

Mutual Self-Help Technical Assistance Grants

Purpose & Eligible Activities:



These grants provide funding to non-profits and local governments to provide technical assistance for Self-Help Programs in which very-low and low-income homebuyers provide "sweat-equity" to make homeownership more affordable. By working on their own homes and assisting others enrolled in the Self-Help Program, homeowners pay less for their home than if it were built by a contractor. Each homeowner is required to complete 65% of the work on his/her home.

Eligible Applicants:

Non-profits and local governments may apply for these technical assistance grants to supervise groups of 10 to 12 future homeowners with incomes below 80 percent of the area median income. Once enrolled in the Self-Help Housing Program, applicants generally apply for a RHS Guaranteed Rural Homeownership Loan or RHS Direct Leveraging Loan.

Contact:

For information about obtaining a Technical Assistance grant, or to participate in a Self-Help Program, contact your regional RHS office. Appendix B lists the Rural Development and Rural Housing Service Office in your area.

NOTES:

Preservation Grant Program (Section 533)

Purpose & Eligible Activities:



The Section 533 Program provides grants to renovate existing low-income multifamily rental units (5+ units). However, funds may also be used by recipients to help individuals make repairs to private homes.

Eligible Applicants:

Grants are made to non-profits and local governments.

Contact:

Funds for this program are awarded through a competitive process. Applicants must submit a proposal pursuant to the RHS Notice of Funding Availability (NOFA). Contact your regional RHS office for more information. Appendix B lists the Rural Development and Rural Housing Service Office in your area.

NOTES:

Rental Housing - Direct Loans (Section 515)

Purpose & Eligible Activities:



The Section 515 Program provides direct loans to developers of affordable rural multifamily rental housing (5+ units). Funds can be used to construct new rental housing complexes or to repair and rehabilitate existing units. There are two annual competitive funding rounds. One funding round is for multifamily rental housing loans with rental assistance, which is provided by the U.S. Department of Agriculture (USDA). The USDA rental subsidy covers the difference between 30 percent of tenant income and the rental amount. A separate funding round is for multifamily rental housing loans with no rental subsidy. Under this program, RHS interest rates for developers may be subsidized to as low as one percent, resulting in lower debt service, allowing them to charge affordable rents.

Eligible Applicants:

Developers of affordable rural multifamily rental housing may apply.

Contact:

Funds for this program are awarded through a competitive process. Applicants must submit a proposal pursuant to the RHS Notice of Funding Availability (NOFA). Contact your regional RHS office for more information. Appendix B lists the Rural Development and Rural Housing Service Office in your area.

NOTES:

Rental Housing Guaranteed Loan Program (Section 538)

Purpose & Eligible Activities:



The Section 538 Program is used to fund the construction of multifamily housing units to be occupied by low-income families (up to 115% the area median income). RHS guarantees up to 90 percent of the loan from a private lender.

Eligible Applicants:

Private lenders submit competitive proposals pursuant to the RHS Notice of Funding Availability (NOFA) on behalf of projects submitted by developers of affordable rural multifamily rental housing.

Contact:

For more information on the Section 538 Program, contact your regional RHS office. Appendix B lists the Rural Development and Rural Housing Service Office in your area.

NOTES:

Site Loans (Sec. 523 and 524)

Purpose & Eligible Activities:



The Site Loan Program provides financing for the purchase and development of affordable housing sites (six to ten acres) in rural areas for construction of housing to be purchased by low-and moderate-income families. Water and sewer access is developed and the lots are subdivided and sold to families for housing to be constructed under the Mutual Self-Help Program (see above), or for any income eligible family to build a home to be financed under the Guaranteed Rural Homeownership Loan Program.

Eligible Applicants:

Eligible applicants for Section 523 and 524 loans include non-profit organizations and public agencies.

Contact:

For more information about the Section 523 and 524 Programs, contact your regional RHS office. Appendix B lists the Rural Development and Rural Housing Service Office in your area.

