

**BEFORE THE
PENNSYLVANIA PUBLIC UTILITY COMMISSION**

Act 129 Energy Efficiency and Conservation Program Phase III :
: **Docket No. M-2014-2424864**
:

COMMENTS OF REGIONAL HOUSING LEGAL SERVICES AND THE PHILADELPHIA
WEATHERIZATION AND CONSERVATION COLLABORATIVE

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Dated: April 27, 2015

INTRODUCTION

These comments are submitted by Regional Housing Legal Services (RHLS) and the Philadelphia Weatherization and Conservation Collaborative (the “PWCC”) as interested stakeholders pursuant to the Pennsylvania Public Utility Commission’s (the “Commission”) invitation for interested parties to comment upon the Tentative Implementation Order for Phase III of the Act 129 Energy Efficiency and Conservation Program (the "Tentative Order").¹

RHLS is a nonprofit law firm with unique expertise in affordable, sustainable housing and its related components — community and economic development, utility matters and preservation of home ownership. RHLS provides innovative project and policy solutions that help create sustainable communities offering decent, safe and affordable housing for lower-income Pennsylvanians.

For over 40 years, RHLS has worked closely with nonprofit, community-based organizations that provide shelter for low- and moderate-income households across Pennsylvania. Our work and the work of our partners and clients helps strengthen households and increased the stability of neighborhoods across the Commonwealth.

The PWCC is a collaborative of over 25 organizations, including owners, developers, and operators of subsidized multifamily housing as well as representatives from governmental agencies and several utilities. The PWCC meets several times a year to identify opportunities to increase energy efficiency in subsidized multifamily housing and in low-income communities. RHLS was a founding member of the PWCC and serves as its coordinator.

RHLS and the PWCC thank the Commission for this opportunity to provide these comments.

¹ See Energy Efficiency and Conservation Program Tentative Implementation Order, Docket No. M-2014-2424864, dated March 11, 2015 ("Tentative Order").

COMMENTS

RHLS and the PWCC applaud the Commission for its work to increase energy efficiency in Pennsylvania and for recent steps to encourage Electric Distribution Companies ("EDCs") to increase, under Act 129, the level of energy savings in the homes of low-income Pennsylvanians. The Tentative Order also includes a number of changes that RHLS and PWCC believe will make a significant improvement in the health, safety, and welfare of low-income Pennsylvanians, in addition to reducing energy consumption. In particular, we support the Commission's proposal to increase the low-income energy savings target to 5.5%, and to require that at least 2% of the low income energy target be derived from direct install measures.

RHLS and the PWCC strongly encourage the Commission to build upon the foundation it has laid by: 1) encouraging EDCs to address health and safety issues that might otherwise prevent the installation of critical energy-efficiency measures in the homes of low-income homeowners; and 2) facilitating the breakdown of silos that make multifamily housing "a difficult segment to reach"² by instructing the EDCs to use the Pennsylvania Housing Finance Agency's ("PHFA") online Inventory of Multifamily Housing and to refer to PHFA's Qualified Allocation Plan ("QAP") to identify measures that are in demand by developers of subsidized multifamily properties and to incorporate those measures into their programs.

INCREASED PROGRAM LENGTH; STAKEHOLDER GROUPS

RHLS and the PWCC applaud the Commission for proposing a 5-year Phase III as well as the creation of a stakeholder group to address challenges in reaching the multifamily market. Both of these changes will make it easier to do more comprehensive energy-efficiency work that benefits low-income Pennsylvanians and helps preserve state investment in subsidized multifamily housing. We note that -without more explicit instruction from the Commission - it

² Tentative Order, p. 66.

may take some time before the stakeholder group begins meeting, so we urge the Commission to begin that process as soon as possible and, in the interim, direct the EDCs to access available resources as they begin designing their programs for Phase III. We highlight two key resources in more detail below.

THE TENTATIVE ORDER RECOGNIZES NEEDS; SHOULD CLEARLY SUPPORT HEALTH AND SAFETY MEASURES NEEDED TO INSTALL ENERGY-EFFICIENCY MEASURES

RHLS and the PWCC applaud the Commission for increasing the savings goal for the low-income sector from 4.5% to 5.5% and for introducing a requirement that at least 2% of the low-income savings should come from direct measures. We appreciate the Commission's movement toward "more of a whole house and/or weatherization (insulation, air sealing) type of program", but urge the Commission to build into Act 129 an awareness that some low-income homes contain health and safety issues that can impede efforts to install whole house and/or weatherization measures.

For example, Habitat for Humanity Philadelphia ("Habitat") frequently encounters homeowners who would greatly benefit from weatherization services such as air sealing and added insulation, yet there are roof leaks, plumbing issues, or sometimes electrical repair needs that prevent installation of these measures. Habitat also encounters many homes without working heat. Often these homeowners and families are attempting to generate heat in potentially hazardous ways, like using gas burners, unsafe space heaters, or running their oven. This makes it unsafe to do weatherization in these homes, even though this population is most in need of energy efficiency services.

The Tentative Order states that the target for the sector "will still allow the EDCs to address critical health and safety issues while implementing these programs." That statement

coupled with the Commission's reiteration that particular measures do not have to be cost effective could be read to authorize EDCs to make health and safety improvements to facilitate the installation of energy-efficiency measures if needed -- including if the particular measure is not cost-effective. We urge the Commission to make this implicit point explicit and to urge EDCs to make improvements needed to prevent de facto heating and to not to walk away from low-income homes that need modest health and safety improvements in order to allow energy-efficiency upgrades.

We continue to urge the PUC and EDCs to consider the potential to increase impact and stretch dollars by partnering with nonprofit organizations working in the home repair and weatherization space -- like Habitat. We also continue to urge the Commission to require EDCs to coordinate their multifamily programs internally as well as externally. Low-income advocates have found a number of challenges facing low-income residents of multifamily properties who are trying to access energy-efficiency services under Act 129. One recurring problem is that individuals may approach an EDC looking for assistance under the low-income program, but be told that they do not qualify for that program because they live in a building that is larger than four stories tall. These individuals may not be properly referred to the appropriate government, educational and non-profit or commercial program within the EDC or there may be actual gaps in coverage in some EDCs for some residents.

