



### *Our Mission*

*In order to make the Commonwealth a better place to live while fostering community and economic development, the Pennsylvania Housing Finance Agency provides the capital for decent, safe, and affordable homes and apartments for older adults, persons of modest means, and those with special housing needs.*



*The Pennsylvania Housing Finance Agency is committed to the policy that all persons shall have equal access to its housing programs and employment without regard to age, disability, family status, gender, national origin, political affiliation, race, or religion.*

PHFA  
Attn: Homeownership R&R  
211 North Front Street  
Harrisburg, PA 17101  
717.780.3800 or 1.800.822.1174  
TTY 717.780.1869  
[www.phfa.org](http://www.phfa.org)



## **RENOVATE & REPAIR LOAN PROGRAM (R&R)**

**Edward G. Rendell, Governor**  
**Brian A. Hudson, Sr., Executive Director**

The Pennsylvania Housing Finance Agency takes great pride in helping Commonwealth citizens become homeowners. Now we would like to help Pennsylvanians improve and maintain their homes. This brochure and the additional information on our Web site, [www.phfa.org](http://www.phfa.org), will help take a little mystery out of what can be a complicated process. Thank you for your interest in our program.

**Brian A. Hudson, Sr.**  
*PHFA Executive Director  
& Chief Executive Officer*



The Renovate & Repair Loan Program (R&R) is designed to meet a serious housing issue for many of Pennsylvania's homeowners: how to make their home a healthy, comfortable place and a financial asset. Unfortunately, these challenges lead some homeowners to unscrupulous lenders and contractors or to invest in poor quality or unnecessary repairs.

The unique Renovate & Repair collaboration between PHFA, lenders, and local housing organizations has been developed to assist homeowners in avoiding these pitfalls. This program also offers a flexible funding source to local housing organizations and lenders to help bolster community development efforts; curb predatory lending; and improve the critical linkages between contractors, government programs, housing counseling, and Pennsylvania citizens.



R&R loans are also available to owners of multifamily dwellings that were once single family homes. The "R&R Conversion Program" can be used to restore these properties back into single family residences.

Interested homeowners need to have:

- Household incomes no greater than approximately 150 percent of statewide median (adjusted upwards in high-cost areas). Check out PHFA's Web site for the actual limits in your county at [www.phfa.org](http://www.phfa.org).
- Satisfactory credit (typically credit scores above 620).
- An interest in repairing or improving their permanent, primary residence, which must be located in Pennsylvania.
- Currently own the home or be in the process of purchasing it.
- Adequate income to support a monthly loan payment.
- Additional qualifications are on the PHFA Web site and will be described by the Local Program Administrator (LPA) at the time of application.



### Benefits to the Borrower

- Lower rate than traditional home equity loans
- Low fees
- Borrow up to a maximum of \$35,000 or 120% of the home's value for approved home repairs or renovations
- 10, 15- or 20- year fixed rate loan
- No pre-payment penalty
- Help with determining what repairs should be made and how much they should cost
- Help with selecting qualified and reputable contractors



### Homeowners or Homebuyers:

Contact PHFA at 1.800.822.1174 to get a referral to the LPA in your area.

The LPA will be your primary contact through the R&R process. They or a Participating Lender will see if you can afford the R&R loan (also known as "credit underwriting"); help you prioritize spending of these borrowed funds (the "home evaluation") and assist you in finding a contractor.

### Potential LPAs or Lenders:

Contact PHFA at 1.800.822.1174 and choose the option for Homeownership Programs to learn more about how to administer this program in your area.