



OFFICE OF THE GOVERNOR
COMMONWEALTH OF PENNSYLVANIA

Governor's Press Office ♦ Room 308, Main Capitol Building ♦ Harrisburg, PA 17120
www.governor.state.pa.us ♦ 717-783-1116 (Phone) ♦ 717-772-8462 (Fax)

EDWARD G. RENDELL, Governor

FOR IMMEDIATE RELEASE:
June 10, 2009

CONTACT:
Chuck Ardo
717-783-1116

Luke Webber (DCED)
717-783-1132

**GOVERNOR RENDELL SAYS THOUSANDS OF FAMILIES
WILL GET DOWN PAYMENT HELP; AFFORDABLE
HOUSING; 3,000 NEW JOBS WITH \$380 MILLION IN
RECOVERY FUNDS**

National Affordable-Housing Development Company Lauds State's Leadership, Actions

STEELTON, Dauphin County – Governor Edward G. Rendell today said 1,000 families will receive thousands of dollars to help make down payments on new homes, more than 5,000 families in dozens of communities across Pennsylvania will find affordable housing, and some 3,000 workers will have jobs with the award today of more than \$380 million in federal economic recovery funds.

“This is great news for families who have been hit hard by the foreclosure crisis in Pennsylvania, as the investments we are announcing today will help provide affordable housing for tens of thousands of Pennsylvanians,” said Governor Rendell, who made the announcement at a former school in Steelton that will be converted into apartments. “This is clear evidence that President Obama’s stimulus bill and Congress’ efforts to address the impact of this housing emergency are making a real difference in Pennsylvania.

“It’s also a great day for families who need help coming up with a down payment for a new home. This creative, new program represents the spirit of partnership and innovation the President challenged us to employ when he signed the stimulus bill.”

Governor Rendell said the Keystone First Program, an innovative down payment assistance program from the Pennsylvania Housing Finance Agency, will provide up to \$6,000 in down payment help to at least 1,000 first time homebuyers.

“It’s much harder to get a mortgage today than it was only a year ago,” the Governor said. “Most banks are looking for 20 percent down, or even more. As a result, stable families looking for their

first home can't come up with money up front to purchase a home. That changes with the stimulus-funded First Time Homebuyer Tax Rebate program.”

Winn Development, a Boston-based national affordable-housing development company, will be working to help convert the Felton Building in Steelton to apartments. It will be the company's 10th project in Pennsylvania.

“Winn Development commends the commonwealth and PHFA for being among the first states to implement the stimulus program in this way,” said Cheryl Stulpin, a vice president with the company. “What they are doing is going to have a big impact on the people and communities of the commonwealth.”

Governor Rendell said the funding for the 99 projects that will make affordable housing more prevalent in the commonwealth comes from the Neighborhood Stabilization and Low Income Housing Tax programs.

Neighborhood Stabilization will provide \$57 million to help rehabilitate properties in the state that were subject to foreclosure as a result of subprime mortgage lending practices. NSP funding – authorized by the federal Housing and Economic Recovery Act of 2008 and administered by the Pennsylvania Department of Community and Economic Development – will assist 650 families through 28 projects undertaken by local governments across the commonwealth. The funds will allow local governments and their partners to acquire, rehabilitate and resell foreclosed properties, and to redevelop vacant and blighted sites.

The Low Income Housing Tax Credit program will provide \$320 million in stimulus funding to help put more than 3,580 families in affordable rental housing units. The funding will be made available by the Pennsylvania Housing Finance Agency, which will allow more than 3,580 families to move into affordable rental housing units.

“With all of this money, people in Easton, Williamsport, Lebanon, Uniontown, Erie, and elsewhere will soon have safe, affordable places to raise families, get back on their feet and, most importantly, someplace to call home,” Governor Rendell said.

For more information on the Pennsylvania Housing Finance Agency, visit www.phfa.org.

For information on the Neighborhood Stabilization Program and other programs administered by DCED, visit www.NewPA.com or call 1-866-466-3972.

###

The Rendell administration is committed to creating a first-rate public education system, protecting our most vulnerable citizens and continuing economic investment to support our communities and businesses. To find out more about Governor Rendell's initiatives and to sign up for his newsletter, visit www.governor.state.pa.us.

EDITOR'S NOTE: The following projects have been approved (some of the PHFA funding is subject to final board approval on June 11).

Adams County

Pennsylvania Housing Finance Agency funding

- Misty Ridge will receive \$8,721,353 for the development of 46 units.

Allegheny County

Neighborhood Stabilization Program

- The City of Pittsburgh and Allegheny County will receive \$4,050,000 to help bring Wood Street Commons out of foreclosure. The project will include 254 units developed and 25 units demolished.

