

## Notice of Program Availability

Allegheny County, through its Department of Economic Development, wishes to announce that applications will be available for the Allegheny Housing Development Fund (AHDF) for fiscal year 2024 (July 1, 2024 – June 30, 2025). The Allegheny Housing Development Fund may provide project funds from one or more of the following sources:

1. HOME Investment Partnerships Program
2. Community Development Block Grant Program (CDBG)
3. Affordable Housing Trust Funds (Act 137)
4. Other funds, as available

Note that this application is required if you are proposing housing and CDBG is the sole source of funds you are requesting.

AHDF provides funding for projects that may include the following:

1. New construction of low/moderate income multi-family or senior rental housing.
2. Conversion of existing structures into low/moderate income multi-family or senior rental housing.
3. Rehabilitation of vacant, existing multi-family rental housing developments for rent to low/moderate income tenants, either families or seniors.
4. New construction of single-family units (detached) or townhomes (attached) for purchase by low/moderate income buyers.
5. Rehabilitation of existing single-family or townhome units for purchase by low/moderate income buyers.
6. Projects with multiple funding sources, such as Low-Income Housing Tax Credits, HUD mortgage loans or other funds from a non-County of Allegheny source.
7. Programs to provide purchase assistance for households wishing to become homebuyers.

Applicants need to complete the AHDF application regardless of whether state or other funds are also being pursued, and other applications may not be substituted for the AHDF application.

Projects considered for funds under this program are intended to stabilize neighborhoods whose viability have been and continue to be damaged by the economic effects of properties that have experienced or are continuing to experience disinvestment; or to locate housing in areas of opportunity that provide low/moderate income persons with improved access to transportation options and enhanced school and/or employment opportunities. Projects with funding only from the County without other funding sources are typically not awarded funding.

Funds awarded will be secured by a mortgage (or mortgages) placed on the property for a period of five to forty years. Funds are not provided in the form of grants. Affordability provisions run concurrently with the term of the mortgage(s).

Applicants are encouraged to identify all members of their development team in the application, such as architects, engineers, attorneys, marketers and general contractors. Team members that are not identified via this application's procurement process will be required to be procured via the Allegheny County procurement process, including public advertisement for professional or construction contracts of \$30,000 or more.

Recipients of AHDF funds will be bound by Federal, State and County regulations including, but not limited to, those related to fair housing, equal employment opportunity, prevailing wage law, relocation and property acquisition, lead-based paint, provision of opportunities to Minority-, Women- and Disadvantaged-owned business enterprises (M/W/DBE) and to Veterans Owned Small Businesses (VOSB) and Section 3 opportunities.

The majority of the funds utilized require that households with incomes of no more than 80% of the Area Median Income be served. AHDF funds should be leveraged with other development dollars secured by applicants. HOME funds for rental projects require that tenants have incomes below 60% of AMI.

Application available:

<https://www.alleghenycounty.us/Projects-and-Initiatives/Economic-Development/Developers/Allegheny-Housing-Development-Fund-AHDF>

or contact N Wetzel Allegheny County Economic Development at (412) 350-3724 or by e-mail @ [nwetzel@county.allegheny.pa.us](mailto:nwetzel@county.allegheny.pa.us) .

Applications are accepted on a rolling basis. Submission of an application in no way guarantees an award of funds.