuyer Assistance Program	\$ 40,000.00	\$ -	\$ -
Westmoreland	Shaner Heights Rental Rehabilitation Project	\$ 80,000.00	\$ -	\$ -
Wyoming	Homebuyer Assistance Grant Program	\$ 120,000.00	\$ 45,000.00	\$ 92,062.00
Wyoming	Rental Assistance Program	\$ 30,000.00	\$ -	\$ -
TOTAL		\$ 5,060,500	\$ 1,057,757.59	\$ 1,841,838.00
*This report is based on required project progress reports due to PHFA by 1/31/18 for projects receiving funds in 2016.				
**Projects Completed				
Cameron	Housing Stability Program	51 Households Assisted		
Centre	Rental Assistance Program	32 Households Assisted		
Elk	Housing Stability Program	64 Households Assisted		
Indiana	55+ Roof & Heating System Replacement Program	14 Households Assisted		
Lawrence	Countywide Blight Removal	10 Homes Rehabbed		
Tioga	Kenner Court and Garnet House	27 Households Assisted		

PHARE/Realty Transfer Tax Fund

Progress Report

2016 PHARE/Realty Transfer Tax Awards - Progress to Date (as of 1/31/2019)*

County	Project Name	Amount Awarded (\$'s)	Amount Spent/Committed to Households below 50% MAI	Amount Spent To Date (\$'s)
Adams**	McIntosh Court	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00
Allegheny	Allegheny County Landlord Mitigation Fund	\$ 50,000.00	\$ 3,652.00	\$ 3,652.00
Allegheny**	Retirement Residence of Glassport (LIHTC)	\$ 590,000.00	\$ 590,000.00	\$ 590,000.00
Allegheny	Grassroots Green Homes - Home Boost Homewood	\$ 200,000.00	\$ 55,584.72	\$ 115,692.08
Allegheny	Hazelwood Initiative Affordable Housing NOW!	\$ 50,000.00	\$ 24,500.00	\$ 50,000.00
Allegheny	Oakland Affordable Living Complex (LIHTC)	\$ 380,000.00	\$ 360,252.81	\$ 360,252.81
Allegheny**	McKinley Park Area Façade Improvement Program	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Allegheny	Mt. Lebanon Senior Apartments (LIHTC)	\$ 500,000.00	\$ -	\$ 500,000.00
Berks**	Reading Rental Housing Program	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00
Cameron	Cameron County Community & Economic Development Program	\$ 125,000.00	\$ -	\$ 125,000.00
Centre**	Homemakers Services Program	\$ 26,000.00	\$ 24,709.94	\$ 26,000.00
Chester**	Decade to Doorways System Expansion	\$ 300,000.00	\$ 289,756.81	\$ 300,000.00
Chester	Concord Place	\$ 90,000.00	\$ 70,000.00	\$ 70,000.00
Chester	Affordable Housing Solutions for Vulnerable Populations	\$ 100,000.00	\$ 79,588.00	\$ 79,588.00
Chester	Liberty House Preservation (LIHTC)	\$ 500,000.00	\$ -	\$ 229,134.00
Chester	Steeltown Village	\$ 241,194.00	\$ -	\$ 134,229
Clearfield**	Specialized Housing Counselor	\$ 25,000.00	\$ 23,809.00	\$ 25,000.00
Clearfield**	ECHO Housing Demonstration Project	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Columbia	Bloom Mills South	\$ 200,000.00	\$ 60,000.00	\$ 200,000.00
Crawford**	South Main Place Emergency Shelter Rehabilitation	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
Cumberland**	Family Promise of the Harrisburg Capital Region Day Center	\$ 210,000.00	\$ 210,000.00	\$ 210,000.00