Pennsylvania Housing Finance Agency funding

- 3rd East Hills will receive \$10,814,186 for the development of 47 units.
- Dad's House & Safe Haven will receive \$399,687 for the development of 15 units.
- North Hills Highlands will receive \$3,380,232 for the development of 60 units.
- Oak Hill Apartments will receive \$11,651,150 for the development of 86 units.
- South Hills Retirement Residence will receive \$2,240,642 for the development of 106 units.
- York Commons will receive \$11,507,708 for the development of 102 units.
- Crescent Apartments will receive \$744,637 for the development of 27 units.
- North Hills Highlands II will receive \$1,578,290 for the development of 37 units.

Pennsylvania Housing Finance Agency projects (tax credits only)

- Fraser Hall will have 72 units developed.
- Garfield Heights II will have 45 units developed.
- Dinwiddie Street Commons will have 23 units developed.

Armstrong County

Pennsylvania Housing Finance Agency funding

- Valley View V will receive \$1,053,575 for the development of 20 units.

Beaver County

Neighborhood Stabilization Program

- Beaver County will receive \$1,291,682 to build and/or renovate housing for low-income residents in New Brighton and Ambridge boroughs. Nine units will be developed, and five demolished.

Pennsylvania Housing Finance Agency projects (tax credits only)

- Connolly Park will have 32 units developed.

Blair County

Pennsylvania Housing Finance Agency funding

- Keith Hilltop Terrace will receive \$4,870,869 to develop 53 units.

Pennsylvania Housing Finance Agency projects (tax credits only)

- Chatham Mews will have 11 units developed.

Bucks County

Neighborhood Stabilization Program

- Bristol Township will receive \$2,508,932 to buy and renovate 27 foreclosed homes and abandoned units.

Pennsylvania Housing Finance Agency funding

- Penn Villa will receive \$2,101,962 to develop 23 units.

Butler County

Neighborhood Stabilization Program

- The Redevelopment Authority of Butler County will receive \$500,000 to buy eight abandoned/foreclosed properties; four of which will be rehabbed and sold to income-eligible families. Four other properties will be razed and the property held for possible new housing.

Pennsylvania Housing Finance Agency funding

- Madison Grove will receive \$7,430,783 for the development of 50 units.
- Historic Lafayette Apartments will receive \$992,200 for the development of 62 units.

Cambria County

Neighborhood Stabilization Program

- Cambria County will receive \$3 million to rehab or build 19 units and raze 10 others.

Centre County

Pennsylvania Housing Finance Agency funding

- Westminster Place at Windy Hill will receive \$1,298,552 to develop 36 units.

Chester County

Neighborhood Stabilization Program

- Chester County will receive \$1,880,541 to eight homes on eight foreclosed lots, as well as renovate five abandoned and blighted homes in Coatesville and South Coatesville Borough.

Pennsylvania Housing Finance Agency funding

- Hopewell Manor will receive \$2,377,425 to develop 72 units.
- The Hickman Expansion will receive \$5,679,384 to develop 60 units.
- Roymar Hall Apartments will receive \$1,652,725 to develop 24 units.

Clarion County

Pennsylvania Housing Finance Agency funding

- Drake Crossing will receive \$2,650,890 to develop 30 units.

Clearfield County

Neighborhood Stabilization Program

- Clearfield County will receive \$714,318 to buy and renovate nine properties in DuBois and Clearfield, and demolish nine other properties.

Columbia County

Pennsylvania Housing Finance Agency funding

- Clover Hill Estates will receive \$6,226,751 to develop 24 units.
- Trinity House will receive \$684,127 to develop 11 units.

Cumberland County

Pennsylvania Housing Finance Agency funding

- New Cumberland Senior Housing will receive \$481,297 to develop 10 units.

Dauphin County

Pennsylvania Housing Finance Agency funding

- Dauphin County will receive \$7,927,184 to develop 100 units.

Delaware County

Neighborhood Stabilization Program

- Chester and Delaware County are receiving \$7,168,000 to develop 29 units and raze 112 other units.
 - Chester City intends to use the money to help the Chester Economic Development Authority with the clearance and reuse of the vacant, to be foreclosed upon, four-story property at 850 Parker Street – the Detroit Apartment Building.
 - Delaware County intends to use its share of the funds in Ridley Township for acquisition, clearance, new construction and land banking. Properties to be acquired from J.P. Morgan-Chase are vacant, foreclosed units in the Penn Hills section of Ridley Township.