NOTES:

U.S. DEPARTMENT OF VETERANS AFFAIRS



The Department of Veterans Affairs (VA) sponsors and participates in a number of special programs to benefit veterans. In addition to VA mortgages for the purchase of a home and available through lenders participating in Pennsylvania Housing Finance Agency's (PHFA) Statewide Homeownership and Lower Income Homeownership programs described in this Compendium, the VA offers the following grants for veterans with disabilities.

Specially Adapted Homes

Purpose & Eligible Activities:



This program provides grants to veterans with disabilities to obtain a home specially adapted to their needs or for modifications to a home. The program also provides supplemental financing for:

- Veterans with permanent and total service-connected disability due to specified impairments may obtain grants of up to 50% of the cost of building, buying or remodeling adapted homes or paying indebtedness on a home already acquired, up to a maximum of \$43,000.
- Veterans with permanent and total service-connected disability due to blindness in both eyes with 5/200 visual acuity or less, or anatomical loss or loss of use of both hands, may be eligible for grants for the cost of necessary home modifications or for the acquisition of a residence that has already been adapted with special features that address the veteran's disability, up to a maximum grant of \$8,240.
- Veterans with loan guaranty entitlement may also obtain a guaranteed loan or direct loan from the VA to supplement the grant to acquire a specially adapted home.

Eligible Applicants:

Veterans with disabilities should contact the Veterans Administration Benefit Office to determine their eligibility for this program.

Contact:

For more information on this program and eligibility, contact the Veterans Administration Benefits Office in Philadelphia at 800-827-1000.

NOTES :

I. COMMONWEALTH OF PENNSYLVANIA

**PENNSYLVANIA DEPARTMENT OF
COMMUNITY & ECONOMIC DEVELOPMENT
(DCED)**



The Pennsylvania Department of Community and Economic Development (DCED) is the office of state government responsible for housing and community development activities. Every five years the Commonwealth of Pennsylvania, through DCED, submits a Consolidated Plan to the U.S. Department of Housing and Urban Development (HUD) for funding for many of these programs. Annually, DCED receives the following federal funds from HUD to support homeownership, rental housing, homeless shelters, services and prevention, and special needs housing initiatives throughout the state.

- HOME Investment Partnerships Program (HOME)
- Community Development Block Grant Funds (CDBG)
- Emergency Shelter Grants (ESG)
- Housing Opportunities for Persons with AIDS (HOPWA)

For more information about these entitlement programs, see the program descriptions under Federal Funding Programs, US Department of Housing and Urban Development (HUD). For a listing of DCED Regional Offices, refer to Appendix C.

In addition to these four federally funded programs, DCED provides funding through the following state funded programs.

NOTES :

Communities of Opportunity Program

Purpose & Eligible Activities:



The Communities of Opportunity Program provides funds to support housing and community revitalization. Eligible activities are: acquisition, rehabilitation and/or new construction of housing that results in homeownership or rental opportunities; site improvements to support new housing; rehabilitation of owner occupied residential properties; acquisition, rehabilitation and resale of housing units; acquisition of units for preservation; and linking housing and supportive services. Funds are restricted to those activities that cannot be easily funded with HOME funds. Housing grants may benefit households with incomes up to 115 percent of the area median.

Eligible Applicants:

Eligible applicants are: non-profit housing corporations (except in the cities of Philadelphia and Pittsburgh where non-profit housing corporations apply through their city), local governments, redevelopment authorities, and public housing agencies.

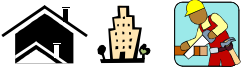
Contact:

Developers should contact their DCED regional office for information about this program. See Appendix C for a list of DCED Regional Offices.

NOTES:

Neighborhood Assistance Program (NAP)

Purpose & Eligible Activities:



NAP is used to raise corporate funds for housing and neighborhood revitalization. To be eligible for NAP tax credits, projects must fall under one of the following categories: community services, crime prevention, education, job training or neighborhood assistance, including housing rehabilitation and construction.