Cumberland	Cumberland County Coordinated Entry Implementation Team	\$ 61,000.00	\$ 8,652.24	\$ 27,254.32
Dauphin	Harrisburg Habitat Critical Home Repair Program	\$ 75,000.00	\$ 45,355.00	\$ 69,262.00
Dauphin	Mulberry Street Properties (LIHTC)	\$ 620,000.00	\$ 620,000.00	\$ 589,000.00
Dauphin	The HUB Veterans Housing (LIHTC)	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00
Dauphin	Adams Street Redevelopment Project	\$ 33,000.00	\$ -	\$ -
Delaware**	Transition Age Youth Bridge to Permanent Housing Program	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
Erie	HANDS Scattered Site Affordable Single Family Rental Homes	\$ 125,000.00	\$ -	\$ 48,195.78
Erie	Chronically Homeless Women	\$ 150,000.00	\$ 144,774.91	\$ 150,000.00
Erie**	Housing & Foreclosure Assistance	\$ 50,000.00	\$ 37,500.00	\$ 50,000.00
Franklin	Home First 2017	\$ 116,000.00	\$ 41,011.00	\$ 115,506.00
Jefferson**	Emergency Shelter and Rental Assistance Project	\$ 50,000.00	\$ 39,667.24	\$ 50,000.00
Lackawanna**	Home Matters™ Repair Initiative Program	\$ 120,000.00	\$ 60,171.00	\$ 120,000.00
Lackawanna**	Maternity and Family Services Program	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Lancaster	Conestoga North Project	\$ 250,000.00	\$ 30,000.00	\$ 250,000.00
Lancaster***	The Willows at Landisville (LIHTC)	\$ -	\$ -	\$ -
Lawrence**	Countywide Housing Rehabilitation and Blight Removal Program	\$ 100,000.00	\$ 30,000.00	\$ 100,000.00
Lehigh/ Northampton**	LGBTQ Inclusive Youth Housing	\$ 92,000.00	\$ 87,657.00	\$ 92,000.00
Luzerne	Heritage Point Apartments (LIHTC)	\$ 300,000.00	\$ -	\$ -
Luzerne	VOA of PA Luzerne County Shelter-Based Rapid Re-Housing	\$ 125,000.00	\$ 56,250.00	\$ 84,475.95
Mifflin/Juniata**	Mifflin Juniata Stable Housing Program	\$ 20,000.00	\$ 10,646.83	\$ 20,000.00
Montgomery	1529 DeKalb Street Affordable Townhouses	\$ 350,000.00	\$ -	\$ 306,128.00
Montgomery**	Beech Street Factory (LIHTC)	\$ 200,000.00	\$ 169,200.00	\$ 200,000.00

Montgomery**	KenCrest Community Homes for People with Disabilities	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00
Montgomery**	Rapid Re-Housing for Single Adults	\$ 175,000.00	\$ 166,250.00	\$ 175,000.00
Northampton	Community Action Financial Services	\$ 83,000.00	\$ 1,452.38	\$ 4,254.21
Northumberland	Mount Carmel Borough Veterans & Senior Housing	\$ 200,000.00	\$ -	\$ 14,262.00
Northumberland	New Start - Heating, Utilities, Housing and Transportation Assistance Program	\$ 95,000.00	\$ 35,025.00	\$ 84,965.00
Philadelphia	Edison 64 Veterans Community (LIHTC)	\$ 150,000.00	\$ -	\$ 90,900.00
Philadelphia**	Housing Counseling Initiative Northeast Philadelphia	\$ 50,000.00	\$ 25,392.00	\$ 50,000.00
Philadelphia	APM Preservation	\$ 500,000.00	\$ 475,000.00	\$ 475,000.00
Philadelphia**	PHARE Rapid Re-Housing	\$ 500,000.00	\$ 310,200.00	\$ 500,000.00
Philadelphia**	Housing Counseling - Increasing Access to Home Ownership Initiative	\$ 50,000.00	\$ 37,000.00	\$ 50,000.00
Philadelphia**	Lindley Court Apartments (LIHTC)	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00
Philadelphia**	NWCS Comprehensive Financial Education Initiative	\$ 75,000.00	\$ 59,250.00	\$ 75,000.00
Philadelphia**	Regent Terrace	\$ 130,000.00	\$ 130,000.00	\$ 130,000.00
Philadelphia**	Home Preservation Initiative	\$ 65,000.00	\$ 51,834.00	\$ 65,000.00
Philadelphia***	Witherspoon Senior Apartments (LIHTC)	\$ -	\$ -	\$ -
Philadelphia	Project HOME Supportive Housing Program	\$ 150,000.00	\$ 80,063.00	\$ 80,983.00
Schuylkill	North Schuylkill Acquisition for Resale	\$ 175,000.00	\$ 175,000.00	\$ 73,945.00
Union**	Bridges to Housing Stability Program	\$ 65,000.00	\$ 57,839.00	\$ 65,000.00
Venango**	Venango county Housing Rehabilitation and Blight Removal Program	\$ 60,000.00	\$ 19,835.00	\$ 60,000.00
Warren**	304 Beech Street Permanent Housing	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Wayne	Serious Mental Illness/Transition Age Youth Supportive Housing Program	\$ 65,000.00	\$ 65,000.00	\$ -
Westmoreland**	Accessible Housing Program	\$ 175,000.00	\$ 52,500.00	\$ 175,000.00
York**	McAllister Inn Apartments	\$ -	\$ 43,947.87	\$ 47,898.82

