

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1135 Session of 2022

INTRODUCED BY SAVAL, FONTANA, KANE, KEARNEY, MUTH, CAPPELLETTI, COSTA, HUGHES, COMITTA, STREET, TARTAGLIONE, HAYWOOD, COLLETT, BREWSTER, SCHWANK, L. WILLIAMS, SANTARSIERO, FLYNN, A. WILLIAMS, BOSCOLA, BROWNE, ARGALL, LAUGHLIN, VOGEL AND SCAVELLO, MARCH 7, 2022

SENATOR PITTMAN, URBAN AFFAIRS AND HOUSING, AS AMENDED, JUNE 20, 2022

AN ACT

1 ~~Providing for funding to address habitability concerns in owner~~ <--
2 ~~occupied and rental units, measures to improve energy or~~
3 ~~water efficiency and make units accessible for individuals~~
4 ~~with disabilities; establishing the Whole Home Repairs~~
5 ~~Program and the Whole Home Repairs Fund; and imposing duties~~
6 ~~on the Department of Community and Economic Development.~~
7 PROVIDING FOR FUNDING TO ADDRESS HABITABILITY CONCERNS IN OWNER- <--
8 OCCUPIED AND RENTAL UNITS, MEASURES TO IMPROVE ENERGY OR
9 WATER EFFICIENCY AND MAKE UNITS ACCESSIBLE FOR INDIVIDUALS
10 WITH DISABILITIES, AND REMOVING BARRIERS TO AFFORDABILITY OF
11 HOMEOWNERSHIP; ESTABLISHING THE WHOLE-HOME REPAIRS AND
12 HOMEOWNERSHIP AFFORDABILITY PROGRAM, THE STUDENT HOUSING
13 REPURPOSE PROGRAM, THE WHOLE-HOME REPAIRS AND HOMEOWNERSHIP
14 AFFORDABILITY FUND AND THE HOUSING STABILIZATION INITIATIVE
15 FUND; AND IMPOSING DUTIES ON THE DEPARTMENT OF COMMUNITY AND
16 ECONOMIC DEVELOPMENT AND THE COMMONWEALTH FINANCING
17 AUTHORITY.

18 The General Assembly of the Commonwealth of Pennsylvania
19 hereby enacts as follows:

20 Section 1. Short title.

21 This act shall be known and may be cited as the ~~Whole Home~~ <--
22 ~~Repairs Act~~ HOUSING STABILIZATION INITIATIVE ACT. <--

23 Section 2. Definitions.

1 The following words and phrases when used in this act shall
2 have the meanings given to them in this section unless the
3 context clearly indicates otherwise:

4 "Affordable units." Units where rents are affordable to
5 tenants at or below 60% of area median income, adjusted for
6 household size, as defined annually by the Pennsylvania Housing
7 Finance Agency's PennHOMES County-wide Limits.

8 "AUTHORITY." THE COMMONWEALTH FINANCING AUTHORITY. <--

9 "BOARD." THE BOARD OF THE COMMONWEALTH FINANCING AUTHORITY.

10 "Code." A building, housing, property maintenance, fire,
11 health or other public safety ordinance, related to the use or
12 maintenance of real property, enacted by a municipality. The
13 term does not include a subdivision and land development
14 ordinance or a zoning ordinance enacted by a municipality.

15 "CORPORATION." A CORPORATION OR JOINT STOCK ASSOCIATION <--
16 ORGANIZED UNDER THE LAWS OF THIS COMMONWEALTH, THE UNITED STATES
17 OR ANY OTHER STATE, TERRITORY OR FOREIGN COUNTRY OR DEPENDENCY.

18 "County applicant." A nonprofit or governmental entity that
19 serves one or more counties.

20 "Court." The appropriate court of common pleas.

21 "Department." The Department of Community and Economic
22 Development of the Commonwealth.

23 "Disabilities." As the term "handicap or disability" is
24 defined in section 4 of the act of October 27, 1955 (P.L.744,
25 No.222), known as the Pennsylvania Human Relations Act.