Corporations that contribute to a participating organization receive up to 70 percent of the contribution as a tax credit against their corporate tax liability with the PA. Department of Revenue.

Eligible Applicants:

Eligible applicants for NAP tax credits are private, non-profit agencies, and any neighborhood organization which has an IRS tax-exempt status and provides counseling, medical care, emergency assistance, job training, or education and related services in economically disadvantaged areas, or for economically disadvantaged persons. Programs must serve persons who have low incomes (not exceeding 125 percent of the federal poverty guidelines or are residents of impoverished neighborhoods).

Contact:

Developers should contact their DCED regional office for information about this program. See Appendix C for list of DCED Regional Offices.

NOTES:

PA Access Grant Program

Purpose & Eligible Activities:



The PA Access Grant Program provides grants to local entities to carry out home modification programs that enable low and moderate income persons with disabilities to make the necessary modifications to their current home in order to make it more accessible. The objectives of the program are:

- To expand living options for persons with disabilities and to prevent institutionalization;
- To promote the health and safety of people with disabilities living in the community;
- To increase their ability to function effectively in their homes;
- To serve people of all ages with disabilities requiring accessibility modifications to their residence;
- To assist as many households as possible with the available funds;
- To maximize geographic coverage throughout the Commonwealth;
- To foster collaboration among existing housing and disability organizations rather than creating new entities;
- To promote consumer control of their home modifications; and
- To educate the public regarding home modifications.

Eligible Applicants:

Eligible applicants include redevelopment authorities and general-purpose units of local government such as counties, cities, boroughs, townships and home rule municipalities. Non-profits must apply through a unit of local government or a redevelopment authority. Applicants must demonstrate sufficient capacity to administer a home modification program. Collaboration with the local service disability organizations must be demonstrated.

Contact:

For more information about the PA Access Grant Program or to determine whether a grant was awarded in your community, contact your DCED regional office. See Appendix C for a list of DCED Regional Offices.

NOTES
PENNSYLVANIA DEPARTMENT OF PUBLIC WELFARE

The Pennsylvania Department of Public Welfare (DPW) is charged with numerous program areas. DPW's Office of Mental Health & Substance Abuse Services (OMHSAS) and Office of Social Programs (OSP) administer programs designed to meet the special housing and housing related needs of homeless individuals and individuals with disabilities.



This Compendium is designed to provide information on standard housing programs to County MH/MR Mental Health Housing Specialists, developers, and other housing and human service professional who want to develop housing, or assist individuals in seeking housing. It therefore, does not include the traditional residential programs funded through DPW for people with mental illness or mental retardation.

Homeless Assistance Program (HAP)

Purpose & Eligible Activities:



The HAP Program provides homeless and near homeless individuals and families assistance with obtaining or retaining shelter and moving toward independent living arrangements. DPW's Office of Social Programs administers the Homeless Assistance Program that consists of five service components:

- **Emergency Shelter:** Provides mass shelter, mass shelter supplies, such as cots and blankets, and individual shelter in hotels and motels through a voucher system.
- **Bridge Housing:** Assists homeless individuals and families for up to 18 months by providing housing and case management.
- **Rental Assistance:** Provides assistance in the form of payments for rent, utilities, mortgage arrearage for home and trailer owners, rental costs for trailers and trailer lots, and security deposits to prevent homelessness when eviction is imminent and to expedite the movement of people out of shelters and into available housing. Clients also receive case management and counseling on budgeting and management of household finances.

• **Case Management:** Provides assistance to homeless and near homeless individuals and families to access and coordinate activities and services needed to work towards permanent housing and self-sufficiency.

• **Innovative Supportive Housing Service:** Provides counties with the flexibility to design a supportive housing service for homeless and near homeless persons that is outside the scope of existing HAP components. This component allows counties to address unique county needs.