York**	YWCA York Housing for Victims of Domestic Violence	\$ 80,000.00	\$ 76,372.00	\$ 80,000.00
York**	York Habitat for Humanity 2017 Building Project	\$ 75,000.00	\$ 37,500.00	\$ 75,000.00
Statewide**	Sustaining Permanent Housing for Low Income Rural Populations	\$ 200,000.00	\$ 75,099.82	\$ 200,000.00
Totals		\$ 11,252,194.00	\$ 6,857,298.57	\$ 9,572,577.97

*This report is based on required project progress reports due to PHFA by 1/31/19 for projects receiving funds in 2017.

**Projects Completed				
Adams	McIntosh Court	12 Homes Rehabbed		
Allegheny	McKinley Park Area Façade Improvement Program	6 Homes Rehabbed		
Allegheny	Retirement Residence of Glassport (LIHTC)	55 New Rental Units		
Berks	Reading Rental Housing Program	5 Households Assisted		
Centre	Homemakers Services Program	50 Households Assisted		
Chester	Decade to Doorways System Expansion	390 Households Assisted		
Clearfield	ECHO Housing Demonstration Project	1 New Home Created		
Clearfield	Specialized Housing Counselor	18 Households Assisted		
Crawford	South Main Place Emergency Shelter Rehabilitation	9 Households Assisted		
Cumberland	Family Promise of the Harrisburg Capital Region Day Center	13 Households Assisted		
Delaware	Transition Age Youth Bridge to Permanent Housing Program	12 Households Assisted		
Erie	Housing & Foreclosure Assistance	71 Households Assisted		
Jefferson	Emergency Shelter and Rental Assistance Project	53 Households Assisted		
Lackawanna	Home Matters™ Repair Initiative Program	65 Homes Rehabbed		
Lackawanna	Maternity and Family Services Program	32 Households Assisted		

Lawrence	Countywide Housing Rehabilitation and Blight Removal Program	19 Households Assisted		
Lehigh/ Northampton	LGBTQ Inclusive Youth Housing	14 Households Assisted		
Mifflin/ Juniata	Stable Housing Program	14 Households Assisted		
Montgomery	Beech Street Factory	43 New Rental Units		
Montgomery	KenCrest Community Homes for People with Disabilities	8 Homes Acquired and Rehabbed		
Montgomery	Rapid Re-Housing for Single Adults	11 Households Assisted		
Philadelphia	Lindley Court Apartments	48 New Rental Units		
Philadelphia	Regent Terrace	71 New Rental Units		
Philadelphia	Rapid Re-Housing	51 Households Assisted		
Philadelphia	Housing Counseling - Increasing Access to Home Ownership Initiative	130 Households Assisted		
Philadelphia	Comprehensive Financial Education Initiative	260 Households Assisted		
Philadelphia	Home Preservation Initiative	42 Homes Rehabbed		
Union	Bridges to Housing Stability Program	13 Households Assisted		
Venango	Housing Rehabilitation and Blight Removal Program	5 Homes Rehabbed		
Warren	304 Beech Street Permanent Housing	2 Households Assisted		
Westmoreland	Accessible Housing Program	15 Households Assisted		
York	McAllister Inn Apartments	22 Homes Rehabbed		
York	YWCA York Housing for Victims of Domestic Violence	12 Households Assisted		
York	York Habitat for Humanity 2017 Building Project	4 New Homes Created		
Statewide	Sustaining Permanent Housing for Low Income Rural Populations	267 Households Assisted		