**SILOS MAKE MULTIFAMILY HOUSING "A DIFFICULT SEGMENT TO REACH",
BUT STRAIGHTFORWARD STEPS CAN REDUCE THE CHALLENGES**

RHLS and the PWCC applaud the Commission for continuing to urge EDCs to focus on the multifamily market and for including affordable housing explicitly under the government/educational/nonprofit sector (the "GEN sector"). We recommend the continuation of a minimum 10% energy saving level for the GEN sector as outlined in Act 129.

We appreciate the openness to create a stakeholder working group "to explore possible cost-effective solutions and program designs that could be developed and presented to the EDCs as potential pilots", but urge the Commission to include the following additional direction to the EDCs: 1) the EDCs should refer to PHFA's online "Inventory of Multifamily Housing" as they seek to identify possible properties; and 2) the EDCs should refer to PHFA's QAP when creating their plans for multifamily properties.

Finding Multifamily Properties

In Pennsylvania there are more than 90,000 affordable multifamily apartments. These properties represent an investment of more than \$1B of state resources. The largest funding source for new construction and major rehabilitation of subsidized multifamily properties is the Low-Income Housing Tax Credit ("LIHTC"). It is believed that a significant portion of the older LIHTC properties may be underwater due to utility costs. These properties represent a pool of properties with a very clear financial interest in energy-efficiency improvements. Moreover, investing in preserving properties that have already been allocated state resource is smart state policy.

Recognizing that the PUC and EDCs are not generally experts in subsidized housing, the PWCC and RHLS want to point out a resource that can be used to help EDCs identify properties in their service territories. PHFA maintains an online Inventory of Multifamily Housing at:

http://www.phfa.org/applications/multifamily_inventory.aspx, which allows visitors to create lists of properties by county. The lists include properties that have been funded by PHFA and properties for which PHFA is the Section 8 Contract Administrator. The listings include the name of the property, the address, the number of units, and owner contact information among other details. By way of example, we are attaching the 21-page report for Lancaster County ("**Exhibit A**").

Creating Programs that Meet Subsidized Multifamily Property Needs

RHLS and the PWCC recognize that the Commission and EDCs are unlikely to have an intimate knowledge of the conditions under which subsidized multifamily properties operate or the way in which they are developed. This lack of information will necessarily make it harder for EDCs to design programs that are appropriate or attractive to multifamily property owners/developers. We expect that the stakeholder process will help facilitate increased information sharing, but the EDCs do not need to wait until that process begins to start developing a deeper understanding of the needs of this market.

The 2015 QAP (which lays out the funding criteria for LIHTC) contains a number of energy-efficiency measures that are either required or strongly encouraged. Due to the extremely competitive nature of the LIHTC process, measures that are encouraged are considered by many to be effectively required. In the 2015 QAP, the energy-efficiency measures range from energy-star appliances and Enterprise Green Communities standards, to Passive House certification. The QAP provides EDCs with a roadmap for developing energy-efficiency programs that work for multifamily properties. We are attaching a document that includes relevant language excerpted from the 2015 QAP ("**Exhibit B**"). The full QAP is available at <http://www.phfa.org/developers/developer/lihtc.aspx>. In addition, developing those programs to

work with the strict timelines that apply to the LIHTC process will ensure that the programs can be effectively utilized by developers.

CONCLUSION

In conclusion, RHLS and the PWCC thank the Commission for the opportunity to submit these comments. We applaud the Commission's proposal to increase the savings goal for the low-income sector from 4.5% to 5.5% and include a requirement that at least 2% of the low-income savings should come from direct measures. We urge the Commission to: 1) encourage EDCs to address health and safety issues that might otherwise prevent the installation of critical energy-efficiency measures in the homes of low-income homeowners; and 2) provide institutional support to help break down the silos that make multifamily housing "a difficult segment to reach," including directing EDCs to utilize PHFA's online multifamily inventory to identify properties and to refer to the QAP energy-efficiency provisions when designing their multifamily programs.

Respectfully submitted,



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Dated: April 27, 2015

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
City Of Lancaster				
113 1/2 S QUEEN STREET 113 1/2 S Queen St Lancaster, PA 17603-5317	Family 1			\$3,266
Owner Representative				
Enhanz Inc 285 Willow Dale Ln Leola, PA 17540-0000 (717) 656-6335 Fax: () - 0 Ms Patricia Gail Bustaque				
128 S QUEEN STREET 128 S Queen St Lancaster, PA 17603-5380	Family 7			\$2,588
Owner Representative		Management Agent		
City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1312 Fax: (717) 393-5910 Mr Bradley A Gearhart		City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1312 Fax: (717) 393-5910 Mr Bradley A Gearhart		
134-142 S QUEEN STREET 134-142 S Queen St Lancaster, PA 17603-5318	Family 17			\$13,699
Owner Representative		Management Agent		
City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1312 Fax: (717) 393-5910 Mr Bradley A Gearhart		City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1312 Fax: (717) 393-5910 Mr Bradley A Gearhart		
141 SOUTH QUEEN STREET APARTME 141 S Queen St Lancaster, PA 17603-5317	Family 21			\$58,629
Owner Representative		Management Agent		
The Salvation Army 131 S Queen St Lancaster, PA 17603-0000 (717) 397-7565 Fax: (717) 397-6255 Ms Jennifer Deleissio, Accountant jennifer_deleissio@use.salvationarmy.org		The Salvation Army 131 S Queen St Lancaster, PA 17603-0000 (717) 397-7565 Fax: (717) 397-6255 Ms Jennifer Deleissio, Accountant jennifer_deleissio@use.salvationarmy.org		