Eligible Applicants:

HAP funds are allocated to each county and administered by local service agencies.

Contact:

For information on how to access HAP programs contact your county Human Services Department or the PA. Department of Public Welfare, Office of Social Programs, Bertolino Building, Harrisburg, PA., (717) 783-2220.

NOTES:

Projects for Transition from Homelessness (PATH)

Purpose & Eligible Activities:



The PATH Program funds service delivery to individuals with serious mental illness and co-occurring substance abuse disorders who are homeless or at risk of becoming homeless. Federally funded through the Department of Health and Human Services (DHS), PATH provides funds that can be used for outreach, screening, diagnostic treatment, habilitation, rehabilitation, community mental health services, case management, supportive and supervisory services in residential settings, and other housing-related services.

Eligible Applicants:

The PA Dept. of Public Welfare’s State Office of Mental Health and Substance Abuse Services (OMHSAS) administers PATH funds, which are available to County MH/MR Offices through a competitive application process.

Contact:

PA Dept. of Public Welfare, Office of Mental Health & Substance Abuse Services; 2nd Floor Beechmont, P.O. Box 2675, Harrisburg, PA 17105; (717) 772-7926.

NOTES:

PENNSYLVANIA HISTORICAL & MUSEUM BUREAU

Historic Rehabilitation Tax Credits (HTC)

Purpose & Eligible Activities:



The Historic Rehabilitation Tax Credit Program provides tax credits to investors to promote the rehabilitation of certain historic and historically significant buildings. The HTC is a one-time, 20 percent tax credit calculated on hard and soft costs of rehabilitating income-producing buildings designated historic by the federal government. The HTC is a dollar for dollar reduction in federal tax liability over a five-year period.

Eligible Applicants:

Owners of properties that are listed in the National Register of Historic Places; or located in a National Register or certified State or local historic district are eligible to apply. The HTC program is complicated to implement, but a good source of equity financing.

Contact:

For information, contact the PA. Historical & Museum Bureau, Division of Preservation Services, P.O. Box 026, Harrisburg, PA. 17108-1023; (717) 783-8946. The U.S. Department of the Interior and the Department of the Treasury jointly administer the Historic Rehabilitation Tax Credit. The National Park Service acts on behalf of the Secretary of the Interior, in partnership with the state Historic Preservation Officer (SHPO) in each state.

NOTES:

PENNSYLVANIA HOUSING FINANCE AGENCY

The Pennsylvania Housing Finance Agency (PHFA) is a public corporation and governmental instrumentality created by the General Assembly in 1972 to provide affordable homeownership and affordable rental housing for older adults, families of modest means, and persons with disabilities. PHFA provides the funds for mortgage loans to homebuyers who meet program eligibility requirements by making financing available through local lenders across the Commonwealth. PHFA also promotes affordable rental housing by offering favorable financing to developers for the rehabilitation of existing multifamily rental properties, or the new construction of multifamily housing developments throughout Pennsylvania.



Access Downpayment and Closing Cost Assistance Program

Purpose & Eligible Activities:



The Access Downpayment and Closing Cost Assistance Program provides downpayment and closing cost assistance to individuals with a disability or persons who have a family with a member(s) living in the household with a disability who are purchasing a home. The loan is a deferred payment loan with no interest. The loan becomes due and payable upon sale, transfer, refinance, payoff of the first mortgage or non-owner occupancy of the property. The loan must be between \$1,000 and \$15,000. Funds are available on first come, first serve basis.

Eligible Applicants:

Applicants must be homebuyers who are individuals with a disability or have a family member(s) living in the household with a permanent disability who are purchasing a new or existing

principal residence in Pennsylvania. Applicants must also need a PHFA Access Modification Program loan (see below). The household income of the applicants must meet the income requirements of the first mortgage obtained through PHFA's Statewide Homeownership Program, PHFA's Lower Income Program, or the PHFA/Fannie Mae Disability Access Modification Loan Program.