*** These grantees opted not to accept their conditionally awarded PHARE funds.

2017 PHARE/Realty Transfer Tax Awards - Progress to Date (as of 1/31/2019)*

County	Project Name	Amount Awarded (\$'s)	Amount Spent/Committed to Households below 50% MAI	Amount Spent To Date (\$'s)
Adams	Adams County Housing Authority Rehab	\$ 60,000.00	\$ 53,464.00	\$ 53,464.00
Adams	Turning Point Transitional Housing	\$ 60,000.00	\$ 19,532.00	\$ 19,532.00
Allegheny	Building a Healthy Neighborhood	\$ 150,000.00	\$ -	\$ -
Allegheny	Centre Avenue YMCA	\$ 400,000.00	\$ -	\$ 136,000.00
Allegheny	Emergency Housing Fund	\$ 25,000.00	\$ -	\$ -
Allegheny	Hilltop Urban Farm Façade Program	\$ 75,000.00	\$ 12,500.00	\$ 12,500.00
Allegheny	Lawrenceville Community Land Trust, Phase 2	\$ 100,000.00	\$ -	\$ 93,291.55
Allegheny	McKeesport Cultural District Revitalization Project	\$ 300,000.00	\$ -	\$ 17,488.00
Allegheny	Mellons Orchard	\$ 500,000.00	\$ -	\$ -
Allegheny	Ohringer Building	\$ 500,000.00	\$ -	\$ -
Allegheny**	Pittsburgh Project Partnership	\$ 110,000.00	\$ 98,940.00	\$ 110,000.00
Allegheny	St. Joseph House of Hospitality	\$ 130,000.00	\$ -	\$ -
Allegheny	Tiny Homes Community Project	\$ 300,000.00	\$ -	\$ -
Beaver	The Cornerstone of Beaver County	\$ 200,000.00	\$ 136,790.00	\$ 136,790.00
Berks	At Risk Tenant-Based Rental Assistance	\$ 375,000.00	\$ 3,600.00	\$ 3,780.00
Berks	Barley Square	\$ 210,000.00	\$ -	\$ -
Blair	Blair County Water/Sewer Program	\$ 150,000.00	\$ 35,345.00	\$ 59,596.00
Bucks	Bensalem Veterans Residences	\$ 144,113.00	\$ -	\$ -
Bucks	Bucks County Enhanced Housing Link	\$ 500,000.00	\$ 68,588.00	\$ 71,213.00
Butler	First Time Homebuyer Downpayment/Closing Cost Assistance Program	\$ 50,000.00	\$ 25,764.45	\$ 25,764.45
Cameron	Cameron County Community and Economic Development Initiative	\$ 50,000.00	\$ -	\$ -
Centre	State College Community Land Trust	\$ 25,000.00	\$ 25,000.00	\$ -

Chester	Affordable Housing Solutions for Vulnerable Populations	\$ 190,000.00	\$ 58,750.00	\$ 58,750.00
Chester	Decade to Doorways System Improvement	\$ 500,000.00	\$ 71,149.00	\$ 73,182.00
Chester	Housing Locator Program	\$ 76,000.00	\$ -	\$ -
Clarion**	Boundary Street Rehabilitation and Rental Program	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Clearfield	Dimeling Senior Residence	\$ 50,000.00	\$ -	\$ -
Clearfield	Specialized Housing Counselor	\$ 25,000.00	\$ 16,776.00	\$ 19,377.00
Columbia	West Street Church Apartments	\$ 200,000.00	\$ -	\$ -
Cumberland	Family Promise of the Harrisburg Capital Region Day Center	\$ 210,000.00	\$ 112,073.44	\$ 112,073.44
Dauphin	Adams Street Redevelopment Project - Phase II	\$ 33,000.00	\$ -	\$ -
Dauphin**	Ecumenical Community of Harrisburg	\$ 400,000.00	\$ 299,973.00	\$ 400,000.00
Delaware	Transition Age Youth Bridge to Permanent Housing Program	\$ 470,000.00	\$ -	\$ -
Delaware/ Montgomery	Stabilizing Homeownership for Low-to-Moderate Seniors	\$ 50,000.00	\$ -	\$ -
Erie	Homeless Services - Chronically Homeless Women	\$ 125,000.00	\$ 125,000.00	\$ 107,843.00
Erie	Homeownership Rehabilitation and Training Program	\$ 100,000.00	\$ -	\$ -
Erie	Pre/Post Housing & Foreclosure Counseling	\$ 75,000.00	\$ -	\$ -
Fayette	Fairchance Senior Housing	\$ 500,000.00	\$ -	\$ -
Franklin	Affordable Housing Initiative	\$ 150,000.00	\$ 19,504.00	\$ 19,504.00
Franklin	Home First 2018	\$ 75,000.00	\$ -	\$ 2,117.00
Lackawanna**	Madison Avenue Townhome Project	\$ 150,000.00	\$ 75,000.00	\$ 150,000.00
Lancaster	Denver House	\$ 200,000.00	\$ -	\$ -
Lancaster	Eviction Prevention Services of Tabor's Barshinger Financial Empowerment Center	\$ 125,000.00	\$ 3,370.00	\$ 3,370.00
Lancaster	Nissly Chocolate Factory Apartments	\$ 250,000.00	\$ -	\$ -
Lawrence	Countywide Blight Removal	\$ 50,000.00	\$ 30,000.00	\$ 40,575.00
Lehigh	Blight Remediation Project	\$ 100,000.00	\$ -	\$ -
Lehigh	Keystone Avenue and Property Acquisition	\$ 200,000.00	\$ 56,032.00	\$ 124,065.00
Lehigh	Lazarus House	\$ 100,000.00	\$ 97,895.00	\$ 97,895.00