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
City Of Lancaster				
209-211 W KING 209-211 W King St Lancaster, PA 17603-3720	Family 5			\$2,788
Owner Representative City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1311 Fax: (717) 393-5910 Mr J Gary Neff		Management Agent City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1312 Fax: (717) 393-5910 Mr Bradley A Gearhart		
224-228 LOCUST STREET 224-228 Locust St Lancaster, PA 17602-4220	Family 3			\$4,502
Owner Representative City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1311 Fax: (717) 393-5910 Mr J Gary Neff		Management Agent City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1311 Fax: (717) 393-5910 Mr J Gary Neff		
245 JUNIATA STREET 134 Juniata St Lancaster, PA 17602-4475	Family 3			\$5,096
Owner Representative Enhantz Inc 285 Willow Dale Ln Leola, PA 17540-0000 (717) 656-6335 Fax: () - 0 Ms Patricia Gail Bustaque				
319 BEAVER STREET 319 Beaver St Lancaster, PA 17603-5337	Family 1			\$1,427
Owner Representative City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1311 Fax: (717) 393-5910 Mr J Gary Neff		Management Agent City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1312 Fax: (717) 393-5910 Mr Bradley A Gearhart		

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
City Of Lancaster				
325 BEAVER STREET 325 Beaver St Lancaster, PA 17603-5337 Owner Representative Enhanz Inc 285 Willow Dale Ln Leola, PA 17540-0000 (717) 656-6335 Fax: () - 0 Ms Patricia Gail Bustaque	Family	2		\$5,387
435 HOWARD AVENUE 435 Howard Ave Lancaster, PA 17602-4419 Owner Representative Enhanz Inc 285 Willow Dale Ln Leola, PA 17540-0000 (717) 656-6335 Fax: () - 0 Ms Patricia Gail Bustaque	Family	1		\$4,072
439 E KING STREET PARTNERSHIP aka Tabor Place 439 E King St Lancaster, PA 17602-3004 Owner Representative Tabor Community Services Inc 308 E King St Ste 1 Lancaster, PA 17602 (717) 397-5182 Fax: (717) 399-4127 Mr D Michael Weaver	Family	26	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 293-1334 Fax: (717) 299-9819 Ms Lilly Torres, Senior Community Manager uwa@hdcweb.com	\$66,545
APARTMENTS AT MULBERRY CORNERS 301 W James St Lancaster, PA 17603-2960 Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	Elderly	25	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	\$219,252

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
City Of Lancaster				
DIAL APARTMENTS 510 2nd St Lancaster, PA 17603-5195	Family 40		\$1,200,000	\$422,475
Owner Representative S & A Homes 2121 Old Gatesburg Rd Ste 200 State College, PA 16803-0000 (717) 854-0951 Fax: (717) 845-3420 Ms Mary Kay Eckenrode, Development Director meckenrode@sandahomes.com		Management Agent NDC Real Estate Management Inc 4415 5th Ave Pittsburgh, PA 15213-2654 (412) 647-7408 Fax: (412) 578-7889 Mr Robert Easley, Vice President beasley@ndcrealestate.com		
EAST KING STREET APARTMENTS 301-303, 313-315 E King St Lancaster, PA 17602-2902	Family 24			\$116,431
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com		Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 509-8025 Fax: (717) 291-0987 Ms Sharlene Woodruff, Controller sharlene@hdcweb.com		
GAUDENZIA VANTAGE II 206 E King St Lancaster, PA 17602-3595	Family 5		\$150,000	
Owner Representative Gaudenzia Foundation Inc 106 W Main St Norristown, PA 19401-0000 (610) 239-9600 Fax: (610) 239-9324 Mr Michael Harle, Executive Director mharle@gaudenzia.org		Management Agent Gaudenzia Foundation Inc 106 W Main St Norristown, PA 19401-0000 (610) 239-9600 Fax: (610) 239-9324 Mr Michael Harle, Executive Director mharle@gaudenzia.org		
GENERAL CIGAR APARTMENTS 453 S Lime St Lancaster, PA 17602-3649	Family 30			\$257,526
Owner Representative SACA Development Corporation 545 Pershing Ave Lancaster, PA 17602-0000 (717) 397-6267 Fax: (717) 291-0987 Mr Jose Lopez, President & CEO				

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
City Of Lancaster				
KING THEATRE 419 E King St Lancaster, PA 17602-3083	Elderly 43		\$774,374	\$152,032
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com		Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com		
NORTH QUEEN STREET APTS 424-426 N Queen St Lancaster, PA 17603-3072	Family 8		\$517,200	
Owner Representative GN Management Inc 2316 Dairy Rd Lancaster, PA 17601-0000 (717) 898-2292 Fax: (717) 898-7483 Mr Barry Newhart, General Partner jbuchter@gnman.com				
OAK BOTTOM VILLAGE II Groffdale Dr Quarryville, PA 17566-1177	Family 56		\$11,487,348	\$592,804
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com		Management Agent Historic Scranton Partners LP 4-6 West King St. Suite 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper irahauser@hdcweb.com		
PARK AVENUE APARTMENTS 255 Park Ave Lancaster, PA 17602-2431	Elderly 24		\$1,365,625	\$396,848
Owner Representative Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Mr Kenneth Smith, Executive Director ksmith@communitybasics.com				