Contact:

To obtain more information contact PHFA at the toll-free Mortgage Hotline, Monday through Friday, 8:00 a.m. through 4:30 p.m. at 1-800-822-1174.

NOTES:

Access Home Modification Program

Purpose & Eligible Activities:



The Access Home Modification Program provides mortgage loans to assist individuals with disabilities or persons who have a family member(s) living in the household with a disability who are purchasing homes and need to make accessibility modifications. This program provides a deferred payment loan, with no interest, and no repayment until the house is sold, transferred, or the first mortgage is paid off or refinanced. Loans must be between \$1,000 and \$10,000. Access Home Modification loans are available in addition to any PHFA Closing Cost Assistance or PHFA Homestead Loans for which the applicants may qualify.

Home modifications should be designed to meet the individual needs of the person with the physical disability and who resides in the home, including such items as: bathroom modifications; installation of grab bars and handrails; kitchen modifications; lifting devices; main level bathroom or bedroom addition; ramp addition or repair; sidewalk addition or repair; and widening doorways or hallways.

Eligible Applicants:

Applicants must be first-time homebuyers who are persons with permanent disabilities or have a family member(s) living in the household with a permanent disability who are purchasing new or existing homes with loans originated through one of PHFA's Single Family Loan Programs.

Applicants must meet the underwriting guidelines, income and purchase price limits for any of PHFA's Single Family Loan Programs (Refer to PA Statewide Homeownership Program, Lower Income Program, Access Downpayment and Closing Cost Assistance

Program, and Closing Cost Assistance or Homestead Program described in this section.) Applicants qualifying under the Lower Income Program, the Lower Income Program with Closing Cost Assistance, the Homestead Program are required to complete homebuyer education and counseling prior to closing.

Contact:

To obtain more information about the Access Home Modification Program, call PHFA's toll-free Mortgage Hotline 800-822-1174.

NOTES:

Closing Cost Assistance Program

Purpose & Eligible Activities:



The Closing Cost Assistance Program provides closing cost assistance, up to \$2,000, to eligible borrowers using the Lower Income Homeownership Program (see below). The closing cost assistance is a deferred payment, non-interest bearing loan. Repayment is required only upon payoff of the first mortgage or sale, transfer, or non-owner occupancy of the property. Due to limited funds, closing cost assistance may not always be available.

Eligible Applicants:

Homebuyer eligibility is the same as for PHFA's Lower Income Homeownership Program. In addition, the homebuyer may not have liquid assets that exceed \$1,200 after closing. Liquid assets are checking and savings accounts, certificates of deposit, stocks, bonds, etc.

Contact:

To obtain more information about the Closing Cost Assistance Program, call PHFA's toll-free hotline 800-822-1174.

NOTES:

Construction Loan Program



Purpose & Eligible Activities:

The Construction Loan Program provides financial assistance for the development of affordable rental projects (5+ units) for sponsors that have permanent mortgage financing from other lenders. The program provides financing for projects where at least 20 percent of the residents of the development will have incomes that do not exceed 80 percent of the area's median income.

Eligible Applicants:

Private development companies, individual developers, joint-venture partnerships, non-profit organizations, and community development corporations may apply for financing under this program.

Contact:

For more information about this program and training opportunities contact PHFA's Development Division at (717) 780-3882.

NOTES:

Hafer Homebuyer Program

Purpose & Eligible Activities:



The Hafer Homebuyer Program provides below market rate mortgages for eligible homebuyers to purchase a principal residence in Pennsylvania. Borrowers qualify for reduced mortgage insurance and title insurance rates. The program allows higher maximum purchase price and income limits than PHFA's Statewide Homeownership Program. PHFA administers the program, which is available through participating lenders statewide.

Eligible Applicants:

Generally, household income may not exceed 150 percent of the area median income for the area where the property is located. First time buyers, single parents, active duty military personnel, military veterans, members of the armed forces reserves and national guard, persons with disabilities, and those who have family members with disabilities living with them are eligible for this program.