26 "Existing home repair programs." Programs administered by
27 nonprofit organizations, governmental entities and public
28 utilities, or the contractors and assignees of such entities,
29 that provide services to repair residential housing that are
30 funded in accordance with or through, but not exclusively

1 limited to, the following programs:

2 (1) The weatherization assistance programs administered
3 as a part of the programs authorized under the Low-Income
4 Home Energy Assistance Act of 1981 (Public Law 97-35, 42
5 U.S.C. § 8621 et seq.) or the Energy Conservation in Existing
6 Buildings Act of 1976 (Public Law 94-385, 42 U.S.C. § 6851 et
7 seq.).

8 (2) The Community Development Block Grant Program under
9 Title I of the Housing and Community Development Act of 1974
10 (Public Law 93-383, 88 Stat. 633), as amended.

11 (3) The HOME program under the act of December 18, 1992
12 (P.L.1376, No.172), known as the Pennsylvania Affordable
13 Housing Act.

14 (4) The Medical Assistance Community HealthChoices
15 Program.

16 (5) The Pennsylvania Housing Affordability and
17 Rehabilitation Enhancement Program under Article IV-D of the
18 act of December 3, 1959 (P.L.1688, No.621), known as the
19 Housing Finance Agency Law.

20 (6) The Keystone Communities Program administered by the
21 department.

22 (7) Low-income usage reduction programs established
23 under 52 Pa. Code Ch. 58 (relating to residential low income
24 usage reduction programs).

25 (8) The Energy Efficiency and Conservation Program
26 established under 66 Pa.C.S. § 2806.1(b)(1)(i)(G) (relating
27 to energy efficiency and conservation program).

28 "Fund." The Whole-Home Repairs AND HOMEOWNERSHIP
29 AFFORDABILITY Fund established under section 5.

30 "Habitability concerns." Home repairs that are required to

<--

1 ensure residential units are any of the following:

2 (1) Fit for human habitation.

3 (2) Free from defective conditions or health and safety
4 hazards, including asbestos, mold, pests or lead.

5 (3) Free of conditions preventing installation of
6 measures to improve energy or water efficiency and lower
7 utility costs.

8 "Homeowner." A person who is any of the following:

9 (1) An owner of record evidenced by a publicly recorded
10 deed.

11 (2) An owner-occupant of a manufactured home who leases
12 a space in a manufactured home community.

13 (3) An equitable owner who can demonstrate an ownership
14 interest in a property as provided by law, including:

15 (i) A person who has inherited an interest in a
16 property.

17 (ii) A person who has entered a contract to purchase
18 a property.

19 (iii) A person who was the owner of record before a
20 fraudulent conveyance of the property.

21 (iv) A person who is a trust beneficiary and a
22 person holding a partial ownership interest in a property
23 such as tenancy by the entirety, joint tenancy, tenancy
24 in common and life estate.

25 "MATCHING FUNDS." CASH OR OTHER INVESTMENTS FROM FUNDING <--
26 SOURCES OTHER THAN THE WHOLE-HOME REPAIRS AND HOMEOWNERSHIP
27 AFFORDABILITY FUND ESTABLISHED UNDER SECTION 5.

28 "Program." The Whole-Home Repairs AND HOMEOWNERSHIP <--
29 AFFORDABILITY Program established under section 3.

30 "Serious violation." A violation of a State law or code that

1 poses an imminent threat to the health and safety of a dwelling
2 occupant, occupants in surrounding structures or passersby.

3 "Small landlords." A person, who is a landlord, who has an
4 ownership stake in no more than five properties and no more than
5 15 rental units and rents those properties or units for use as a
6 primary residence for a fee, regardless of the length or form of
7 the lease.

8 "State law." A statute of the Commonwealth or a regulation
9 of an agency charged with the administration and enforcement of
10 Commonwealth laws.

11 "Substantial step." An affirmative action as determined by a
12 property code official or officer of the court on the part of a
13 small landlord or property managing agent to remedy a serious
14 violation of a State law or code, including physical
15 improvements or repairs to the property, which affirmative
16 action is subject to appeal in accordance with applicable law.
17 Section 3. Establishment.

18 The Whole-Home Repairs AND HOMEOWNERSHIP AFFORDABILITY <--
19 Program is established within the department and shall be
20 administered by the department.