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
City Of Lancaster				
PRINCE STREET TOWERS aka LANCASTER HOUSE NORTH 335 N Prince St Lancaster, PA 17603-3068 Owner Representative Everest Properties Inc 199 S Los Robles Ave Ste 200 Pasadena, CA 91101-2498 (626) 585-5920 Fax: (626) 585-5929 Mr W Robert Kohorst, President kohorst@everestworld.com	Elderly	201	\$5,640,000	\$357,570
		Management Agent		
		Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com		
QUEEN STREET COURTYARD 324 S Queen St Lancaster, PA 17603-5472 Owner Representative Enhanz Inc 285 Willow Dale Ln Leola, PA 17540-0000 (717) 656-6335 Fax: () - 0 Ms Patricia Gail Bustaque	Family	17		\$48,169
RENAISSANCE ROW 312-314 S Queen St Lancaster, PA 17603-5344 Owner Representative Ray A Long 1861 Lincoln Hwy E Lancaster, PA 17602-3357 (717) 295-0070 Fax: (717) 295-0071 Mr Ray A Long	Family	5		\$7,171
		Management Agent		
		City Limits Realty 221 E Mifflin St Lancaster, PA 17602-3521 (717) 299-1311 Fax: (717) 393-5910 Mr J Gary Neff		
UMBRELLA WORKS 250 W King St Lancaster, PA 17603-3755 Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	Family	83	\$1,000,000	\$472,925
		Management Agent		
		Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Ms Angela Werneke, Director of Prop Mgmt awerneke@hdcweb.com		

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
Columbia Borough				
OLD NORTH MANSION APARTMENTS 31,43,51 S 2nd St Columbia, PA 17512-1400	Other 18		\$300,742	
		Management Agent Progressive Property Management Inc 233 N Duke St Lancaster, PA 17602-2709 (717) 394-3374 Fax: (717) 394-7222 Ms Tracy Lin Horst, PPM Owner		
WATER TOWER aka Columbia Wagon Werks 920 Plane St Columbia, PA 17512-2266	Family 60			\$291,196
		Owner Representative Trident Property Group LLC 67 Buck Rd Suite 131 Huntingdon Valley, PA 19006-1535 (215) 341-6332 Fax: () - 0 Mr Joseph Doody, Managing Member jfdoody@verizon.net		
		Management Agent Multifamily Mgmt of Philadelphia LLC 8 Penn Center 1628 John F Kennedy Blvd Ste 1600 Philadelphia, PA 19103-2135 (267) 322-5600 Fax: (267) 322-5623 Mr Chris McNerney, Asst VP - Reg Prop Mgr cmcnerney@multifamilymgmt.com		
Denver Borough				
DENVER VALLEY ESTATES 99 Monroe St Denver, PA 17517-9160	Family 34			\$74,084
		Owner Representative Gateway Management Services LLC 15825 Shady Grove Rd Ste 55 Rockville, MD 20850-0000 (301) 365-9314 Fax: (301) 365-9335 Mr Robert B Margolis ajs922@aol.com		
		Management Agent Gateway Management Services LLC 15825 Shady Grove Rd Ste 55 Rockville, MD 20850-0000 (301) 365-9314 Fax: (301) 365-9335 Mr Robert B Margolis ajs922@aol.com		

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
East Cocalico Township				
ROSEWOOD COMMONS aka Apartments at Heatherwoods 200 Hill Rd Denver, PA 17517-8612	Family 56			\$415,751
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Ms Angela Werneke, Director of Prop Mgmt awerneke@hdcweb.com			
East Donegal Township				
THREE CENTER SQUARE 2 W High St Maytown, PA 17550-5000	Family 23			\$245,208
Owner Representative Lancaster City Housing Authority 630 Almanac Ave Lancaster, PA 17602-0000 (717) 735-9590 Fax: (717) 509-5714 Mr Kenneth P Smith ksmith@lcha.ws	Management Agent Lancaster City Housing Authority 630 Almanac Ave Lancaster, PA 17602-0000 (717) 397-2835 Fax: (717) 509-1893 Mr Robert C Schellhamer, Executive Director rschellhamer@lcha.ws			
East Hempfield Township				
LANDISVILLE PROJECT 170 E Elizabeth St Landisville, PA 17538-1728	Elderly 24			\$330,256
East Lampeter Township				
COUNTRY CLUB APARTMENTS 323 Aaron Ln Lancaster, PA 17601-7603	Family 95	\$3,081,119	\$1,524,728	\$1,200,000
Owner Representative Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Mr Kenneth Smith, Executive Director ksmith@communitybasics.com	Management Agent Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Ms Jo Raff, Director of Property Management jraff@communitybasics.com			

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
Elizabethtown Borough				
PARK PLACE APARTMENTS aka Park Place Commons 155 E Park St Elizabethtown, PA 17022-2343	Family 32			\$86,172
Owner Representative Meedcor Realty Co 25 E Grant St Ste 100 Lancaster, PA 17602-2830 (717) 394-9500 Fax: (717) 394-9940 Mr John T Meeder, President john@meedcor.com		Management Agent Meedcor Realty Co 25 E Grant St Ste 100 Lancaster, PA 17602-2830 (717) 394-9500 Fax: (717) 394-9940 Mr John T Meeder, President john@meedcor.com		
WHISTLESTOP VIEW APARTMENTS 443 W High St Elizabethtown, PA 17022-3140	Elderly 37			\$248,963
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com		Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 509-8025 Fax: (717) 291-0987 Ms Sharlene Woodruff, Controller sharlene@hdcweb.com		
Ephrata Borough				
EPHRATA FAMILY HOUSING aka Old Market Apartments 10 W Locust St Ephrata, PA 17522-2084	Family 11			\$80,364
Owner Representative Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Ms Jo Raff, Director of Property Management jraff@communitybasics.com		Management Agent Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Ms Jo Raff, Director of Property Management jraff@communitybasics.com		

