

**Pennsylvania Housing Finance Agency**  
**2024 Low Income Housing Tax Credit, PennHOMES, National Housing Trust Fund and PA Housing Tax Credit Awards**  
**July 11, 2024**

| Development Name   | County    | Sponsor(s)  | Type of Housing | LI Units | Total Units | PennHOMES (PH) | Health for Housing | National Housing Trust Fund (NHTF) | PA Housing Tax Credit (PHTC) | Federal Tax Credit (LIHTC) |
|--|-----------|---|-----------------|----------|-------------|----------------|--------------------|------------------------------------|------------------------------|----------------------------|
| North Ridge<br>Lot 4, Intersection of Misty Ridge Road and Sunnie Road<br>Gettysburg, 17325    | Adams     | Luminest Inc.   | 62+             | 40       | 40          | \$2,124,000    |                    | \$750,000                          |                              | \$1,430,441                |
| 4800 Block of Second Ave<br>4800 Block Second Avenue<br>Pittsburgh, 15207                      | Allegheny | The Community Builders, Inc   | General         | 29       | 35          |                |                    | \$750,000                          | \$1,000,000                  | \$1,194,945                |
| Bedford Dwellings IIA<br>Francis Street at Bedford Ave<br>Pittsburgh, 15219                    | Allegheny | Trek Development Group, Inc./Allies & Ross Management and Development Company | General         | 37       | 70          |                |                    | \$750,000                          | \$1,000,000                  | \$1,422,172                |
| Hays Manor<br>209 Locust Street<br>McKees Rocks, 15136   | Allegheny | Pennrose Holdings LLC   | General         | 50       | 50          |                |                    | \$750,000                          | \$1,000,000                  | \$1,430,848                |
| HGI-Lytle<br>Lytle Street at Eliza Street<br>Pittsburgh, 15207                                 | Allegheny | Trek Development Group, Inc.  | General         | 40       | 50          |                |                    | \$750,000                          | \$1,000,000                  | \$1,590,000                |
| Legacy Wilkinsburg<br>30 Parcels on Hunter St., Glen Ave., and Maple St.<br>Wilkinsburg, 15221 | Allegheny | Donald Development Group  | General         | 38       | 38          |                |                    | \$477,837                          |                              | \$1,431,000                |
| May Building<br>111 Fifth Avenue/ 529 Liberty Avenue<br>Pittsburgh, 15222                      | Allegheny | Beacon Communities Services LLC   | General         | 52       | 86          |                |                    |                                    | \$1,000,000                  | \$1,431,000                |
| North Homewood<br>7206 Tioga Street<br>Pittsburgh, 15208                                       | Allegheny | North Homewood MBS GP, Inc. / MGB North Homewood, Inc.                        | General         | 43       | 58          |                |                    | \$750,000                          | \$1,000,000                  | \$1,431,000                |
| Smithfield Lofts<br>4 Smithfield Street and First Avenue<br>Pittsburgh, 15222                  | Allegheny | Woda Cooper Communities   | General         | 38       | 46          |                |                    |                                    | \$1,000,000                  | \$1,431,000                |
| Meadowbrook<br>Corner of Meadowbrook Drive and Woods Drive<br>Langhorne, 19047                 | Bucks     | Woods Services, Inc.  | General         | 42       | 42          |                | \$824,950          | \$750,000                          | \$1,000,000                  | \$1,574,140                |
| The Schwab<br>37 Spring Street<br>Weatherly, 18255   | Carbon    | Alliance for Building Communities, Inc. / The Schwab School, Inc.             | General         | 30       | 30          | \$858,232      |                    |                                    |                              | \$1,136,070                |
| Mainline Views<br>27 Industrial Blvd.<br>Paoli, 19301  | Chester   | Walters-Cornerstone Development LLC / Alliance Housing Development, LLC       | 62+             | 48       | 57          |                |                    |                                    | \$1,000,000                  | \$1,431,000                |
| Bloom Heights<br>13.597 Acres, Franklin St.<br>Bloomsburg, 17815                               | Columbia  | Community Strategies Group  | General         | 32       | 32          | \$2,400,000    |                    | \$700,000                          | \$307,886                    | \$1,305,621                |