21 Section 4. Administration of program.

22 (a) Applications.--The department shall make available an
23 application for a county applicant to apply for funding under
24 the program. The application may be accepted electronically.

25 (b) Awarding of grants.--The department shall award grants
26 to no more than one county applicant per county for project
27 types under subsection (c) to be used for purposes under
28 subsection (d). THE DEPARTMENT SHALL AWARD GRANTS TO NO MORE <--
29 THAN ONE COUNTY APPLICANT PER COUNTY FOR PROJECT TYPES UNDER
30 SUBSECTION (E) TO BE USED FOR THE PURPOSES UNDER SUBSECTION (F).

1 This subsection shall not be construed to prohibit the
2 department from awarding more than one grant to a county
3 applicant to serve multiple counties.

4 (c) ~~Project~~ HOME REPAIR PROJECT types.--The program shall <--
5 provide funding for the following:

6 (1) To ensure owner-occupied and rental units are free
7 of habitability concerns.

8 (2) To improve coordination across existing home repair
9 programs.

10 (3) To increase retention in workforce development
11 programs.

12 (d) Purposes OF MONEY FOR HOME REPAIR PROJECTS.--Money for <--
13 projects under subsection (c) shall be used for all of the
14 following:

15 (1) Grants and loans not to exceed \$50,000 per unit to
16 address habitability concerns, to improve energy or water
17 efficiency, and, where requested, to make units accessible
18 for individuals with disabilities through the provision of:

19 (i) Grants for homeowners whose household income
20 does not exceed 80% of the area median income.

21 (ii) Loans to small landlords renting affordable
22 units that are recorded against a residential property in
23 a mortgage security. Loans awarded under this
24 subparagraph shall comply with the following conditions:

25 (A) Loans made to small landlords who have
26 maintained compliance with each of the following
27 shall be forgiven:

28 (I) The small landlord offered to extend by
29 three years the lease of the tenant occupying the
30 unit when the funds were accepted.

1 (II) Annual increases in monthly rent have
2 not exceeded 3% of the base rent or the unit has
3 been occupied by a tenant participating in the
4 Housing Choice Voucher Program for a period of no
5 less than 15 years.

6 (III) In the prior 15 years, the small
7 landlord has not committed a serious violation
8 with regard to the small landlord's rental
9 property for which the small landlord has taken
10 no substantial steps to correct the serious
11 violation within six months following
12 notification of the serious violation and for
13 which no fines or other penalties or a judgment
14 to abate or correct were imposed by a magisterial
15 district judge or municipal court, nor a judgment
16 at law or in equity was imposed by a court. The
17 condition under this subclause may be met if the
18 property subject to the judgment, order or decree
19 is subject to a stay or supersedeas by an order
20 of a court of competent jurisdiction or
21 automatically allowed by statute or rule of court
22 until the stay or supersedeas is lifted by the
23 court or a higher court or the stay or
24 supersedeas expires as otherwise provided by law.
25 Where a stay or supersedeas is in effect, the
26 small landlord shall so advise the county
27 applicant.

28 (IV) The small landlord has maintained
29 ownership of the unit for a period of no less
30 than 15 years.

1 (B) Loans made to small landlords who have not
2 maintained compliance with each of the conditions in
3 clause (A) shall be recaptured by county applicants.

4 (iii) Where possible, county applicants shall
5 prioritize the use of existing home repair programs'
6 funds to address habitability concerns, measures to
7 improve energy or water efficiency and, where requested,
8 to make units accessible for individuals with
9 disabilities.

10 (2) The county applicant's administration of the program
11 FOR PROJECT TYPES UNDER SUBSECTION (C), including staff, <--
12 implementation systems and data management tools designed to
13 maximize enrollment in all existing home repair programs and
14 use of the fund through the provision and enhancement of all
15 of the following:

16 (i) Technical assistance and case management
17 services for homeowners, renters and small landlords.

18 (ii) A universal program application process
19 evidenced by a single point of contact for homeowners,
20 renters or small landlords.

21 (iii) Coordination across waitlists for existing
22 home repair programs.

23 (iv) Program and policy analysis, outcomes reporting
24 and program evaluation.