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
Ephrata Borough				
FRANKLIN APARTMENTS 55 W Franklin St Ephrata, PA 17522-1977	Elderly 41	\$631,499	\$445,000	\$110,211
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com			
Lancaster Township				
LANCASTER ARMS 116 Jennings Dr Lancaster, PA 17603-6764	Family 74	\$3,376,419		
Owner Representative PRG Real Estate Mgmt Inc 2701 E Luzerne St Philadelphia, PA 19137 (215) 744-1200 Fax: (215) 744-4042 Mr Steven Berger, General Partner sberger@prgrealestate.com	Management Agent PRG Real Estate Mgmt Inc 2701 E Luzerne St Philadelphia, PA 19137 (215) 744-1200 Fax: (215) 744-4042 Mr Steven Berger, General Partner sberger@prgrealestate.com			
NATHAN VILLAGE APTS Lara Lee Blvd Leola, PA 17540-2102	Elderly 51	\$1,322,622		
WATERFORD AT STERLING PLACE 701 Sterling Pl Lancaster, PA 17603-8816	Family 200			\$1,173,612
Owner Representative McCormack Baron Salazar Inc 720 Olive St Ste 2500 St Louis, MO 63101 (314) 621-3400 Fax: (314) 335-2874 Ms Hillary B Zimmerman	Management Agent McCormack Baron Mgmt Services 2129 Bedford Ave Pittsburgh, PA 15219-3636 (412) 338-0208 Fax: (412) 338-0832 Ms Liane Laughlin, Regional Manager liane.laughlin@mccormackbaron.com			

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation	
		Primary	PennHOMES		
Lititz Borough					
WALNUT STREET APARTMENTS 117 S Walnut St Lititz, PA 17543-1850 <hr/> Owner Representative Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Mr Kenneth Smith, Executive Director ksmith@communitybasics.com	Family	18	\$113,431	\$540,000	\$205,187
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Management Agent Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Ms Jo Raff, Director of Property Management jraff@communitybasics.com					
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Manheim Township					
BLOOMFIELD APARTMENTS aka ASTER PLACE APARTMENTS 201 Starflower Vw Lititz, PA 17543-7714 <hr/> Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	Family	66		\$1,000,000	\$363,920
<hr/>					
Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com					
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GOLDEN TRIANGLE APARTMENTS 72-76 Roosevelt Blvd Lancaster, PA 17601-4040 <hr/> Owner Representative Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Mr Kenneth Smith, Executive Director ksmith@communitybasics.com	Family	58	\$391,462	\$1,500,000	\$660,145
<hr/>					
Management Agent Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Ms Jo Raff, Director of Property Management jraff@communitybasics.com					

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
Manheim Township				
LARKSPUR CROSSING TOWNHOMES Aster Ln Lititz, PA 17543-0000	Family 29		\$870,000	\$281,231
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com				
WESTMINSTER @ LONG COMMUNITY 600 E Roseville Rd Lancaster, PA 17601-4236	Elderly 61			\$963,173
Owner Representative Presbyterian Senior Living 1 Trinity Dr E Ste 201 Dillsburg, PA 17019-8522 (717) 502-8886 Fax: (717) 502-8841 Mr Jeffrey J Davis, Sr VP/CFO jdavis@presbyterianseniorliving.org		Management Agent Presbyterian Senior Living 1 Trinity Dr E Ste 201 Dillsburg, PA 17019-8522 (717) 502-8893 Fax: (717) 502-8841 Ms Diane Burfeindt dburfeindt@presbyterianseniorliving.org		
Manor Township				
MANOR HEIGHTS 221 Linville Dr Mountville, PA 17554-1882	Family 70	\$1,226,199	\$1,500,000	\$774,058
Owner Representative Ingerman Affordable Housing Inc 725 Cuthbert Blvd Cherry Hill, NJ 08002-3417 (856) 662-1730 Fax: (856) 662-0597 Mr M Brad Ingerman bingerman@ingerman.com		Management Agent Ingerman Management Company 5 Powell Ln Collingswood, NJ 08108 (856) 662-1730 Fax: (856) 665-2204 Mr Dennis Greenstein, Chief Financial Officer dgreenstein@ingerman.com		

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
Marietta Borough				
MARIETTA SENIOR APTS 601 E Market St Marietta, PA 17547-1807	Elderly 56			\$1,129,885
Owner Representative Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Mr Kenneth Smith, Executive Director ksmith@communitybasics.com	Management Agent Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Ms Jo Raff, Director of Property Management jraff@communitybasics.com			
Mount Joy Borough				
NISSLY CHOCOLATE FACTORY 951 Wood St Mount Joy, PA 17552-1934	Elderly 28			\$144,743
Owner Representative Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Ms Jo Raff, Director of Property Management jraff@communitybasics.com	Management Agent Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Ms Jo Raff, Director of Property Management jraff@communitybasics.com			
SASSAFRAS ALLEY aka Sassafras Terrace 330 E Main St Mount Joy, PA 17552-1533	Family 64		\$946,839	\$243,965
Owner Representative The Community Builders Inc 95 Berkeley St Ste 500 Boston, MA 02116-6240 (617) 695-9595 Fax: () - 0 Mr Mick Vergura mvergura@tcbinc.org	Management Agent The Community Builders Inc 95 Berkeley St Ste 500 Boston, MA 02116-6240 (857) 221-8656 Fax: (617) 502-8078 Ms Ellen Quinn equinn@tcbinc.org			

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
Mountville Borough				
SUMMIT HILLS aka Rockford Chase Apartments 375 S Rockford Rd Mountville, PA 17554-1058	Family 60	\$567,539	\$1,000,000	\$387,485
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com		Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com		
New Holland Borough				
NEW HOLLAND APARTMENTS 146 E Franklin St New Holland, PA 17557-1663	Family 56			\$389,749
Owner Representative Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Mr Kenneth Smith, Executive Director ksmith@communitybasics.com		Management Agent Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Ms Jo Raff, Director of Property Management jruff@communitybasics.com		
Paradise Township				
LAPARK LIVING CENTER 25 Leacock Rd Paradise, PA 17562-9657	Family 6			\$2,710
Owner Representative Roy Z Eby 41 Londonvale Rd Gordonville, PA 17529-0000 (717) 768-7271 Fax: (717) 768-8553 Mr Roy Z Eby		Management Agent Roy Z Eby 41 Londonvale Rd Gordonville, PA 17529-0000 (717) 768-7271 Fax: (717) 768-8553 Mr Roy Z Eby		