Contact:

To obtain more information about the Hafer Homebuyer Program, call PHFA's toll-free hotline 800-822-1174.

NOTES:

Homestead Second Mortgage Program

Purpose & Eligible Activities:



The Homestead Second Mortgage Program provides non-interest bearing second mortgages for down payment and closing costs. These loans are made in conjunction with PHFA first mortgages. Assistance ranges from \$1,000 to \$15,000. No repayment is required until payoff of the first mortgage or sale, transfer or non-owner occupancy of the property. Homestead loans are not available in all areas of the Commonwealth.

Eligible Applicants:

Qualified buyers must be families with at least one child or an individual with a disability. The program is limited to borrowers with incomes at or below 80 percent of their county's median income.

Contact:

To obtain more information about the Homestead Second Mortgage Program and where it is available, call PHFA's toll-free hotline 800-822-1174.

NOTES:

Joint Financing Program

Purpose & Eligible Activities:



The Joint Financing Program makes below-market interest rate loans available to first time homebuyers in rural areas in conjunction with the U.S. Department of Agriculture Rural Housing Service.

Purchasers in rural areas, as defined by RHS, will receive the interest rate quoted under the PHFA Lower Income program for the first mortgage loan through PHFA, while obtaining a second mortgage loan from RHS with subsidized interest rates as low as one percent. Funding for this program depends on the availability of federal appropriations to the Agriculture Department.

Eligible Applicants:

Applicants must meet PHFA's Lower Income Program Guidelines (see below) and have household income of not more than 80 percent of the area median, and live in a rural area as defined by RHS Appendix B).

Contact:

To obtain more information about the Joint Financing Program, call PHFA's toll-free hotline 800-822-1174.

NOTES:

Lower Income Homeownership Program

Purpose & Eligible Activities:



The Lower Income Homeownership provides below-market rate financing on 30-year mortgages with below-market origination fees, for families with children or individuals with a disability.

Eligible Applicants:

Borrower(s) must be a first time homebuyer. A first time homebuyer is any applicant who has not had an ownership interest in a principal residence within the last three (3) years. Borrower(s) must meet the definition of a family. A family consists of at least one parent and at least one child who occupy the same dwelling and are related by blood, adoption or legal guardianship. A child is a person under the age of 18 or a person over the age of 18 who is a full time undergraduate student, or has a disability that substantially impedes his or her ability to live independently. A borrower may also be any person who is disabled with impairment expected to be of continued duration, even if that person is the only household member.

Borrower(s) household income can not exceed 80 percent of the area median income for the county where the property is located. Borrowers may be required to pay a downpayment, an origination fee in the amount of one percent of the mortgage amount, and a \$300 application fee. Eligible borrowers under the Lower Income Program may qualify for up to \$2,000 in closing cost assistance under PHFA's Closing Cost Assistance Program (see above).

Contact:

To obtain more information about the Lower Income Homeownership Program and participating lenders for your county, call PHFA's toll-free hotline 800-822-1174.

NOTES:

Low-Income Rental Housing Tax Credit Program (LIHTC)

Purpose & Eligible Activities:



The LIHTC Program is a federal program created by the 1986 Tax Reform Act to assist in the creation and preservation of affordable housing for low-income households. PHFA is the Commonwealth agency responsible for the administration of the LIHTC Program. The LIHTC Program makes available to owners of and investors in low income rental housing projects a tax credit which is a dollar for dollar reduction in federal income tax liability. The credit may be taken for the ten-year period that the project remains in compliance. The IRS has stringent compliance requirements relating to the use of tax credits, tenant income certification, and maximum rent levels. It is very important that the developer and property management team understand IRS compliance and reporting requirements. Otherwise, the IRS may recapture the tax credits.