25 (v) Referrals, where appropriate, to legal aid,
26 social service providers specializing in mental,
27 developmental and physical health conditions, and other
28 relevant community-based services.

29 (3) ~~The county applicant's investments~~ INVESTMENTS BY <--
30 THE COUNTY APPLICANT FOR PROJECT TYPES UNDER SUBSECTION (C)

1 in workforce development programs that will connect trainees
2 to jobs through committed employer partnerships related to
3 improving the habitability and performance of homes,
4 including any of the following:

5 (i) Cash stipends for trainees.

6 (ii) Costs related to the design and implementation
7 of preapprenticeship, apprenticeship and publicly funded
8 on-the-job training programs.

9 ~~(e) Limitation. The following shall apply:~~ <--

10 ~~(1) Program funds shall not supplant existing resources~~
11 ~~dedicated to existing home repair programs, but may be used~~
12 ~~to support, expand and enhance existing home repair programs~~
13 ~~as provided under this section.~~

14 ~~(2) The department may not award funding to more than~~
15 ~~one county applicant per county. This paragraph shall not be~~
16 ~~construed to prohibit the department from awarding funding to~~
17 ~~a county applicant to serve other counties.~~

18 (E) HOMEOWNERSHIP AFFORDABILITY PROJECT TYPES.--THE PROGRAM <--
19 SHALL PROVIDE FUNDING TO ASSIST INDIVIDUALS RESIDING IN THIS
20 COMMONWEALTH IN ENHANCING THE AFFORDABILITY OF BECOMING A
21 HOMEOWNER.

22 (F) PURPOSES OF MONEY FOR HOMEOWNERSHIP AFFORDABILITY
23 PROJECTS.--MONEY FOR PROJECTS UNDER SUBSECTION (E) SHALL BE USED
24 FOR GRANTS NOT TO EXCEED \$125,000 PER HOUSING UNIT TO INCLUDE:

25 (1) NEW CONSTRUCTION OF MULTIFAMILY HOUSING UNITS.

26 (2) NEW CONSTRUCTION OF HOUSING UNITS ON NONADJACENT
27 SITES.

28 (3) REHABILITATION OF HOUSING UNITS ON NONADJACENT
29 SITES.

30 (4) ACQUISITION OF STRUCTURES AND VACANT LAND.

1 (G) LIMITATIONS.--THE FOLLOWING SHALL APPLY:

2 (1) PROGRAM FUNDS FOR PROJECT TYPES UNDER SUBSECTION (C)
3 SHALL NOT SUPPLANT EXISTING RESOURCES DEDICATED TO EXISTING
4 HOME REPAIR PROGRAMS, BUT MAY BE SUED TO SUPPORT, EXPAND AND
5 ENHANCE EXISTING HOME REPAIR PROGRAMS AS PROVIDED UNDER THIS
6 SECTION.

7 (2) THE DEPARTMENT MAY NOT AWARD FUNDING TO MORE THAN
8 ONE COUNTY APPLICANT PER COUNTY FOR PROJECT TYPES UNDER
9 SUBSECTION (C) TO BE USED FOR PURPOSES UNDER SUBSECTION (D).
10 THE DEPARTMENT MAY NOT AWARD FUNDING TO MORE THAN ONE COUNTY
11 APPLICANT PER COUNTY FOR PROJECT TYPES UNDER SUBSECTION (E)
12 TO BE USED FOR THE PURPOSES UNDER SUBSECTION (F). THE
13 DEPARTMENT MAY AWARD FUNDING TO SEPARATE COUNTY APPLICANTS IN
14 A SINGLE COUNTY FOR ADMINISTERING PROJECT TYPES UNDER
15 SUBSECTIONS (C) AND (E). THIS PARAGRAPH SHALL NOT BE
16 CONSTRUED TO PROHIBIT THE DEPARTMENT FROM AWARDING FUNDING TO
17 COUNTY APPLICANTS TO SERVE OTHER COUNTIES.