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
Providence Township				
OAK BOTTOM VILLAGE II 123 GROFFDALE DR Quarryville, PA 17566-1176	Family 56	\$1,444,063		\$297,839
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com			
OAK BOTTOM VILLAGE III Groffdale Dr Quarryville, PA 17566-1145	Family 18			\$137,286
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com			
Quarryville Borough				
OAK BOTTOM VILLAGE 100 Groffdale Rd Quarryville, PA 17566-1144	Family 24	\$795,800		
	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Ms Angela Werneke, Director of Prop Mgmt awerneke@hdcweb.com			
Warwick Township				
ROTHSVILLE SCHOOL APARTMENTS Church St Lititz, PA 17543-3018	Other 15	\$535,565		
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Ms Angela Werneke, Director of Prop Mgmt awerneke@hdcweb.com			

LANCASTER COUNTY

PHFA Participation Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
West Hempfield Township				
OAK HOLLOW Oswego Dr Columbia, PA 17512-0000	Family 56	\$947,900		
OAK HOLLOW APARTMENTS aka OSWEGO VILLAGE Oak Hollow Dr Columbia, PA 17512-0000	Family 48			\$179,532
Owner Representative GN Management Inc 2316 Dairy Rd Lancaster, PA 17601-0000 (717) 898-2292 Fax: (717) 898-7483 Mr Barry Newhart, General Partner jbuchter@gnman.com	Management Agent GN Management Inc 2316 Dairy Rd Lancaster, PA 17601-0000 (717) 898-2292 Fax: (717) 898-7483 Mr Barry Newhart, General Partner jbuchter@gnman.com			
RIVERCREST APARTMENTS Oak Hollow Dr Columbia, PA 17512-0000	Family 56			\$199,189
Owner Representative GN Management Inc 2316 Dairy Rd Lancaster, PA 17601-0000 (717) 898-2292 Fax: (717) 898-7483 Mr Barry Newhart, General Partner jbuchter@gnman.com	Management Agent GN Management Inc 2316 Dairy Rd Lancaster, PA 17601-0000 (717) 898-2292 Fax: (717) 898-7483 Mr Barry Newhart, General Partner jbuchter@gnman.com			

HUD Contract Administration Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
City Of Lancaster				
DUKE MANOR APTS 716 Rockland St Lancaster, PA 17602-4536	Family 80			
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 509-8031 Fax: (717) 291-0987 Shawn Allmond, District Manager sallmond@hdcweb.com			

LANCASTER COUNTY

HUD Contract Administration Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
City Of Lancaster				
GARDEN COURT APARTMENTS aka Bamboo Shoots 100 S Marshall St Lancaster, PA 17602-3768	Family 264		\$11,120,388	
Owner Representative Security Properties 1201 Third Ave Ste 5400 Seattle, WA 98101-0000 (206) 622-9900 Mr Roy Lee III	Management Agent Preservation Management Inc 261 Gorham Road South Portland, ME 04106 (443) 987-5456 Ms Michele Folino, Regional Operations Manager michele.folino@presmgmt.com	Fax: (206) 628-8031	Fax: (207) 879-0901	
HILLRISE MUTUAL HOUSING 241 Locust St Lancaster, PA 17602-4245	Family 152			
Owner Representative Hillrise Apartments 455 Rockland St Lancaster, PA 17602-0000 (717) 394-3714 Mr Abimael Montanez, Co-op President abemontanez@yahoo.com	Management Agent Multifamily Mgmt of Philadelphia LLC 8 Penn Center 1628 John F Kennedy Blvd Ste 1600 Philadelphia, PA 19103-2135 (267) 322-5600 Ms Antoinette Ramos, District Manager aramos@multifamilymgmt.com	Fax: (717) 509-8053	Fax: (267) 322-5623	
LANCASTER APARTMENTS 240 W Vine St Lancaster, PA 17603-3991	Family 36			
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Ms Angela Werneke, Director of Prop Mgmt awerneke@hdcweb.com	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 509-8031 Shawn Allmond, District Manager sallmond@hdcweb.com	Fax: (717) 291-0987	Fax: (717) 291-0987	
LANCASTER HOUSE SOUTH 315 N Prince St Lancaster, PA 17603-3067	Elderly 150			
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Mr Chuck Kromenberg chuck@hdcweb.com	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Ms Stephanie Brown, Compliance Manager sbrown@hdcweb.com	Fax: () - 0	Fax: (717) 291-0987	

LANCASTER COUNTY

HUD Contract Administration Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
City Of Lancaster				
PLUM TREE 530 N Plum St Lancaster, PA 17602-2362	Family 15		\$605,000	
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Ms Stephanie Brown, Compliance Manager sbrown@hdcweb.com			
Columbia Borough				
OAK HOLLOW SOUTH aka Oswego Village 2160 Oak Hollow Dr Columbia, PA 17512-9526	Family 67		\$2,295,000	
Owner Representative RP Management Inc 308 E Lancaster Ave PO Box 678 Wynnewood, PA 19096-0000 (484) 708-5100 Fax: (484) 708-5110 Mr S Michael Cohen, General Partner smcohen@rpmgt.com	Management Agent RP Management Inc 308 E Lancaster Ave PO Box 678 Wynnewood, PA 19096-0000 (484) 708-5100 Fax: (484) 708-5110 Mr Paul Mizak, Acquisition Analyst pmizak@rpmgt.com			
ST PETERS APARTMENTS 400 Union St Columbia, PA 17512-2249	Elderly 126			
Owner Representative St Peter Apartments 400 Union St Columbia, PA 17512-0000 (717) 273-1295 Fax: () - 0 Mr Philip Glatfeltar	Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Ms Stephanie Brown, Compliance Manager sbrown@hdcweb.com			

