

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 599 Session of 2009

INTRODUCED BY YAW, PIPPY, KITCHEN, WAUGH, PILEGGI, FONTANA,
 CORMAN, WONDERLING, GORDNER, RAFFERTY, STOUT, ALLOWAY,
 KASUNIC, ERICKSON, BROWNE, LOGAN, GREENLEAF, HUGHES, O'PAKE,
 STACK, BOSCOLA AND WILLIAMS, MARCH 12, 2009

REFERRED TO URBAN AFFAIRS AND HOUSING, MARCH 12, 2009

AN ACT

1 Amending the act of December 3, 1959 (P.L.1688, No.621),
 2 entitled, as amended, "An act to promote the health, safety
 3 and welfare of the people of the Commonwealth by broadening
 4 the market for housing for persons and families of low and
 5 moderate income and alleviating shortages thereof, and by
 6 assisting in the provision of housing for elderly persons
 7 through the creation of the Pennsylvania Housing Finance
 8 Agency as a public corporation and government
 9 instrumentality; providing for the organization, membership
 10 and administration of the agency, prescribing its general
 11 powers and duties and the manner in which its funds are kept
 12 and audited, empowering the agency to make housing loans to
 13 qualified mortgagors upon the security of insured and
 14 uninsured mortgages, defining qualified mortgagors and
 15 providing for priorities among tenants in certain instances,
 16 prescribing interest rates and other terms of housing loans,
 17 permitting the agency to acquire real or personal property,
 18 permitting the agency to make agreements with financial
 19 institutions and Federal agencies, providing for the purchase
 20 by persons of low and moderate income of housing units, and
 21 approving the sale of housing units, permitting the agency to
 22 sell housing loans, providing for the promulgation of
 23 regulations and forms by the agency, prescribing penalties
 24 for furnishing false information, empowering the agency to
 25 borrow money upon its own credit by the issuance and sale of
 26 bonds and notes and by giving security therefor, permitting
 27 the refunding, redemption and purchase of such obligations by
 28 the agency, prescribing remedies of holders of such bonds and
 29 notes, exempting bonds and notes of the agency, the income
 30 therefrom, and the income and revenues of the agency from
 31 taxation, except transfer, death and gift taxes; making such
 32 bonds and notes legal investments for certain purposes; and

1 (1) Projects to provide safe and sanitary dwellings for
2 sale or rent to low-income and moderate-income individuals or
3 families.

4 (2) Projects to increase the availability or quality of
5 housing for elderly persons.

6 (3) Projects to increase the availability or quality of
7 accessible housing for individuals with disabilities.

8 (4) Projects to prevent or reduce homelessness.

9 (5) Projects to encourage the development and
10 rehabilitation of distressed neighborhoods.

11 (6) Projects to provide mortgage or rental assistance,
12 including housing counseling, foreclosure prevention and
13 refinancing products.

14 (7) Projects to provide loans, low-interest loans or
15 grants to low-income and moderate-income individuals or
16 families who are owner-occupants for repairs and improvement
17 to sustain or increase the conditions of the home.

18 (c) Purposes.--Moneys for projects under subsection (b) may
19 be used for the following:

20 (1) Predevelopment activities, including title searches,
21 market studies, project planning, architectural services,
22 legal and engineering studies and related fees.

23 (2) Acquisition and disposition of real or personal
24 property.

25 (3) Site preparation, including demolition of existing
26 structures and remediation of environmental conditions.

27 (4) Construction, reconstruction, alteration and repair
28 of existing structures, improvements and infrastructure.

29 (d) Matching funds.--Funds appropriated to the program may
30 be used for a set-aside for matching funds for counties that

1 (b) Publication.--The proposed plan, including a comment
2 response document, shall be submitted to the chair and minority
3 chair of the Urban Affairs and Housing Committee in the Senate
4 and the chair and minority chair of the Commerce Committee in
5 the House of Representatives, published in the Pennsylvania
6 Bulletin and published on the agency's Internet website for
7 public comment no later than 45 days prior to its adoption under
8 subsection (a). All comments submitted to the agency in writing
9 shall be public records and shall be incorporated into the
10 comment response document.

11 Section 405-D. Reporting.

12 Within 90 days following the close of the first calendar year
13 after the effective date of this article and by July 1 of every
14 year thereafter, the agency shall issue a report containing a
15 financial statement, an itemized list of projects funded and a
16 description of other expenditures in the preceding calendar
17 year. The report shall be submitted to the Governor, the Auditor
18 General and the chair and minority chair of the Urban Affairs
19 and Housing Committee in the Senate and the chair and minority
20 chair of the Commerce Committee in the House of Representatives
21 and published on the agency's Internet website. The report shall
22 be a public record.

23 Section 406-D. Account.

24 There is established in the State Treasury a restricted
25 receipt account. All appropriations and other funds allocated to
26 the program shall be deposited in the account. Interest and any
27 unspent appropriations in the account shall remain in the
28 account.

29 Section 2. This act shall take effect in 90 days.