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| Evan Owen Apartments Preservation<br>317 Front Street and 107 Vine Street<br>Berwick, 18603   | Columbia   | Community Strategies Group  | 62+             | 50       | 50          |                |                    |                                    |                              | \$1,233,629                |
| Woodward Lofts *<br>1001 North 18th Street<br>Harrisburg, 17103   | Dauphin    | Latino Connection Foundation  | 62+             | 48       | 48          | \$2,085,000    |                    | \$750,000                          | \$555,297                    | \$1,430,143                |
| Silvercare Senior Housing<br>2600 W 9th Street- Phase 1<br>Chester, 19013   | Delaware   | Everest PACE Center Inc. / CHA GP, LLC                              | 62+             | 45       | 45          |                |                    | \$750,000                          | \$1,000,000                  | \$1,430,475                |
| Miranda Crossing<br>10900 Anthony Highway/Mont Alto Road<br>(PA State Road 997), Washington Township<br>Waynesboro, 17268             | Franklin   | Woda Cooper Companies   | General         | 48       | 48          | \$1,500,000    |                    |                                    | \$1,000,000                  | \$1,382,989                |
| Hilltop Heights<br>Saginaw Street between South Weber Ave.<br>and Stafford Ave.<br>Part of Parcel 16718030009<br>Scranton City, 18505 | Lackawana  | Quandel Community Partners, LLC                                     | General         | 36       | 36          |                |                    | \$750,000                          | \$1,000,000                  | \$1,431,000                |
| New Holland Apartments *<br>146 E. Franklin Street<br>New Holland, 17557  | Lancaster  | Community Basics, Inc / New Holland<br>Apartments Preservation, LLC | General         | 56       | 56          | \$2,085,000    |                    |                                    | \$1,000,000                  | \$762,523                  |
| Stiegel Apartments<br>105 E. High St. / 119 E. Logan Ave.<br>Manheim, 17545   | Lancaster  | Volker Development Inc  | 62+             | 44       | 44          |                |                    | \$607,732                          | \$1,000,000                  | \$1,431,000                |
| LG Lofts<br>301 E. Long Avenue<br>New Castle, 16101   | Lawrence   | Pivotal GP Holding LLC / RB<br>Development LLC                      | General         | 40       | 40          |                |                    | \$750,000                          |                              | \$1,404,000                |
| The Willows at Calvary Temple<br>3436 Winchester Road,<br>South Whitehall Township<br>Allentown, 18104                                | Lehigh     | MBID of Delaware LLC / Calvary Temple<br>of Allentown PA            | General         | 40       | 40          | \$1,950,000    |                    | \$750,000                          |                              | \$1,430,529                |
| Walnut Square<br>40 South 8th Street<br>38 South 8th Street (portion of)<br>City of Allentown, 18101                                  | Lehigh     | Cortex Residential  |                 | 38       | 38          |                |                    |                                    |                              | \$1,431,000                |
| School House Commons<br>35 W Main Street<br>Greenville, 16125   | Mercer     | Greenville Senior Management,<br>LLC/Housing Group Inc              | 62+             | 41       | 41          | \$1,950,000    |                    | \$750,000                          | \$1,000,000                  | \$1,431,000                |
| Ardmore House II<br>55 Ardmore Avenue<br>Ardmore, 19003   | Montgomery | HumanGood East  | 62+             | 48       | 48          |                |                    |                                    |                              | \$1,426,722                |