LANCASTER COUNTY

HUD Contract Administration Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
Columbia Borough				
TRINITY HOUSE 400 Mill St Columbia, PA 17512-2246	Family 135			
Owner Representative St Peter Apartments 400 Union St Columbia, PA 17512-0000 (717) 273-1295 Fax: () - 0 Mr Philip Glatfelter		Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Ms Stephanie Brown, Compliance Manager sbrown@hdcweb.com		
Elizabethtown Borough				
MARKET HOUSE 41 S Poplar St Elizabethtown, PA 17022-2157	Elderly 51		\$1,920,000	
Owner Representative Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Mr Michael R Carper, President & CEO mcarper@hdcweb.com		Management Agent Housing Development Corp MidAtlantic 4-6 W King St Ste 4 Lancaster, PA 17603-3824 (717) 291-1911 Fax: (717) 291-0987 Ms Stephanie Brown, Compliance Manager sbrown@hdcweb.com		
Manheim Township				
VILLAGE GARDEN 3111 Lititz Pk Lititz, PA 17543-8429	Elderly 60			
Owner Representative Brethren Services Inc 3001 Lititz Pike Lancaster, PA 17606-0000 (717) 569-2657 Fax: (717) 581-4312 Mr Gary N Clouser		Management Agent Brethren Services Inc 3111 Lititz Pike Lititz, PA 17543-0000 (717) 569-9735 Fax: (717) 581-4312 Mr John R Baker, Property Manager johnb@bv.org		

LANCASTER COUNTY

HUD Contract Administration Developments

Development Name	Units	Agency Funding		Tax Credit Allocation
		Primary	PennHOMES	
Millersville Borough				
MILLERSVILLE MANOR 25 Lee Ave Millersville, PA 17551-1940	Elderly 121		\$2,875,000	
Owner Representative		Management Agent		
Urban Innovations LP 445 N Wells St Ste 200 Chicago, IL 60654-4582 (312) 222-0777 Fax: (312) 222-5369 Ms Monica Makin, VP Asset Management mmakin@urbaninnovations.com		Urban Innovations LP 445 N. Wells St., Suite 200 Chicago, IL 60654-4582 (312) 222-9777 Fax: (312) 222-5369 Ms Pamela Gennusa, VP of Infor Tech and Compliance pgennusa@urbaninnovations.com		

LANCASTER COUNTY

Total Contribution for LANCASTER COUNTY:

Units	Agency Funding		Tax Credit Allocation
	Primary	PennHOMES	
3,506	\$28,586,560	\$36,424,302	\$13,827,116

Proposals Currently Under Construction or Previously Funded Developments Seeking Additional Assistance.

Development Name	Units	Occupancy	Primary	PennHOMES	LIHTC
LANCASTER COUNTY					
Manor Township					
BRUNSWICK FARMS APARTMENTS	60	Family			\$1,131,452
<p>Owner Representative Community Basics Inc 941 Wheatland Ave Ste 204 Lancaster, PA 17603-3180 (717) 735-9590 Fax: (717) 509-5714 Mr Kenneth Smith, Executive Director ksmith@communitybasics.com</p>					
Pequea Township					
WILLOW RUN	72	Family			\$1,322,133
<p>Owner Representative MBI Development Company Inc 5 Powell Lane Collingswood, NJ 08108 (856) 662-1730 Fax: (856) 662-0597 Mr M Brad Ingerman bingerman@ingerman.com</p>					
Salisbury Township					
MOUNTAIN VIEW TERRACE	36	Elderly			\$599,807
<p>Owner Representative Mountain View Terrace LP 567 Springville Rd New Holland, PA 17557-0000 (717) 355-9522 Fax: (717) 354-7103 Mr Andrew Maines amaines@welshmountainhome.org</p>					

**EXCERPTS FROM PHFA'S 2015 QAP
RELATING TO ENERGY-EFFICIENCY**

SET-ASIDES, POOLS & PREFERENCES

5. Innovation in Design - The Agency will hold a juried competition encouraging demonstrated innovation in housing which could be illustrated through excellence in design, implementation of current and future energy efficient technologies and materials and leveraging community and capital resources and will reserve Tax Credits to the winning development(s). See Checklist in 2015 Guidelines for materials needed to participate in the competition. The selected Applicant will work with the Agency to establish, document and employ the best practices for future housing policies and standards.¹

MAXIMUM BASIS PER UNIT LIMITATIONS

If the Maximum Basis per unit, as previously described, exceeds the established limits, Agency staff may waive the Maximum Basis per unit for some developments. An Agency waiver of the established limits will be based upon the demonstration of compelling circumstances and justification for the additional basis eligible costs. Compelling circumstances are limited costs predominately related to the preservation of a designated historic building or necessitated by building in or adjacent to a designated historical district; construction costs attendant to providing supportive services to the resident population that are over and above that typically associated with such housing, including reasonable costs related to the construction of community service facilities; costs due to structurally unsuitable subsoil conditions; costs associated with environmental remediation of an existing building that will remain in the development; ***up-front capital expenditures related to energy efficiency systems that exceed threshold requirement and will result in demonstrable savings in utility costs to the development, including solar, geothermal, or other innovative energy savings techniques;*** and costs resulting from local conditions or attempts to exclude affordable housing (this may include excessive impact fees, building code requirements, restrictive zoning, extraordinary litigation costs incurred because of neighborhood opposition and planning requirements). For those properties seeking to exceed limits based on costs due to historic considerations, unsuitable subsoil conditions, costs associated with environmental remediation, or up-front capital expenditures related to energy efficiency systems that will result in demonstrable savings in utility costs evidence must be provided that such costs are in excess of expenditures required for eligibility for Tax Credits. In addition, a detailed cost breakdown must be provided indicating the difference between the costs for these items and those of typically constructed developments. Applicants must provide full explanation of all alternative site considerations and provide adequate justification of the need for the development at the identified location or a full explanation and adequate evidence of cost savings. For Applications affected by local attempts to exclude affordable housing, Agency staff will not approve Tax Credits above 30 percent of the Maximum Basis limitation. For all other circumstances, Agency staff will not approve Tax Credits

¹ Pennsylvania Housing Finance Agency Allocation Plan for Year 2015 Low Income Housing Tax Credit Program, p. 6, available online at: http://www.phfa.org/forms/multifamily_program_notices/qap/2015_qap_final.pdf (last accessed April 24, 2015).

