

**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 requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), that the Pennsylvania Housing Finance Agency ("PHFA") will have a public hearing by telephone conference call (details provided below) to discuss its proposal to issue its bonds or notes to provide financing to the following qualified residential rental projects, each an "exempt facility" pursuant to Section 142(a)(7) of the Code.

BETHLEHEM TOWNHOMES II – PHFA proposes to finance an exempt facility using tax exempt volume cap in an aggregate principal amount not to exceed \$20,585,000 for the acquisition and rehabilitation of Bethlehem Townhomes II, a qualified residential rental project with 127 units for general occupancy. OAHS Bethlehem LLC, or another entity related to the principal user of the project, Orbach Affordable Housing Solutions LLC, will own the project and will borrow the proceeds of the financing. Bethlehem Townhomes II is located at 1195-1315 Livingston Street, Bethlehem, Northampton County, Pennsylvania.

CITY'S EDGE – PHFA proposes to finance an exempt facility using tax exempt volume cap in an aggregate principal amount not to exceed \$18,975,000 for the new construction of a portion of the City's Edge development, a qualified residential rental project with 72 units for general occupancy. City's Edge Residential 1, LLC, or another entity related to the principal user of the project, the MidPoint Group of Companies, Inc., will own the project and will borrow the proceeds of the financing. The City's Edge development is to be located at 1450 Colwell Street, Pittsburgh, Allegheny County, Pennsylvania.

HANOVER VILLAGE – PHFA proposes to finance an exempt facility using tax exempt volume cap in an aggregate principal amount not to exceed \$17,480,000 for the acquisition and rehabilitation of Hanover Village, a qualified residential rental project with 151 units for general occupancy. OAHS Hanover Village LLC, or another entity related to the principal user of the project, Orbach Affordable Housing Solutions LLC, will own the project and will borrow the proceeds of the financing. Hanover Village is located at 311 Hanover Village, Hanover Township, Luzerne County, Pennsylvania.

MANCHESTER REDEVELOPMENT – PHFA proposes to finance an exempt facility using tax exempt volume cap in an aggregate principal amount not to exceed \$20,000,000 for the acquisition and rehabilitation of Manchester Redevelopment, a qualified residential rental project with 86 units for general occupancy on scattered sites. The financing for each site will not exceed \$4,000,000 individually, or \$20,000,000 in the aggregate. Manchester RAD LLC, or another entity related to the principal user of the project, Allies & Ross Management and Development Corporation, will own the project and will borrow the proceeds of the financing. Manchester Redevelopment is located at 1331, 1337, 1341, 1402, 1404, 1406, 1439, 1441 & 1443 Adams St.; 1323, 1325 & 1327 Columbus St.; 1329, 1331, 1333 & 1335 N. Franklin St.; 1303, 1305 & 1307 Fulton St.; 1205 & 1207 Juniata St.; 1208 & 1315 Liverpool St.; 1422, 1424, 1429 & 1431 Nixon St.; 1104, 1106, 1108, 1242, 1406 & 1412 W. North Ave.; 1403 & 1405 Page St.; 1017, 1019, 1101, 1103, 1105 & 1315 Pennsylvania Ave.; 1529 Sedgwick St.; and 1100, 1107, 1109, 1111, 1130, 1131, 1132, 1133, 1134, 1223, 1225, 1227, 1229 & 1241 Sheffield St., Pittsburgh, Allegheny County, Pennsylvania.

MARY FIELD SENIOR APARTMENTS – PHFA proposes to finance an exempt facility using tax exempt volume cap in an aggregate principal amount not to exceed \$20,125,000 for the acquisition and rehabilitation of Mary Field Senior Apartments, a qualified residential rental project with 168 units for senior (ages 55 and older) occupancy. Mary Field Senior Apartments LP, or another entity related to the principal user of the project, HumanGood East, will own the project and will borrow the proceeds of the financing. Mary Filed Senior Apartments is located at 2100 South 58th Street and 2001 South 59th Street, Philadelphia, Philadelphia County, Pennsylvania.

NORTHVIEW MIDRISE – PHFA proposes to finance an exempt facility using tax exempt volume cap in an aggregate principal amount not to exceed \$16,767,000 for the new construction of Northview Midrise, a qualified residential rental project with 43 units for senior (ages 62 and older) occupancy. Northview Midrise LLC, or another entity related to the principal user of the project, Allies & Ross Management and Development Corporation, will own the project and will borrow the proceeds of the financing. Northview Midrise is to be located at 250 Penfort Street, Pittsburgh, Allegheny County, Pennsylvania.

SHARSWOOD PHASE III – PHFA proposes to finance an exempt facility using tax exempt volume cap in an aggregate principal amount not to exceed \$64,910,000 in the aggregate for the new construction of Sharswood Phase III, a qualified residential rental project with three separate components with a total of 224 units. The financing for each project will not exceed \$35,000,000 individually, or \$64,910,000 in the aggregate. The entities identified below, or other entities related to the principal user of the project, Pennrose PHL, LLC, will each own a component of the larger project and will borrow the proceeds of the financing. Sharswood Phase III is located at the following locations in Philadelphia, Philadelphia County, Pennsylvania:

Sharswood III Part 1 LLC (57 Units): 2000-2014 & 2016 – 2022 Ridge Ave.

Sharswood III Part 2 LLC (104 Units): 1528 N 24th St., 1503-1512 & 1515-1525 N 25th St.

Sharswood III Part 3 LLC (63 units): 1409-1413 N 21st St.; 2211-2217, 2219-2223, 2227-2233 & 2253-2255 Ingersoll St.; 2241-2249 Jefferson St.; 2240-2250 Master St.; 2406-2412 & 2414-2452 Nassau St.; and 2030-2032, 2038 & 2042-2046 Ridge Ave.

A public hearing to discuss these projects and the proposed financings will be held by telephone conference call on Monday, October 10, 2022 at 10:00 a.m. You may attend the public hearing by calling the toll-free number and entering the passcode listed below.

Conference Line: **844-621-3956**

Passcode: **97959005**

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 Thursday, October 6, 2022 to discuss how PHFA may best accommodate your needs.

This notice may be found on PHFA's website at www.phfa.org/news under the heading "Public & Legal Notices."