Homes Within Reach
Shining HUD’s Light on Housing Solutions

U.S. Department of Housing and Urban Development
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The Secretary’s “three Rs”

- **Reimagine** the way HUD works
- **Restore** the American dream
- **Rethink** American communities
Restore the American dream

Benefits of Federal Housing Administration (FHA)

- Since 1934, FHA has helped 46 million homeowners;
- Last year, FHA insured 1.2 million home loans totaling $245 billion dollars;
- Est. 40 percent of first-time homebuyers use FHA;
- FHA insures 341,837 Pennsylvania homeowners;
- Statewide homeownership rate of 68.5 percent;
- Today, FHA will help 4,000 homebuyers close on their new homes.
Restore the American dream

Why FHA?

• Easier to qualify;
• Less than perfect credit;
• Low downpayment;
• Costs less;
• Helps homeowners keep their homes;
• FHA-insured mortgage for one- to four-unit home, condominium or permanent manufactured housing unit.
Restore the American dream

FHA Loan Products

• 203(b) Basic Home Mortgage Loan
• 203(k) Rehabilitation Mortgage
• Condominium Mortgages
• HECM (Home Equity Conversion Mortgage)
• Manufactured Housing
• Energy Efficient Mortgage (EEM)
• 203(h) Disaster Victim Mortgages
Restore the American dream

Real Estate Owned & HUD Homes
Restore the American dream

Housing Counseling

- $3.1 million in grants to 7 local organizations;
- Housing counselors served more than 60,000 Pennsylvanians last year;
  - 27,000 developed sustainable household budgets;
  - 12,500 gained access to new resources;
  - 11,500 improved their finances;
  - 9,300 received information on fair housing.
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FHA & Multifamily Housing

• To support rental housing needs, HUD has financed $310.5 million in multifamily mortgages;

• Comprising 30 multifamily properties totaling 4,171 new, rehabbed or refinanced units;

• Of those, 2,271 were affordable or broadly affordable;

• Providing a pathway to prosperity.
Restore the American dream

Rental Assistance Demonstration (RAD)

• More than **81,000 units across 763 transactions** have completed conversion;

• More than **$4.7 billion dollars in new private and public funds** have been leveraged for construction;

• Construction stimulated an **estimated 75,000 jobs**;

• In **Pennsylvania, 39 projects** are underway converting 3,500 units leveraging $175 million in Low Income Housing Tax Credits.
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Efforts to end Veteran homelessness

- Allegheny County & City of Pittsburgh reach goal;
- Infrastructure & systems in place;
- Collaborative approach brings success:
  - Lancaster City & County, Philadelphia, Reading & Berks County, Scranton & Lackawanna County and Lehigh Valley.

- HUD Secretary & VA Secretary announced their commitment to housing veterans.
Restore the American dream

Efforts to end homelessness

• Use strategies that are ending Veteran Homelessness—Housing First, Permanent Supportive Housing, Rapid Re-housing and access to affordable housing;

• **Start at the Top**—Get State & Local Leaders to commit to coordinate efforts to end Chronic Homelessness;

• Develop a **centralized or coordinated entry system** to help end Family & Youth Homelessness;

• Set a path to **end all homelessness**.
Rethink American communities

Section 3 Residents & Business Registry

- Connecting **low-income residents with opportunity**
- More than **110,000 jobs created** for Section 3 workers;
- **53 percent of all new hires**—exceeding 30 percent;
- Launched **Section 3 National Business Registry**;
- **$4.8 billion was awarded** to 26,000 Section 3 businesses;
- More than **65 Pennsylvania businesses** have signed on.
Rethink American communities

Community Development Block Grants

- Provides annual grants to implement community and economic development activities designed to:
  - benefit persons of low and moderate income (at least 70% of grantee award),
  - aid in the prevention or elimination of slums or blight, or
  - meet other community developments needs of urgency.
Rethink American communities

