

# LOW-INCOME HOUSING TAX CREDIT PROGRAM



## Derstine Run II

2011

Derstine Run II is the second phase of the Derstine Run community and is located on a 3.15-acre site in a residential section of Hatfield, Montgomery County. It is a two-story building with an elevator and consists of 60 units for people ages 62 and over. The development is approximately 62,884 square feet. Monthly rent is based on median annual income categories for Montgomery County. Each unit offers one bedroom, full-size kitchen and bath, ample in-suite storage, as well as a bonus storage locker and state-of-the-art emergency call and fire alarm systems. Residents also have access to community programs providing social activities, healthcare, regular transportation, religious services and community events. These services aid the residents in maintaining their health and independence.

DEVELOPER: Advanced Living Communities

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## Fairmont Apartments

2013

Fairmont Apartments is located on a 1-acre lot in Pittsburgh. The development is a four-story building with two elevators consisting of 60 one-bedroom units for people ages 62 and older. Eight units are available to those with mobility impairments. The development has a total of 51,413 square feet, which includes 3,113 square feet of community space. Rent includes gas, water and sewage so there are fewer bills for residents to manage. Each unit features an emergency pull cord and 24-hour emergency maintenance. There is also controlled-access entry for peace of mind. Fairmont Apartments is just steps away from several major bus line stops.

DEVELOPER: Senior Care Network, Inc.

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## Park View at Oak Crest

2013

Park View at Oak Crest, located in Harleysville, Montgomery County, is a three-story building with one elevator consisting of 99 units for people ages 62 and older. There are 86 one-bedroom and 13 two-bedroom units. Four units are available to those with mobility impairments. The development has a total of 88,750 square feet. The community offers in-house activities such as bingo, crafts and book clubs, wellness fairs, exercise classes, and other classes and seminars. There is also a bus available for residents to plan outings to shopping venues, museums and lunches. Residents are offered professional services at their door including salon and health services and other classes facilitated by experts in finance and elder law. The community features a landscaped courtyard, patio, multimedia center and lending library.

DEVELOPER: Homes for America, Inc.

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## Villa Maria

2013

Villa Maria Apartments, located in Erie, is a revitalized, century-old, four-story building with an elevator, consisting of 31 one-bedroom and 10 two-bedroom units for a total of 41 units for people ages 55 and over. The building is listed on the National Register of Historic Places. There are three accessible units. The development has a total of 73,048 square feet. It has a community room, computer lab, library, media room, laundry room, social services, planned activities, private courtyard and controlled building access. It also offers off-street parking, and small pets are allowed. Villa Maria is within walking distance of shopping, banking and bus lines.

DEVELOPER: Housing And Neighborhood Development Services, Inc.

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## Village at Brierwood

2011

Village at Brierwood, located in Somerset, Somerset County, is a community with six one-story buildings consisting of 20 units for people ages 55 and above. Two units are available to tenants whose incomes do not exceed 20 percent of the area median income. Nine units are available to tenants whose incomes do not exceed 50 percent of the area median income. The remaining nine units are available to tenants whose incomes do not exceed 60 percent of the area median income. There are two accessible units. The development has a total of 16,559 square feet. The community is located on 2.5 acres within an established residential area.

DEVELOPER: Housing Authority of Indiana County