The Low-Income Housing Tax Credit program is a major source of funding for the creation of low-income rental housing in this country. Every state has a certain amount of low-income housing tax credits available annually, based on population size. Developers of affordable rental housing apply to PHFA for

tax credits for their projects under a competitive process. Raising equity through tax credits, because of its complexity, is best for larger projects.

Eligible Applicants:

Individual developers, corporations, joint ventures and partnerships are eligible to apply for the program.

Contact:

For specific application deadlines and additional information on this program, contact the Tax Credit Program, PA. Housing Finance Agency, 2101 North Front Street, P.O. Box 8029, Harrisburg, PA. 17105-8029, (717)780-3882.

NOTES:

PennHOMES

Purpose & Eligible Activities:



The PennHOMES Program provides below-market rate, deferred payment construction and permanent financing for the development of affordable multifamily rental housing (5+ units). At least 50 percent of the rental units must be for persons with incomes no greater than 50 percent of the area median income. The remaining units are restricted to persons with incomes no greater than 60 percent of the area median income. PHFA requires that applicants demonstrate additional sources of project financing. Developers may receive up to \$22,500/per unit, but have a greater chance of receiving funding when requesting less.

Eligible Applicants:

Private development companies, individual developers, joint-venture partnerships, non-profit organizations, community development corporations, and local public housing agencies are eligible applicants. PennHOMES funding is limited and the application process is competitive. PHFA offers pre-application workshops, throughout the State to review application and

project requirements. The PennHOMES application deadline coincides with the Low-Income Housing Tax Credit Program application deadline.

Contact:

For additional information on this PHFA program contact Stacey Mason, Development Division, Pennsylvania Housing Finance Agency, 2101 North Front Street, P.O. Box 8029, Harrisburg, PA. 17105-8029, (717) 780-3882.

NOTES:

PennVest - Individual On-Lot Sewage Systems Loans

Purpose & Eligible Activities:



PennVest provides very low interest 20 year loans for up to \$25,000 to homeowners for the repair or upgrade of malfunctioning on-lot sewage systems in rural areas. These loans are insured under the FHA Title I Home Improvement Loan Program.

Eligible Applicants:

Borrowers must meet PHFA income guidelines, be credit worthy, and able to make monthly payments on the loan. The property must be located in a rural area as defined by PHFA.

Contact:

To obtain more information about the PennVest On-Lot Sewage System Loan Program, call PHFA's toll-free hotline 800-822-1174.

NOTES :

PFHA-Fannie Mae Disability Access Modification Loan Program

Purpose & Eligible Activities:



This program provides first and second mortgages to persons with disabilities or who have a family member(s) with a disability living with them. The mortgages are a conventional 30-year first mortgage for the purchase of a home, and a second mortgage that provides financing to retrofit the home to meet the accessibility needs of the household member with the disability. The second mortgage is a PHFA Access Home Modification Loan (see above). This program may be combined with the PHFA Access Downpayment and Closing Costs Assistance Loans (see above) for households with incomes at or below 80 percent of the area median income for the county in which the property is located.

Eligible Applicants:

Eligible applicants are: Individuals with a permanent disability or a family with a member(s) with a permanent disability living in the household, who is purchasing a new or existing home and are not eligible for a loan under one of the Agency's bond programs (i.e., Statewide Homeownership, Lower Income Homeownership, or HOMESTEAD programs.) The combined income of all persons intending to occupy the home cannot exceed the income limit for the county in which the home is located, generally not more than 150 percent of the county's area median income. The purchase price of the house cannot exceed the maximum purchase price established for the county in which the home is located.

Contact:

To obtain more information contact PHFA at the toll-free Mortgage Hotline, Monday through Friday, 8:00 a.m. through 4:30 p.m. at 1-800-822-1174.

NOTES:

Purchase Improvement Loan

Purpose & Eligible Activities:



Purchase Improvement Loans provide up to \$15,000 in financing to make home improvements in conjunction with the purchase of a home with a PHFA first mortgage loan. Loan funds may be used for repairs, alterations or modifications to improve the basic livability, accessibility, energy efficiency or safety of a home.