18 (3) HOUSING UNITS CONSTRUCTED, ACQUIRED OR REHABILITATED
19 THROUGH PROJECTS UNDER SUBSECTION (E) SHALL BE LIMITED TO
20 ACQUISITION BY PROSPECTIVE HOMEOWNERS WHOSE HOUSEHOLD INCOME
21 DOES NOT EXCEED 80% OF THE AREA MEDIAN INCOME.

22 (H) MATCHING FUNDS.--THE FOLLOWING SHALL APPLY:

23 (1) EACH GRANT ISSUED UNDER SUBSECTION (F) SHALL REQUIRE
24 MATCHING FUNDS FROM A CORPORATION EQUAL TO THE AMOUNT OF THE
25 GRANT AS A CONDITION FOR APPROVAL OF THE AWARD OF THE GRANT.

26 (2) APPLICANTS FOR GRANTS ISSUED UNDER SUBSECTION (F)
27 SHALL PROVIDE DOCUMENTATION OF THE APPROVAL OF OR ACCESS TO
28 THE MATCHING FUNDS REQUIRED UNDER PARAGRAPH (1).

29 Section 5. Whole-Home Repairs AND HOMEOWNERSHIP AFFORDABILITY <--
30 Fund.

1 (a) Establishment.--The Whole-Home Repairs AND HOMEOWNERSHIP <--
2 AFFORDABILITY Fund is established as a special fund in the State
3 Treasury.

4 (b) Contributions to the fund.--The following shall be
5 deposited into the fund:

6 (1) Appropriations from the General Assembly.

7 (2) Any allocations received by the Commonwealth from
8 the Federal Government made available for purposes of funding
9 the program.

10 (3) Any gift, donation, legacies or other revenues.

11 (c) Interest.--Any interest that accrues from money in the
12 fund shall remain in the fund.

13 (d) Use of funds.--Money in the fund is appropriated to the
14 department on a continuing basis to carry out the provisions of
15 this act. The appropriation shall not lapse at the end of any
16 fiscal year.

17 Section 6. Administration by the department.

18 (a) Costs.--The department shall be reimbursed by the fund
19 for its administrative costs in carrying out the provisions of
20 this act.

21 (b) Guidelines.--The department may develop and publish
22 program guidelines for the implementation and administration of
23 the program.

24 Section 7. Reports.

25 (a) Department reporting.--No later than September 1
26 following the first fiscal year or any portion of the first
27 fiscal year in which the program is in effect and no later than
28 September 1 for all succeeding fiscal years in which the program
29 is in effect, the department shall prepare a report on the
30 program and submit it to the chairperson and minority

1 chairperson of the Appropriations Committee of the Senate, the
2 chairperson and minority chairperson of the Appropriations
3 Committee of the House of Representatives, the chairperson and
4 minority chairperson of the Urban Affairs and Housing Committee
5 of the Senate and the chairperson and minority chairperson of
6 the Urban Affairs Committee of the House of Representatives. The
7 department shall post the report on the department's publicly
8 accessible Internet website. The report shall include all of the
9 following information for the prior year:

10 (1) On program funds utilized under section 4(d)(1):

11 (i) The total number of units, and the average cost
12 per unit, for which homeowners addressed habitability
13 concerns, installed energy efficiency measures and made
14 accessible for individuals with disabilities as a result
15 of program funds awarded under this act.

16 (ii) The total number of units, and the average cost
17 per unit, for which small landlords addressed
18 habitability concerns, installed energy efficiency
19 measures and made accessible for individuals with
20 disabilities as a result of program funds awarded under
21 this act.

22 (iii) The total amount of program funds invested in
23 addressing habitability concerns, installing energy
24 efficiency measures and making units accessible for
25 individuals with disabilities.

26 (iv) The total number of grant and loan applications
27 that were received, approved and denied.

28 (v) A summary of the most common reasons for denial
29 of applications.

30 (vi) The income and demographic information for

1 households assisted under the program.

2 (2) On program funds utilized under section 4(d)(2):

3 (i) A summary of the most common referrals as
4 described under section 4(d)(2)(v).

5 (ii) The number of new staff hired to fulfill the
6 services described under section 4(d)(2).

7 (iii) A summary of systems improvements to fulfill
8 the services described under section 4(d)(2).

9 (3) On program funds utilized under section 4(d)(3):

10 (i) The total amount of program funds invested in
11 workforce development programs.

12 (ii) The total number and average amount of cash
13 stipends provided to trainees.

14 (iii) The income and demographic information for
15 individuals assisted by funds utilized under section 4(d)
16 (3).

17 (4) ON PROGRAM FUNDS UTILIZED UNDER SECTION 4(F)(1): <--

18 (I) THE TOTAL NUMBER OF UNITS AND THE AVERAGE COST
19 PER UNIT FOR WHICH PROSPECTIVE HOMEOWNERS WERE
20 SUCCESSFULLY ASSISTED IN BECOMING A HOMEOWNER AS A RESULT
21 OF PROGRAM FUNDS AWARDED UNDER THIS ACT.

22 (II) THE TOTAL AMOUNT OF PROGRAM FUNDS INVESTED IN
23 ADDRESSING HOMEOWNERSHIP AFFORDABILITY.

24 (III) THE TOTAL NUMBER OF GRANT APPLICATIONS THAT
25 WERE RECEIVED, APPROVED AND DENIED.

26 (IV) A SUMMARY OF THE MOST COMMON REASONS FOR DENIAL
27 OF APPLICATIONS.

28 (V) THE INCOME AND DEMOGRAPHIC INFORMATION FOR
29 HOUSEHOLDS ASSISTED UNDER THE PROGRAM.

30 (b) County reporting.--The department may require county

1 applicants awarded grants under the program to submit reports,
2 on a form and in a manner prescribed by the department,
3 containing information necessary for the department to comply
4 with subsection (a).

5 Section 8. Funding.

6 The department's implementation of the program shall be
7 contingent upon sufficient program funds being deposited into
8 the fund in accordance with section 5 to carry out the purposes
9 of this act. In a year in which there are insufficient program
10 funds deposited into the fund for the purposes outlined in this
11 act, the program shall cease until sufficient Federal funds are
12 allocated to the Commonwealth, funds are specifically
13 appropriated by the General Assembly or funds are provided by a
14 source other than the Commonwealth.

15 SECTION 9. STUDENT HOUSING REPURPOSE PROGRAM. <--

16 (A) ESTABLISHMENT.--THE STUDENT HOUSING REPURPOSE PROGRAM IS
17 ESTABLISHED. THE STUDENT HOUSING REPURPOSE PROGRAM SHALL ALLOW
18 GUARANTEES TO REPURPOSE, USE OR DEMOLISH EXISTING STUDENT
19 HOUSING IN THIS COMMONWEALTH.

20 (B) ELIGIBLE APPLICANTS.--A NONPROFIT OR GOVERNMENTAL ENTITY
21 THAT SERVES ONE OR MORE COUNTIES SHALL BE ELIGIBLE TO APPLY
22 UNDER THE STUDENT HOUSING REPURPOSE PROGRAM ESTABLISHED UNDER
23 SUBSECTION (A).

24 (C) ELIGIBLE PROJECTS.--STUDENT HOUSING LOCATED IN HOST
25 COMMUNITIES FOR SCHOOLS WITHIN THE STATE SYSTEM OF HIGHER
26 EDUCATION SHALL BE ELIGIBLE FOR REPURPOSING UNDER THE STUDENT
27 HOUSING REPURPOSE PROGRAM ESTABLISHED IN SUBSECTION (A).

28 (D) ELIGIBLE USE OF GRANT FUNDING.--MONEY FOR PROJECTS MAY
29 INCLUDE:

30 (1) NEW CONSTRUCTION OF MULTIFAMILY HOUSING UNITS.

1 (2) NEW CONSTRUCTION OF HOUSING UNITS ON NONADJACENT
2 SITES.

3 (3) REHABILITATION OR DEMOLITION OF HOUSING UNITS ON
4 NONADJACENT SITES.

5 (4) ACQUISITION OF STRUCTURES AND VACANT LAND.

6 (E) APPLICATIONS FOR GRANTS.--AN APPLICANT MAY SUBMIT AN
7 APPLICATION TO THE AUTHORITY REQUESTING A GRANT FOR THE TYPE OF
8 PROJECT ELIGIBLE UNDER SUBSECTION (C). THE APPLICATION SHALL BE
9 ON A FORM REQUIRED BY THE BOARD AND SHALL INCLUDE ALL OF THE
10 FOLLOWING INFORMATION:

11 (1) THE APPLICANT'S NAME AND ADDRESS.

12 (2) THE LOCATION OF THE PROJECT.

13 (3) A DESCRIPTION OF THE PROJECT.

14 (4) AN ESTIMATE OF THE COSTS ASSOCIATED WITH THE PROJECT
15 AND THE GOAL TO BE ACHIEVED BY CARRYING OUT THE PROPOSED
16 ACTIVITIES OF THE PROJECT.

17 (5) ANY OTHER INFORMATION REQUIRED BY THE AUTHORITY.

18 (F) REVIEW AND APPROVAL OF APPLICATIONS.--

19 (1) THE AUTHORITY SHALL REVIEW AND EVALUATE AN
20 APPLICATION BASED ON THE FOLLOWING CRITERIA:

21 (I) WHETHER THE PROJECT CAN BE REPLICATED FOR USE
22 ACROSS THIS COMMONWEALTH.

23 (II) WHETHER THE PROJECT INCLUDES A STRATEGIC PLAN
24 FOR IMPLEMENTATION.

25 (III) THE INCLUSION OF AN ITEMIZED BUDGET OF ALL
26 COSTS.

27 (2) THE AUTHORITY MAY DEVELOP ADDITIONAL EVALUATION
28 CRITERIA FOR EACH TYPE OF PROJECT ELIGIBLE UNDER SUBSECTION
29 (C).

30 (3) GRANTS SHALL BE AWARDED TO THE EXTENT THAT FUNDS ARE

1 AVAILABLE.

2 (G) APPROVAL OF PROJECT FINANCING APPLICATIONS.--UPON
3 SATISFACTION THAT ALL REQUIREMENTS HAVE BEEN MET, THE BOARD MAY
4 APPROVE THE APPLICATION, AND, IF APPROVED, THE AUTHORITY SHALL
5 AWARD A GRANT TO BE USED FOR COSTS OF THE PROJECT. A COMBINED
6 LOAN AND PROJECT GRANT MAY BE AWARDED ONLY IF THE BOARD FINDS
7 THAT THE VALUE OF THE PROPOSED COLLATERAL AND THE FINANCIAL
8 RESOURCES OFFERED BY THE APPLICANT ARE NOT SUFFICIENT TO REPAY A
9 LOAN IN THE AMOUNT OF THE TOTAL PROJECT COST.

10 (H) HOUSING STABILIZATION INITIATIVE FUND.--THE HOUSING
11 STABILIZATION INITIATIVE FUND IS ESTABLISHED. THE FOLLOWING
12 APPLY TO THE HOUSING STABILIZATION INITIATIVE FUND:

13 (1) THE FOLLOWING SHALL BE DEPOSITED INTO THE HOUSING
14 STABILIZATION INITIATIVE FUND:

15 (I) APPROPRIATIONS FROM THE GENERAL ASSEMBLY.

16 (II) ANY ALLOCATIONS RECEIVED BY THE COMMONWEALTH
17 FROM THE FEDERAL GOVERNMENT MADE AVAILABLE FOR PURPOSES
18 OF FUNDING THE STUDENT HOUSING REPURPOSE PROGRAM.

19 (III) ANY GIFT, DONATION, LEGACIES OR OTHER
20 REVENUES.

21 (2) ANY INTEREST THAT ACCRUES FROM MONEY IN THE HOUSING
22 STABILIZATION INITIATIVE FUND SHALL REMAIN IN THE HOUSING
23 STABILIZATION INITIATIVE FUND.

24 (3) MONEY IN THE HOUSING STABILIZATION INITIATIVE FUND
25 IS APPROPRIATED TO THE AUTHORITY ON A CONTINUING BASIS TO
26 CARRY OUT THE PROVISIONS OF THIS SECTION. THE APPROPRIATION
27 SHALL NOT LAPSE AT THE END OF A FISCAL YEAR.

28 Section 9 10. Effective date.

29 This act shall take effect in 180 days.

<--