

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1168 Session of
2024

INTRODUCED BY HUGHES, COSTA, HAYWOOD, SAVAL, SANTARSIERO, KANE,
FONTANA, BREWSTER, DILLON AND SCHWANK, APRIL 22, 2024

REFERRED TO URBAN AFFAIRS AND HOUSING, APRIL 22, 2024

AN ACT

1 Amending the act of April 9, 1929 (P.L.343, No.176), entitled
2 "An act relating to the finances of the State government;
3 providing for cancer control, prevention and research, for
4 ambulatory surgical center data collection, for the Joint
5 Underwriting Association, for entertainment business
6 financial management firms, for private dam financial
7 assurance and for reinstatement of item vetoes; providing for
8 the settlement, assessment, collection, and lien of taxes,
9 bonus, and all other accounts due the Commonwealth, the
10 collection and recovery of fees and other money or property
11 due or belonging to the Commonwealth, or any agency thereof,
12 including escheated property and the proceeds of its sale,
13 the custody and disbursement or other disposition of funds
14 and securities belonging to or in the possession of the
15 Commonwealth, and the settlement of claims against the
16 Commonwealth, the resettlement of accounts and appeals to the
17 courts, refunds of moneys erroneously paid to the
18 Commonwealth, auditing the accounts of the Commonwealth and
19 all agencies thereof, of all public officers collecting
20 moneys payable to the Commonwealth, or any agency thereof,
21 and all receipts of appropriations from the Commonwealth,
22 authorizing the Commonwealth to issue tax anticipation notes
23 to defray current expenses, implementing the provisions of
24 section 7(a) of Article VIII of the Constitution of
25 Pennsylvania authorizing and restricting the incurring of
26 certain debt and imposing penalties; affecting every
27 department, board, commission, and officer of the State
28 government, every political subdivision of the State, and
29 certain officers of such subdivisions, every person,
30 association, and corporation required to pay, assess, or
31 collect taxes, or to make returns or reports under the laws
32 imposing taxes for State purposes, or to pay license fees or
33 other moneys to the Commonwealth, or any agency thereof,
34 every State depository and every debtor or creditor of the

1 Commonwealth," in emergency COVID-19 response, further
2 providing for Housing Options Grant Program; and making
3 appropriations.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. Section 196-C of the act of April 9, 1929
7 (P.L.343, No.176), known as The Fiscal Code, added July 11, 2022
8 (P.L.540, No.54), is amended to read:

9 Section 196-C. Housing Options Grant Program.

10 (a) Establishment.--The agency shall establish a grant
11 program to be known as the Housing Options Grant Program.

12 (b) Purpose.--

13 (1) The program shall make grants available from amounts
14 appropriated for COVID Relief - ARPA - Affordable Housing
15 Construction for the development of affordable housing units,
16 including, but not limited to, building new units, rehabbing
17 existing properties to make them affordable housing units or
18 preserving existing affordable units.

19 (2) The program shall make grants or loans from money
20 made available to the agency for the development of
21 affordable housing units, including building new housing
22 units, rehabilitating existing properties to make them
23 affordable housing units or preserving existing affordable
24 housing units.

25 (b.1) Funding.--

26 (1) No later than July 15, 2024, the sum of \$100,000,000
27 shall be appropriated from the General Fund to the agency to
28 provide grants or loans through the program.

29 (2) No later than July 15, 2025, the sum of \$100,000,000
30 shall be appropriated from the General Fund to the agency to
31 provide grants or loans through the program.

1 (3) No later than July 15, 2026, the sum of \$100,000,000
2 shall be appropriated from the General Fund to the agency to
3 provide grants or loans through the program.

4 (4) No later than July 15, 2027, the sum of \$100,000,000
5 shall be appropriated from the General Fund to the agency to
6 provide grants or loans through the program.

7 (5) No later than July 15, 2028, the sum of \$100,000,000
8 shall be appropriated from the General Fund to the agency to
9 provide grants or loans through the program.

10 (c) Duties.--The agency shall make grants or loans available
11 to developers or nonprofit organizations consistent with the
12 purposes of this section.

13 (d) Requirements.--A grant or loan shall be made to a
14 developer or a nonprofit organization for a project that meets
15 the requirements for an award under the Federal Low Income
16 Housing Tax Credit. The agency shall establish a maximum income
17 limit for eligible tenants at a threshold that the agency deems
18 appropriate, which does not exceed those amounts published
19 annually for Low Income Housing Tax Credit-financed properties
20 in the respective county. To be eligible for a grant or loan
21 under this section, a developer or nonprofit organization must
22 agree to provide matching funds of at least 25% of the grant or
23 loan amount to be awarded for the development. All grants made
24 in accordance with subsection (b)(1) shall be awarded no later
25 than December 31, 2024.

26 (e) Diversity.--The agency shall ensure that the grants are
27 geographically diverse across the Commonwealth.

28 (f) Reporting.--No later than June 30, 2023, and each June
29 30 thereafter, the agency shall report to the Governor and the
30 General Assembly and post on the agency's publicly accessible

1 Internet website:

2 (1) The number of grants awarded to a developer and
3 nonprofit organization.

4 (2) The county in which each grant is awarded.

5 (3) The total number of applications received in the
6 previous fiscal year and the amount of funds request.

7 (4) Any other information the agency deems necessary.

8 (g) Definitions.--As used in this section, the following
9 words and phrases shall have the meanings given to them in this
10 subsection unless the context clearly indicates otherwise:

11 "Agency." The Pennsylvania Housing Finance Agency.

12 "Program." The Housing Options Grant Program established
13 under subsection (a).

14 Section 2. This act shall take effect immediately.