

**PUBLIC HEARING NOTICE OF THE  
PENNSYLVANIA HOUSING FINANCE AGENCY  
PURSUANT TO SECTION 147(f)  
OF THE INTERNAL REVENUE CODE OF 1986, AS AMENDED**

Notice is hereby given, in compliance with the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”), that the Pennsylvania Housing Finance Agency (“PHFA”) will hold a public hearing by telephone conference call (details provided below) to discuss its proposal to issue its “exempt facility” bonds or notes to provide financing for the following qualified residential rental project pursuant to Section 142(a)(7) of the Code.

**PHILADELPHIA PRESERVATION 4%** – PHFA proposes to finance an exempt facility using tax exempt volume cap in an aggregate principal amount not to exceed \$12,500,000 for the acquisition and rehabilitation of Philadelphia Preservation 4%, consisting of one or more qualified residential rental project with eighty-three (83) units. The financing for each project will not exceed \$11,000,000 individually, or \$12,500,000 in the aggregate. MF Philly Preservation LLC, or another entity related to the principal user of the project, Mission First Housing Development Corporation, will own the project and will borrow the proceeds of the financing. Philadelphia Preservation 4% will be located at the following locations:

- 4113-43 Warren Street, Philadelphia, Pennsylvania (“Powelton Heights”),
- 4052 Powelton Avenue and 4046R-50 Powelton Avenue, Philadelphia, Pennsylvania (“Powelton Gardens”),
- 4501 Larchwood Avenue, Philadelphia, Pennsylvania (“Larchwood Apartments”), and
- 245 South 46<sup>th</sup> Street, Philadelphia, Pennsylvania (“245 South 46<sup>th</sup> Street”).

A previous public hearing for the projects and the proposed issuance of the bonds was held by PHFA on January 21, 2026, following notice posted on the official website of PHFA on January 13, 2026. The prior notice did not reflect the complete street address of Powelton Gardens. A new hearing is being held to provide the public with an opportunity to comment on the correct property.

A public hearing to discuss the project and the proposed financing will be held by telephone conference call on February 4, 2026, at 9:00 a.m. You may attend the public hearing by calling the toll-free number and entering the passcode listed below.

Conference Line: **877-692-4224**  
Passcode: **176 180 65#**

Any person may participate by calling the number above at the time of the hearing or may testify in writing by mailing a written statement to the Secretary at the address listed below before the hearing.

Margaret Strawser  
Secretary  
Pennsylvania Housing Finance Agency  
P. O. Box 8029  
Harrisburg, PA 17105-8029  
Phone: 717-780-3845  
TTY (in Pennsylvania): 711

If you are a person with a disability and wish to participate in this public hearing, and require an auxiliary aid, service, or other accommodation to participate, please contact the Secretary by January 30, 2026, to discuss how PHFA may best accommodate your needs.

This notice may be found on PHFA’s website at [www.phfa.org/news](http://www.phfa.org/news) under the heading “Public & Legal Notices.”