Pennsylvania Housing Finance Agency funding

- Edgmont Senior Apartments will receive \$14,148,914 to develop 87 units.
- Pentecostal Square will receive \$12,279,374 to develop 70 units.
- Pennrose Properties will receive \$7,174,201 to develop 71 units at Delaware County Fairgrounds II.
- Roizman Development will receive \$6,705,034 to develop 38 units at Madison Senior Apartments.

Erie County

Neighborhood Stabilization Program

- The City of Erie will receive \$2,089,416 to buy and demolish 17 blighted properties, and buy 13 other properties (one, a six-unit apartment, will be renovated. Six of the rehabbed units will be sold to income-eligible residents).
- The Erie County Housing Authority will use its \$575,900 award in Union City Borough and Corry City to buy and rehab four foreclosed properties. The renovated homes will be made available to rent for people with mental disabilities.

Pennsylvania Housing Finance Agency funding

- Fairview Family Homes will receive \$5,249,624 to develop 25 units.

Fayette County

Neighborhood Stabilization Program

- The Redevelopment Authority of the County of Fayette will receive \$1,800,000 to buy 15 foreclosed properties and demolish 50 other properties in Uniontown, Connellsville and Masontown. Twelve of the foreclosed properties will be rehabbed and sold to income-eligible households. Five homes will be constructed in Masontown on land previously owned by the Authority.

Pennsylvania Housing Finance Agency funding

- Uniontown Senior Housing will receive \$2,782,421 for the development of 36 units.

Franklin County

Pennsylvania Housing Finance Agency funding

- Chambersburg Family Townhomes will receive \$7,034,393 for the development of 40 units.
- Chambersburg Senior Housing will receive \$5,864,450 for the development of 32 units.
- Raystown Crossing will receive \$7,033,315 for the development of 50 units.

Indiana County

Neighborhood Stabilization Program

- Indiana County will receive \$2,576,973 for the development of 15 units, including a 12-unit rental property in the Borough of Indiana, which will then be rehabilitated and donated to a local community housing development organization and rented to income-eligible households.

Pennsylvania Housing Finance Agency funding

- TREK and Indiana County will receive \$1,928,734 for the development of 40 units.

Lackawanna County

Neighborhood Stabilization Program

- The City of Carbondale Redevelopment Authority will receive \$750,000 to acquire foreclosed properties; demolish blighted, vacant properties; and construct new homes on cleared sites. In total, five units will be developed and eight will be demolished.
- The City of Scranton will receive \$3 million to develop 24 units and demolish 22 units in the 50-square block South Scranton Revitalization area.

Lancaster County

Pennsylvania Housing Finance Agency funding

- Garden Court will receive \$11,219,998 for the development of 264 units.
- Park Avenue Apartments will receive \$1,365,625 for the development of 24 units.

Lawrence County

Neighborhood Stabilization Program

- Lawrence County Social Services Inc. will receive \$2.23 million for use in Bessemer Borough and Ellwood City to acquire eight abandoned, functionally obsolete homes for demolition; acquire and rehabilitate four foreclosed single-family homes for resale to eligible owner-occupants; acquire and rehabilitate five foreclosed single-family homes for lease/purchase; and acquire and rehabilitate five foreclosed single-family homes and provide housing rental opportunities for individuals with special needs and mental illness. In total, 14 units will be developed and eight units will be demolished.

Pennsylvania Housing Finance Agency funding

- Lightner Greene will receive \$7,508,347 for the development of 50 units.

Lebanon County

Neighborhood Stabilization Program

- The City of Lebanon will receive \$1.5 million to use in its “Blue Print Communities Initiative Area.” Thirteen units will be developed and four units will be demolished.

Lehigh County

Pennsylvania Housing Finance Agency funding

- Greystone Apartments will receive \$1,233,286 for the development of 24 units.

Lehigh/Northampton counties

Neighborhood Stabilization Program

- Lehigh County will receive \$2,217,437 to develop ten units in the target areas of South Bethlehem, Fountain Hill, Catasauqua, Easton (West Ward) and Wilson Borough, which is in Lehigh and Northampton counties.

Luzerne County

Neighborhood Stabilization Program

- Wilkes-Barre will receive \$2,400,000 to target a blighted, tax-foreclosed former industrial site. After the City of Wilkes-Barre demolishes structures on the site with non-NSP funds, the deed for the land will be donated to a nonprofit housing corporation, which will construct 18 energy-efficient housing units
- Luzerne County will receive \$1,693,406 to develop six units and demolish nine units in the cities of Nanticoke and Pittston.

Pennsylvania Housing Finance Agency funding

- Saint Stanislaus will receive \$2,422,713 for the development of 30 units.

Lycoming County

Neighborhood Stabilization Program

- The City of Williamsport will receive \$800,000 to develop four units and demolish four units in targeted areas of the Park Avenue neighborhood.