Eligible Applicants:

In order to be eligible for this loan, homebuyers must be participating in PHFA's Lower Income Homeownership Program or Statewide Homeownership Program.

Contact:

To obtain more information about the Purchase Improvement Program,

call PHFA's toll-free hotline 800- 822-1174.

NOTES:

Self-Insurance Rental Housing Program

Purpose & Eligible Activities:



The Self-Insurance Rental Housing Program provides mortgage insurance for rental housing projects. Lenders generally require that loans be insured (mortgage insurance) in the event of default. PHFA has a loan fund for self-insurance of projects for developers of multifamily housing that is affordable to low, moderate and middle-income persons.

Eligible Projects:

Projects may be new construction or rehabilitation and must be located within the Commonwealth, consist of at least 15 units, and meet all requirements or standards of the IRS Tax Code relating to housing. In conjunction with the Self-Insurance Program, the agency may require accessing the Federal Housing Administrations

(FHA) Risk Sharing Program.

Eligible Applicants:

Developers who are experienced, credit worthy, and able to indicate how selection of their projects will ensure the stability of the Self-Insurance Fund are eligible for the program.

Contact:

For additional information on this program, contact the Development Division, PA Housing Finance Agency, 2101 North Front Street, P.O. Box 8029, Harrisburg, PA. 17105-8029, (717) 780-3882.

NOTES:

Statewide Homeownership Program



Purpose & Eligible Activities:

The Statewide Homeownership Program provides 30 year, fixed-rate home mortgage loans to first time homebuyers at lower-than-market interest rates for the purchase of a single family property as a principal residence within Pennsylvania.

Eligible Applicants:

Eligible applicants are first-time homebuyers (have not owned a home in the previous three years), or now own or previously owned a home but plan to buy a house in one of the PHFA Target County Areas, where PHFA waives the first-time homebuyer requirements. Income eligibility for the program is based on household size and the combined income of all persons intending to reside in the home. Each

county has different income eligibility limits and purchase price limits. Participating lenders in your county can provide household income and purchase price limits. Applicants must have sufficient funds for downpayment, a loan origination fee of one percent of the mortgage amount, and a qualifying fee of \$300, plus other normal closing costs.

Homebuyers must have a signed agreement to buy a house or a construction contract to build a house and apply at a PHFA participating lender. PHFA permits eligible homebuyers to use a variety of loan types, including: conventional mortgages, FHA mortgages, Rural Housing Service mortgages.

Contact:

To obtain more information about the Statewide Homeownership Program and participating lenders for your county, call PHFA's toll-free hotline 800-822-1174.

NOTES:

Taxable & Tax Exempt Bonds

Purpose & Eligible Activities:



Taxable and Tax-Exempt Bonds provide sponsors of affordable housing with below-market rate permanent financing for building or rehabilitation of affordable multifamily rental units (5+) through the sale of PHFA bonds. Mortgages must be secured by a first-lien position on the property. PHFA bond funds may be coupled with PennHomes funds.

Eligible Applicants:

For-profit and non-profit multifamily affordable housing developers are eligible applicants.

Contact:

For more information about this program and training opportunities contact PHFA's Development Division at (717) 780-3882.

NOTES:

203(k) Purchase-Rehabilitation Loan

Purpose & Eligible Activities:



The 203(k) Purchase-Rehabilitation Loan provides a combination purchase-rehabilitation loan to assist homebuyers in purchasing a home in need of repair, modernization or modifications needed to improve accessibility. The mortgage amount is calculated on the projected value of the property with the work completed.

Eligible Applicants:

Borrowers must meet PHFA's Lower Income Homeownership Program or Statewide Homeownership Program income and maximum sales price guidelines.

Contact:

To obtain more information about the FHA 203 (k) Loan Program, call PHFA's toll-free hotline 800-822-1174.

NOTES: