

Lycoming County 2017 PHARE Grant Program



2017 Application Packet

**Applications Due:
July 31, 2017**

2017 PHARE Grant Program

Application Information and Instructions

Application Point of Contact:

Please contact Kim Wheeler, Deputy Director, Lycoming County Department of Planning and Community Development at 570-320-2134 or kwheeler@lyco.org for all application questions or for additional information.

Application Submissions:

Submit completed application forms to:

Kim Wheeler, Deputy Director
Lycoming County Department of Planning and Community Development
Mail: 48 West Third Street, Williamsport, PA 17701
In person: 330 Pine Street, 3rd Floor, Williamsport, PA 17701
Or via email: kwheeler@lyco.org

Program Overview:

Lycoming County is soliciting projects to include in the county's 2017 application to the Pennsylvania Housing Finance Authority (PHFA) for Pennsylvania Housing Affordability and Rehabilitation Enhancement Fund (PHARE).

The PHARE Program provides funding to support the creation, rehabilitation, and support of affordable housing in Pennsylvania. The PHARE Program, administered by PHFA, has several goals, including the following:

- A. Increase safe, affordable housing opportunities in areas of the Commonwealth.
- B. Utilize funds to address the most significant and persistent housing needs in the most effective and efficient manner.
- C. Maximize the leveraging of resources to the greatest extent possible, including addressing long term affordability based on local housing market conditions.
- D. Foster sustainable partnerships that will be committed to addressing the housing needs over a significant period of time.
- E. Ensure that resources are used in an effective and efficient manner to meet the housing needs of communities impacted by the Marcellus Shale.
- G. Provide opportunities for safe, affordable housing to those within a range of incomes.

The County anticipates requesting a total of \$500,000 in projects based on Lycoming County's allocation of Act 13 Funds. Additionally, there will be other statewide competitive funds made available through the PHARE program that the county may decide to apply for depending on the competitiveness of the projects submitted.

Program Background:

PHARE was established by **Act 105 of 2010** (the "PHARE Act") to provide the mechanism by which certain allocated state or federal funds, as well as funds from other outside sources, would be used to

assist with the creation, rehabilitation and support of affordable housing throughout the Commonwealth.

Since 2012, the PHARE program has gained funds through Impact Fees imposed on natural gas companies by the Commonwealth. This Marcellus Shale (Act 13) Fund provides an annual allocation of \$5 million into the PHARE program with the potential for additional revenues when funds remain following eligible disbursements to qualifying municipalities. These funds are made available for competitive application to counties experiencing natural gas well drilling.

In 2017, additional funds will be available through the PHARE fund with the inclusion of National Housing Trust Fund revenues. This will be made available to developments that have already received conditional Low Income Housing Tax Credit (LIHTC) awards.

Lycoming County anticipates requesting approximately \$500,000 for projects and programs in 2017 based on Lycoming County's allocation of Act 13 Funds. The county may also decide to apply for additional competitive statewide PHARE housing funds, depending on the strength of the projects submitted to us.

Additional information about the PHARE program, including previously funded projects, is available on PHFA's website: <http://www.phfa.org/legislation/act105.aspx>.

Eligible Applicants: Lycoming County municipalities, non-profit and for-profit housing service providers

Timeline:

July 31, 2017	Applications due to Lycoming County
September 15, 2017	Applicants notified of Lycoming County's 2017 selected projects (expected)
October 13, 2017	County submits application package with selected projects to PHFA
Spring 2018	PHARE funding announcements (expected)
Summer 2018	Earliest start date for PHARE-funded projects

PHARE Criteria:

Responses to the following criteria will be used in Lycoming County's application to PHFA for 2017 PHARE funds. Projects that address multiple PHARE criteria will be ranked more favorable during the project selection process:

- 1) Maximize resource leveraging**
- 2) Affordability**
- 3) Address greatest need**
- 4) Foster partnerships**
- 5) Effective and efficient implementation**
- 6) Equitable and transparent**

Eligible Uses:

Examples of eligible uses under the PHARE program include: homeowner or rental rehabilitation, home buyer assistance, rental and utility assistance, housing accessibility, new construction, pre-construction costs, emergency home repairs, blight removal, transitional housing, and homeless prevention.

Funding Requirements:

- A minimum of 30% of the Grant funds to assist households below 50% of the median area income (MAI) for Lycoming County (2017 MAI = \$60,500; therefore 50% is \$30,250)
- No more than 5% of the grant funds can be used for administrative purposes
- No portion of the grant funds can be used to benefit households whose income is greater than 200% of the median area income for Lycoming County (\$121,000)

Applicants are expected to satisfy the affordability requirements of the PHARE program and commit to a long term sustainable program to maintain affordability. Applicants must abide by prevailing wage where applicable.

Evaluation Criteria:

The county will review and evaluate all project and program applications received by July 31, 2017 and evaluate applications based on the evaluation criteria.

1. Project must address one or more of the PHARE criteria listed above.
2. Project must adhere to the PHARE income requirements (see Funding Requirements above)
3. Applicant must be able to demonstrate ability to manage proposed project.

Application Instructions:

Please use the above information to prepare the accompanying PHARE program application.