Lehigh/ Northampton	LGBTQ Inclusive Youth Housing	\$ 50,000.00	\$ 12,439.00	\$ 12,439.00
Lehigh/ Northampton	Rapid Re-Housing	\$ 62,000.00	\$ 15,492.00	\$ 15,492.00
Luzerne	Homeowner Counseling and Prevention/Homeless Assistance Program	\$ 25,000.00	\$ 12,496.00	\$ 12,496.00
Luzerne**	Interfaith Heights	\$ 125,000.00	\$ 125,000.00	\$ 125,000.00
Luzerne	Pine Street Neighborhood Development	\$ 200,000.00	\$ -	\$ -
McKean	Emergency Shelter Program	\$ 20,000.00	\$ 10,000.00	\$ 10,000.00
Monroe**	Monroe Community Land Trust	\$ 5,000.00	\$ 4,085.00	\$ 5,000.00
Monroe	Monroe County Rental Assistance Program	\$ 50,000.00	\$ 18,293.00	\$ 18,293.00
Monroe	Sun Valley Water System Rehabilitation	\$ 150,000.00	\$ -	\$ -
Montgomery	617 Chestnut Street, Pottstown Community Medical Home Phase 2	\$ 25,000.00	\$ -	\$ 629.00
Montgomery**	Pathways to Homeownership	\$ 225,000.00	\$ 225,000.00	\$ 225,000.00
Montgomery	Security Enhancements for Senior/Disabled Public Housing Properties	\$ 110,000.00	\$ -	\$ -
Montgomery	The Chalet	\$ 250,000.00	\$ -	\$ -
Montgomery	Your Way Home Rapid Re-Housing and Diversion Program	\$ 400,000.00	\$ -	\$ -
Montgomery		\$ 250,000.00	\$ -	\$ 1,593.55
Northampton	Bethlehem, Easton, Northampton Consortium Housing Rehabilitation Program	\$ 250,000.00	\$ -	\$ 29,890.00
Northampton	City Lights	\$ 350,000.00	\$ -	\$ -
Philadelphia	Assistance for Seniors Facing Property Tax Foreclosures	\$ 100,000.00	\$ -	\$ -
Philadelphia		\$ 400,000.00	\$ 107,135.14	\$ 122,390.14
Philadelphia	Bethesda Project Rehabilitation	\$ 150,000.00	\$ -	\$ -
Philadelphia	Catherine House	\$ 100,000.00	\$ -	\$ -
Philadelphia	Comprehensive Financial Education Initiative	\$ 50,000.00	\$ 35,976.78	\$ 49,967.75
Philadelphia	EnergyFIT Philly	\$ 150,000.00	\$ -	\$ -
Philadelphia	Financial Empowerment Centers Program	\$ 100,000.00	\$ -	\$ -
Philadelphia	GALA - Golden Age Living Accommodations	\$ 500,000.00	\$ -	\$ -