Mercer County

Neighborhood Stabilization Program

- Mercer County intends to use its \$3.7 million grant award for activities in the Russell Street neighborhood in Sharon and in targeted middle market neighborhoods in Hermitage. In total, 24 units will be developed and three units will be demolished.

Pennsylvania Housing Finance Agency funding

- Quaker Meadow will receive \$4,392,866 for the development of 40 units.

Monroe County

Neighborhood Stabilization Program

- Monroe County will receive \$825,000 to buy, rehab and resell foreclosed homes in Mt. Pocono, Stroudsburg, and East Stroudsburg. Five units will be sold to households all at or below 50 percent AMI. The county plans to use Monroe County Habitat for Humanity in the rehabilitation of these homes.

Pennsylvania Housing Finance Agency funding

- White Stone Commons will receive \$8,352,391 for the development of 72 units.
- Limekiln Manor will receive \$5,095,483 for the development of 40 units.

Montgomery County

Neighborhood Stabilization Program

- Montgomery County will receive \$1.5 million to develop nine units and demolish nine units in Norristown and Pottstown.

Pennsylvania Housing Finance Agency funding

- 509 Ashbourne Road will receive \$8,081,043 for the development of 84 units.
- Derstine Run will receive \$2,633,276 for the development of 59 units.

Northampton County

Neighborhood Stabilization Program

- The City of Easton will receive \$500,000 to use on properties on Ferry Street in the West Ward neighborhood. Proposed NSP activities include the acquisition, rehabilitation and sale of two foreclosed or abandoned properties.

Pennsylvania Housing Finance Agency funding

- Delaware Terrace will receive \$3,592,296 for the development of 56 units.

Northumberland County

Pennsylvania Housing Finance Agency funding

- Cannery Point will receive \$5,699,547 for the development of 24 units.

Philadelphia County

Neighborhood Stabilization Program

- The City of Philadelphia will receive \$3,750,000 for use in targeted neighborhoods in its western, northwest, and northern section. The Redevelopment Authority of the City of Philadelphia will acquire and convey the foreclosed properties to developers. The properties will be sold to eligible households. In total, 35 units will be developed.

Pennsylvania Housing Finance Agency funding

- Diamond Street Initiative will receive \$12,167,836 for the development of 49 units.
- Francisville East will receive \$1,500,000 for the development of 44 units.
- Brooklyn Heights will receive \$8,006,922 for the development of 32 units.
- Hancock Manor will receive \$10,146,226 for the development of 45 units.
- Osun Village will receive \$2,706,035 for the development of 16 units.
- Pilgrim Gardens will receive \$8,447,751 for the development of 62 units.
- New Courtland Apartments at Cliveden will receive \$4,174,970 for the development of 62 units.
- HELP Philadelphia will receive \$4,056,254 for the development of 63 units.
- Presser Senior Apartments will receive \$2,259,189 for the development of 45 units.
- WPRE will receive \$872,615 for the development of 20 units.
- Evelyn Sanders Townhouses II will receive \$4,106,106 for the development of 31 units.
- Nicetown Court will receive \$6,314,592 for the development of 37 units.
- Jannie's Place will receive \$350,548 for the development of nine units.

Pennsylvania Housing Finance Agency projects (tax credits only)

- Paschall Village Phase I will have 50 units developed.
- Temple I North 16th Street will have 58 units developed.

Somerset County

Pennsylvania Housing Finance Agency funding

- Village at Somerset will receive \$9,323,963 for the development of 100 units.

Susquehanna County

Neighborhood Stabilization Program

- Susquehanna County will receive \$567,000 for the purchase of foreclosed homes in Susquehanna Depot. Six units will be developed and one unit will be demolished.

Pennsylvania Housing Finance Agency funding

- Chocolate Creek Apartments will receive \$4,317,213 for the development of 24 units.

Westmoreland County

Neighborhood Stabilization Program

- The City of New Kensington will receive \$1,650,000 for the development of 17 and demolition of eight units in the city's Weed & Seed neighborhood.
- The County of Westmoreland intends to use its \$2 million grant award within Greensburg, Jeannette and Scottdale. A total of 13 units will be developed.

Pennsylvania Housing Finance Agency funding

- New Salem Acres will receive \$5,829,924 for the development of 150 units.

Pennsylvania Housing Finance Agency (tax credits only)

- South Sixth Street Revitalization to have 18 units developed.

York County

Pennsylvania Housing Finance Agency funding

- Hopewell Courtyard will receive \$5,537,011 for the development of 96 units.
- Westminster Place at Carroll Village will receive \$1,774,849 for the development of 29 units.