

Information on PHFA's Implementation of ARRA Funds for Multifamily Housing

To: Interested Multifamily Housing Partners

As you know, the Pennsylvania Housing Finance Agency has been awaiting guidance necessary for us to implement the two new resources available through the American Recovery and Reinvestment Act of 2009 (ARRA) for properties holding an allocation of 2007 or 2008 tax credits or which have applied for 2009 tax credits. Please be advised that on May 4, 2009, the Department of Housing and Urban Development (HUD) and the Treasury Department issued initial guidance for these funds.

- The Tax Credit Assistance Program (TCAP) requirements can be found in HUD [CPD Notice 09-03](#) which provides guidance to state housing credit agencies on the information that must be submitted to HUD as a condition of receiving funding (“Submission Requirements”). One of the requirements is that the Agency must make the project selection process and criteria available to the public for comment of not less than five days. These Submission Requirements are due to HUD within 30 days - by Wednesday, June 3, 2009. Additional information on the TCAP program may be found on the HUD website – www.hud.gov/recovery.
- Guidance regarding funding which may be available to the Agency for tax credit projects through an exchange of tax credits through Treasury has been also published. Treasury has issued guidance which includes [application information and forms](#) for grants in lieu of LIHTCs for 2009.

At this time, we know a number of you are anxious to hear how we intend to allocate these new resources. The Agency’s goal in the administration of these ARRA funds is to fund developments which promote ARRA’s objectives of economic stimulus and job growth. It is our intent to prioritize projects which are able to proceed quickly and we may be looking to the status of the following items on which consideration may be given: site ownership, plan and specification development, construction contracts, zoning and planning approvals, building permits, other federal, state and local funding commitments and the status equity investment.

Again, as required by the TCAP program, we will be publishing an implementation plan for public comment in the coming weeks. We suggest you continue to monitor the Agency’s website for more information.