Philadelphia	Home Free Lead Remediation Pilot Program	\$ 300,000.00	\$ -	\$ 3,828.00
Philadelphia	Housing Preservation Initiative	\$ 65,000.00	\$ 55,575.00	\$ -
Philadelphia	Northeast Philadelphia Counseling Initiative	\$ 50,000.00	\$ 10,692.00	\$ 22,276.00
Philadelphia	Philadelphia Home Buy Now	\$ 100,000.00	\$ 2,000.00	\$ 15,500.00
Philadelphia	Rental Repair Program	\$ 400,000.00	\$ -	\$ -
Philadelphia	Safe and Healthy Homes Northwest Philadelphia	\$ 400,000.00	\$ -	\$ 17,861.00
Schuylkill	Homelessness to Permanent Housing for Youth with Mental Health Disabilities	\$ 75,000.00	\$ 11,173.00	\$ 7,389.00
Schuylkill	Northern Schuylkill Weatherization Repair Program	\$ 100,000.00	\$ 5,642.00	\$ 10,567.00
Somerset	Youth Focused Housing Program	\$ 80,000.00	\$ 39,155.00	\$ 3,955.00
Union	Bridges to Housing Stability	\$ 100,000.00	\$ 26,750.57	\$ 42,949.55
Warren/ Forest	Re-Housing Program for Ex-Offenders	\$ 83,000.00	\$ 11,028.00	\$ 11,028.00
Wayne	Serious Mental Illness/Transitional Age Youth Supportive Housing Program	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Westmoreland	Pioneer Apartments	\$ 500,000.00	\$ -	\$ -
York	Stone Ridge Commons	\$ 171,103.00	\$ -	\$ -
York	York Habitat for Humanity 20189 Building Projects	\$ 75,000.00	\$ 50,000.00	\$ 25,000.00
York	YWCA York for Victims of Domestic Violence	\$ 94,000.00	\$ -	\$ -
REGIONAL	Eastern Pennsylvania Continuum of Care Coordinated Entry System	\$ 50,000.00	\$ 43,238.00	\$ 43,238.00
REGIONAL	Haven House Shelter	\$ 24,000.00	\$ 11,475.00	\$ 11,475.00
REGIONAL	New Start	\$ 25,000.00	\$ -	\$ -
REGIONAL	Project SHAPE: Stabilizing Housing and Preventing Eviction Through Community Partnerships	\$ 50,000.00	\$ 404.82	\$ 824.50
REGIONAL	Weatherization Health and Safety Enhancement	\$ 150,000.00	\$ -	\$ 8,781.28
STATEWIDE	Sustaining Permanent Housing for Low-Income Rural Populations	\$ 200,000.00	\$ 53,062.00	\$ 61,279.00
Totals		\$15,907,216.00	\$ 2,481,158.20	\$ 3,012,312.21

*This report is based on required project progress reports due to PHFA by 1/31/19 for projects receiving funds in 2018.

** Projects Completed				
Allegheny	Pittsburgh Project Partnership	36 Households Assisted		
Clarion	Boundary Street Rehabilitation and Rental Program	1 Household Assisted		
Dauphin	Ecumenical Community of Harrisburg	36 Households Assisted		
Lackawanna	Madison Avenue Townhome Project	2 New Homes Created		
Luzerne	Interfaith Heights	93 Households Assisted		
Monroe	Monroe Community Land Trust	1 Household Assisted		
Montgomery	Community Medical Home Phase 2	8 Households Assisted		

PHARE/National Housing Trust Fund

Progress Report

PHARE/National Housing Trust Fund Allocations

County	Municipality	Project Name	Amount Awarded (\$)	Loan Status	Year
Chester	Phoenixville	SteelTown Village	\$ 241,194	Closed	2016
Allegheny	Pittsburgh	Mt. Lebanon Senior	\$ 575,000	Closed	2016
Philadelphia	Philadelphia	Casa Indiana	\$ 1,800,000	Closed	2016
Montgomery	East Greenville	Willow at East Greenville	\$ 682,187	Pending	2016
Montgomery	Hatfield Township	Susie Clemens House	\$ 480,000	Pending	2016
Philadelphia	Philadelphia	Francis House	\$ 1,399,985	Pending	2017
York	York	York Family Residence	\$ 528,334	Pending	2017
Philadelphia	Philadelphia	Lillia Crippen	\$ 240,000	Pending	*
Philadelphia	Philadelphia	Nicole Hines	\$ 1,000,000	Pending	2017
Allegheny	Pittsburgh	Doughboy Affordable Living	\$ 935,938	Pending	*
Montgomery	Jenkintown	Summit House	\$ 680,000	Pending	2017
Allegheny	Pittsburgh	City's Edge	\$ 1,000,000	Pending	*
Chester	Schuylkill Township	Liberty House Preservation	\$ 1,000,000	Pending	*
Delaware	Ridley Township	Kinder Park IV	\$ 931,252	Pending	*
Philadelphia	Philadelphia	Rowan Judson	\$ 1,000,000	Pending	*
Total			\$ 12,493,890		

* Funding year will be determined by when funds are committed.