

# The Pennsylvania Housing Finance Agency (PHFA)

[www.phfa.org](http://www.phfa.org)

Gelene Nason

Manager of Housing Services



# Introduction

- PHFA was created by the legislature in 1972.
- PHFA provides affordable housing options for older adults, families with low and moderate income and people with special housing needs.
- PHFA focuses on 4 main areas: rental housing, homeownership, consumer counseling and education, foreclosure prevention.

# Rental Housing

- PHFA administers the Low Income Housing Tax Credit program.
- Tax credits are sold by developers to private investors to raise capital for affordable housing construction.
- These housing developments provide safe, affordable housing for residents with low to moderate income levels, seniors and people with disabilities.

# Housing Services

- PHFA believes that services for residents play a critical role in the success of affordable rental housing. No matter how that success is defined, whether in terms of resident quality of life and self-sufficiency or in the financial health of the development, services can make the difference between success and failure. That is why PHFA encourages developers, owners, and property management companies to integrate supportive services.

# PAHousingSearch.com

- PAHousingSearch.com affordable housing search tool is funded by PHFA and its partners.
- Searching on this tool is free and listing properties on this tool is free.
- There is a toll-free call center that supports the site. Call: 1-877-428-8844.
- Danielle Rudy, [drudy@phfa.org](mailto:drudy@phfa.org) can provide demos, should your group be interested.

# Homeownership

- PHFA mortgages are underwritten by participating lenders in each county and PHFA services the loans.
- Mortgage products tailored to people with limited income and savings and/or 1<sup>st</sup> time homebuyers.
- Mortgage Credit Certificate allows tax credit of up to \$2000 annually on federal income tax return.
- Down payment, closing cost assistance, accessibility modifications:  
<http://www.phfa.org/programs/assistance.aspx>
- Coleen Baumert, [cbaumert@phfa.org](mailto:cbaumert@phfa.org)

# Loan Programs for Home Improvements & Repairs

*The program that is best for you will depend on your specific circumstances, such as your credit history and amount of cash savings, as well as your individual preferences.*

**ACCESS Home Modification**

**Purchase Improvement**

**Homeowners Energy Efficiency Loan Program (HEELP)**

**Renovate & Repair**

**PENNVEST Homeowner Septic Program**

# Consumer Counseling & Education

- Homebuyer counseling and education:  
<http://www.phfa.org/counseling/homebuyers.aspx>  
PHFA has an approved network of housing counseling agencies
- PHFA developed the ***Financial Education and Coaching Program*** to help renters, homebuyers, and homeowners understand and improve their personal finances.
- Most housing counseling is free through financial support provided by PHFA.
- Terri Redmond, [tredmond@phfa.org](mailto:tredmond@phfa.org)



# Foreclosure Prevention Assistance

- Homeowners' Emergency Mortgage Assistance Program (HEMAP) helps homeowners get current on their mortgage.
- Pennsylvania residents are eligible for [free housing counseling](#) to assist with mortgage delinquency, foreclosure prevention, and debt management.
- HEMAP is a loan, not a grant.
- Lori Toia, [Itoia@phfa.org](mailto:Itoia@phfa.org)

# Questions

Gelene Nason

[gnason@phfa.org](mailto:gnason@phfa.org)

(717)780-3874