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| Cornerstone at Pennbrook<br>(aka Cornerstone at Pennbrook Station)<br>1500 Pennbrook Parkway<br>Lansdale, 19446 | Montgomery   | Walters-Cornerstone Development LLC                          | General         | 60       | 60          |                |                    |                                    |                              | \$1,537,000                |
| 17th Street Community Corridor<br>1412-1418/ 1421-1429/1433-1437<br>North 17th St.<br>Philadelphia, 19121       | Philadelphia | Pathways Housing Wellness Corporation/Pathways to Housing PA | General         | 40       | 40          |                | \$300,000          |                                    |                              | \$1,588,456                |
| 2201 E. Tioga Apartments<br>2201 E. Tioga Street<br>Philadelphia, 19134   | Philadelphia | Seviva Lofts LLC / RB Development LLC                        | General         | 51       | 51          |                |                    | \$750,000                          | \$1,000,000                  | \$1,590,000                |
| 2640 E. Lehigh Avenue<br>2640 East Lehigh Avenue<br>Philadelphia, 19125   | Philadelphia | Timber LLC / Volker Development Inc.                         | General         | 36       | 36          |                |                    | \$750,000                          | \$1,000,000                  | \$1,407,423                |
| 5000 Warrington Avenue<br>5000 Warrington Ave<br>5008-5020 Warrington Ave<br>Philadelphia, 19143                | Philadelphia | Warrington Developers, LLC / Paths Development LLC           | General         | 51       | 51          |                |                    |                                    | \$1,000,000                  | \$1,431,000                |
| Anthony Wayne Sr. Hsg. Phase 1 Preservation<br>1701 South 28th Street Building A<br>Philadelphia, 19145         | Philadelphia | Elon Affordable Housing LLC                                  | 62+             | 39       | 39          |                |                    |                                    |                              | \$1,224,040                |
| Gaudenzia Cathedral Park Homes<br>4979-4991 1/2 , 4967-4973,<br>4947-4957 W. Girard Ave.<br>Philadelphia,       | Philadelphia | Gaudenzia Foundation, Inc                                    | General         | 40       | 40          |                |                    | \$750,000                          | \$1,000,000                  | \$1,590,000                |
| Linda Lockman King Apts.<br>5500 Haverford Avenue<br>Philadelphia,19139   | Philadelphia | Women's Community Revitalization Project                     | General         | 33       | 33          |                |                    |                                    |                              | \$1,370,097                |
| North Park Avenue<br>4225-29 N. Park Avenue,<br>Porth of 1301-31 W. Hunting Park<br>Philadelphia, 19140         | Philadelphia | Project HOME   | General         | 45       | 45          |                | \$600,000          | \$750,000                          |                              | \$1,580,965                |
| St. Katherine Drexel Place<br>11051 Academy Road<br>Philadelphia, 19154   | Philadelphia | Catholic Housing and Community Services                      | 62+             | 48       | 48          |                | \$100,000          | \$750,000                          | \$1,000,000                  | \$1,431,000                |
| The Queen Sr. Apts<br>328-330 West Queen Lane<br>Philadelphia, 19144  | Philadelphia | OTH Communities, LLC / OTH Capital                           | 62+             | 49       | 49          |                |                    |                                    |                              | \$1,590,000                |
| Westpark Redevelopment *<br>Subdivided Portion of 4401 Holden St<br>Philadelphia, 19104                         | Philadelphia | West Park Community Partners, LLC / Msquared/LMXD            | General         | 41       | 41          |                |                    |                                    |                              | \$1,394,045                |
| Neumann North Preservation<br>1741 Frankford Avenue<br>Philadelphia, 19125                                      | Philadelphia | Pennrose Holdings LLC  | 62+             | 67       | 67          |                |                    | \$750,000                          | \$1,000,000                  | \$1,124,830                |

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| High Street/Market Street<br>441 S. High St / 342 S. Market St<br>Selinsgrove, 17870 | Snyder  | SEDA-COG Housing Dev. Corporation                                    | 62+             | 44       | 44          | \$742,680      |                    |                                    |                              | \$1,067,636                |
| Henry Meadows<br>Part of 31 Sunrise Lane<br>Tunkhannock Twp, 18657                   | Wyoming | Trehab   | 62+             | 34       | 34          | \$1,161,599    |                    | \$750,000                          |                              | \$1,371,240                |
| Hudson Park Towers<br>401 Ridge Avenue<br>York, 17403                                | York    | Mission First Housing Development.<br>Corp. / Hudson Park Towers LLC | General         | 70       | 70          |                |                    | \$750,000                          | \$750,000                    | \$1,431,000                |

\* Denotes Conditional Reservation