- In Pennsylvania, CDBG funding has been used to prevent/eradicate blight in:
  - Infrastructure improvements in Berks County’s Downtown Sinking Spring Development Area;
  - Demolition of 22 vacant and dilapidated properties in Harrisburg;
  - Collaborative redevelopment of affordable housing in Dauphin County’s Steelton Adams Street;
  - Improvements to more than 1,500 homes & code violation repairs in Lebanon.
Rethink American communities

• In Pennsylvania, CDBG funding has been used to prevent/eradicate blight in:
  – Lykens Borough’s adaptive reuse of two historic building added **28 mixed low-income rental units**;
  – **Demolitions of blighted properties** in Lehigh Valley;
  – Allentown provided loans to **eliminate hazards; manage and demolish substandard properties**.
  – **36 residential and commercial properties were demolished** in Luzerne County.
Rethink American communities

• In Pennsylvania, CDBG funding has been used to prevent/eradicate blight in:
  – Church became **Braddock Community Center** in a public/private partnership with Levi Strauss & Co.
  – Altoona battles blight **averaging 15 vacant building demolitions annually**.
  – Beaver County **spruced up 629 storefronts** in Downtown Business Districts.
  – Sharon’s **part-time code enforcement officer** helps residents create safe and healthy homes.
Rethink American communities

Section 108 Loan Guarantee

• Communities **pledge their future CDBG funding as security for loans.**

• Loans may be up to **five times their most recent CDBG award** to:
  
  – finance **economic development projects, public facilities and improvements,**

  – **housing rehabilitation,**

  – **land acquisition** and related activities.
Rethink American communities

• In Pennsylvania, Section 108 Loan Guarantee has been used to **prevent/eradicate blight** in:
  
  – Development of a **mixed-use development of Pioneer Plaza** in the City of Carbondale, Lackawanna County;
  
  – Somerset Township in Somerset County will **install 18,600 linear feet of sewer lines and a pump station** for 43 single-family homes and five businesses.
Rethink American communities

Community Development Block Grant-Disaster Recovery (CDBG-DR)

- Recovery assistance for areas substantially damaged by **Hurricane Irene** or **Tropical Storm Lee** including the Commonwealth of Pennsylvania, Dauphin County & Luzerne County.
  - Housing rehabilitation, homebuyer assistance, housing development and other housing-related activities;
  - infrastructure improvements, economic development and planning and technical assistance activities.
Rethink American communities

Current Disaster Recovery Efforts

• Locally, the Philadelphia Housing Authority is working to assist existing HCV holders;

• Supporting the work of the Philadelphia Disaster Assistance Services Center;

• Region III staff deployments to recovery operations;

• hud.gov/info/disasterresources.
Creating Healthy Homes

- Housing—a major "social determinant of health."
- After the floodwaters recede—mold, toxic air and water concerns remain.
- Affordable housing not only available—but safe.
- Lead abatement remains a priority.
- Creating safe environments for children and the elderly.
Rethink American communities

Other Programs/Grants

- **National Housing Trust Fund** award managed by Pennsylvania Housing Finance Agency;
- **NOFA for Rural Capacity Building for Community Development and Affordable Housing Grants (RCB)**
- **NOFA for Self-Help Homeownership Opportunity Program (SHOP)**
Resources

Policy Development & Research (PD&R) Resources

- **HUD USER**—Housing research on your desktop;
- Quarterly **Regional Report** for the Mid-Atlantic;
- **Comprehensive Market Analysis** on specific markets;
- **Housing Market Profiles**, and
- **Market at a Glance** which provides an up-to-date snapshot for every region and county.
Resources

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Check out our “new” website hud.gov

Subscribe to the Region III HUDLInes e-Newsletter hud.gov/Pennsylvania – State Info/In Focus

FHA Resource Center at 1-800-CALL-FHA or answers@hud.gov

For the latest grant announcements grants.gov