



The Local Housing Investment Fund & Trust of South Central PA (LHIFT) is a revolving loan fund for flexible, low cost and below market interest loans which support and stimulate the creation, rehabilitation and preservation of affordable housing and mixed-use projects within the south central Pennsylvania counties of Adams, Cumberland, Dauphin, Franklin, Lancaster, Lebanon, Perry and York. Eligible activities for loans include:

- Pre-development costs, bridge or gap closing to developers for the construction of affordable housing or mixed-used projects including housing.
- Construction of new and/or rehabilitation of existing structures into affordable multi-family housing, including mixed-use and mixed-income projects.
- Acquisition and rehabilitation of homes and/or other properties for resale as affordable home ownership or rental opportunities.
- Preservation of affordable housing through the improvement of safety and living conditions in residential and mixed-use buildings in downtowns of cities and boroughs.
- Support for mixed-income, multi-family housing.

LHIFT can have a tremendous impact as a driver of economic development and stability for families, neighborhoods and communities. Whether it's 1 house or 100 apartments, LHIFT assists non-profit and for-profit developers of quality and affordable housing with flexible, low cost, low interest (below market) capital. Additionally, LHIFT can provide specialized technical assistance that can assist in bringing the project to fruition and enhance organizational capacity.

A key benefit of LHIFT is that loan terms and conditions are developed with the success of a project in mind while using sound underwriting practices. Traditional lending institutions sometimes have difficulty varying loan terms, rates and requirements due to various government regulations, or may see certain projects as too risky for their portfolio and in need of special pre-development technical assistance. This presents a challenge for small to midsize affordable housing and community development organizations.



As a U.S. Treasury Department certified Community Development Financial Institution (CDFI), LHOP has the flexibility to develop financial products and services tailored to meet the specialized needs of the housing industry and communities. Working with our staff, Loan Committee and partnering investors, LHOP customizes loan products and services.

We encourage community officials, developers, builders and potential applicants to speak with a staff member at LHOP. Such a consultation can provide guidance on projects, funding availability, requirements for applications, etc. LHOP's financial products, range of loan rates, initial requirements and application for LHIFT can be found at www.lhop.org/lhif/loan-program. You may also call (717) 291-9945 ext. 102 or email info@lhop.org