**EXCERPTS FROM PHFA'S 2015 QAP
RELATING TO ENERGY-EFFICIENCY**

above 15 percent of the Maximum Basis limitation. A waiver of the Maximum Basis limitation is solely determined by the Agency.²

APPLICATION THRESHOLD CRITERIA

Laundry Facilities. Common laundry facilities or the provision of individual washers and dryers in each unit are required. If a common laundry is provided in a development that will be converted to homeownership, hook-ups for a washer and dryer must be provided in each unit. If the development contains a common laundry facility, the following requirements must be met:

- For general occupancy developments: one washer and dryer per 12 units, with a minimum of two washers and two dryers required at each laundry facility.
- For elderly developments: one washer and dryer per 20 units, with a minimum of two washers and two dryers required at each laundry facility.
- A minimum of one front load washer and dryer is required for each laundry facility and will be required in accessible units containing a washer and dryer in the unit.
- ***All washing machines, whether development owned or vendor owned, must be Energy Star® labeled.***³

5. Development Sustainability and Energy Conservation Measures –

- For 2015, all new construction and rehabilitation developments must meet the mandatory measures outlined in the 2011 Enterprise Green Communities Criteria, or any subsequent updates (see www.enterprisecommunity.com/criteria) which set forth minimum standards for design, location, site improvements, water conservation, energy efficiency, materials beneficial to the environment, healthy living, and operations and maintenance of the development.
- Additionally, for new construction and rehabilitation developments, the overall U-value of the exterior building envelope must exceed the requirements of the 2009 International Energy Conservation Code Chapter 4 for buildings three stories or less in height, or Chapter 5 for buildings four stories or more in height, by at least 10 percent, as verified by a REScheck certificate for buildings three stories or less in height, or a COMcheck certificate for buildings four stories or more in height. Air sealing of the exterior building envelope and attic plane shall be included. Trade-offs available in the REScheck or COMcheck software for mechanical equipment will not be allowed. (Not applicable to preservation developments.)
- In new construction and rehabilitation developments, all appliances, HVAC equipment with a capacity less than 60,000 btuh, gas fired water heaters, windows, ceiling fans, exhaust fans, range hoods and exit signs shall be Energy Star® labeled when such equipment and appliances exist. (Exceptions: programmable thermostats do not need to be provided, and windows in

² *Id.* At 10, emphasis added.

³ *Id.* At 11, emphasis added.

**EXCERPTS FROM PHFA'S 2015 QAP
RELATING TO ENERGY-EFFICIENCY**

buildings over three stories in height may comply instead with ASHRAE Standard 189.1-2009.) (Packaged terminal air conditioners (PTACs) and packaged terminal heat pumps (PTHPs) may only be used if it can be proven that they comply with the prescriptive requirements of Energy Star® Version 3.0 for air-source equipment.) In addition, 100% of the permanent room light fixtures in the dwelling units shall be equipped with compact fluorescent, LED bulbs, or high efficiency fluorescent with electronic ballasts; and 100% of the community room and common area corridor and stair lighting shall be fluorescent with electronic ballasts or shall utilize compact fluorescent or LED bulbs.

- In preservation developments, existing refrigerators more than 10 years old shall be replaced with Energy Star® labeled type. Existing heat pumps, air conditioning condensing units, and throughwall air conditioners more than 10 years old shall be replaced with Energy Star® labeled type, when such equipment exists. Existing furnaces and boilers more than 15 years old shall be replaced with Energy Star® labeled type, when such equipment exists. (Programmable thermostats do not need to be provided.) In addition, existing community room, common area corridor and stair lighting more than 15 years old shall be replaced with fluorescent fixtures with electronic ballasts or fixtures that utilize compact fluorescent or LED bulbs. Where windows are scheduled for replacement, replacement should be made with Energy Star® qualified products, except in buildings over three stories in height, where window replacement may comply instead with ASHRAE Standard 189.1-2009.
- All developers must certify that when existing equipment, appliances and products are replaced, they will be replaced with Energy Star® labeled equipment, when such equipment exists.
- All developments must meet the Additional Threshold Green Building Criteria set forth in the 2015 Guidelines.

Please review the Multifamily Housing Application and Guidelines for specific sustainability and energy conservation requirements.⁴

SELECTION CRITERIA

B. Development Characteristics

25 points

The Agency may award up to 25 points maximum for the provision the following development amenities.

- Smart Site Selection – up to 10 points may be awarded to the following types of properties:
 - up to 5 points may be awarded to those developments located on a brownfield;
 - up to 7 points may be awarded to those developments considered residential infill; and

⁴ *Id.* At 13.

**EXCERPTS FROM PHFA'S 2015 QAP
RELATING TO ENERGY-EFFICIENCY**

- up to 10 points may be awarded to those developments consisting of an adaptive reuse of an existing building.

- Achievement of Enterprise Green Communities optional points criteria. 10 points may be given to those developments achieving the following optional Enterprise Green Communities Criteria points: 25 points for new construction and 20 points for substantial or moderate rehabilitation properties (which would include Preservation projects).

- Energy Efficiency Goals – 10 points may be awarded to those developments which meet Passive House Certification (nationally or internationally) for energy efficiency. (See Multifamily Housing Application and Guidelines and www.passivehouse.us or <http://passiv.de/en/> for additional guidance.)

Please review the 2015 Guidelines for specific requirements for the above criteria. The Agency will review the architectural documents submitted with the proposal to confirm the existence of the proposed amenities. A certification from the design architect verifying the inclusion of the amenities in the development must be submitted with the Application. Confirmation from the construction contract administration architect is required with the submission of the cost certification documents. Amenities should be appropriate for the proposed resident population. The appropriateness and adequacy of the proposed amenities for ranking purposes will be determined at the sole discretion of the Agency. Verification of the availability of all amenities may be required by the Agency at any time and throughout the development's compliance period.⁵

⁵ *Id.* at 23.