

TOP STORIES

Governor Corbett announces tax credits for two health centers

Governor Tom Corbett announced in mid-September the allocation of \$8 million in New Markets Tax Credits to help fund construction of a state-of-the-art health, wellness and literacy center in Philadelphia. The new three-story facility at 1700 South Broad Street will replace a dated structure with one shared by Children's Hospital of Philadelphia (CHOP) and the City of Philadelphia. Realizing each organization had unique needs that could be advanced by working together, the two agreed to a partnership whereby CHOP will lease land from the city on which it will construct a building offering a modern facility which will benefit both. The project creates a unique synergy producing an integrated resource offering health care, physical fitness and library resources for area residents. The facility will provide families with a single location for adult and pediatric health care.

Governor Corbett also announced in late September the completion of an \$8 million New Markets Tax Credits transaction to help fund construction of a new health center in Williamsport. The new, 88,000 square foot Susquehanna Health Innovation Center is intended to fill an urgent need for community medical services in inner-city Williamsport. The new health innovation center (HIC) is part of a broader \$268 million project of the Susquehanna Health System. The HIC's location on the campus of the Williamsport Regional Medical Center and its inclusion of targeted healthcare services will enable vulnerable patients and their families to more conveniently access a broad spectrum of high-demand services in one location. The tax credits were awarded by Commonwealth Cornerstone Group, PHFA's community development entity.

PHFA holds 2015 pre-application workshop about multifamily housing development funding

On October 1, PHFA held an informational workshop in Harrisburg for housing providers and interested groups to learn more about funding for the construction and/or preservation of affordable rental housing in Pennsylvania. Agency staff outlined eligibility criteria and explained how to apply for various programs, including low-income housing tax credits, PennHOMES funding, and tax-exempt bond allocations.

For 2015, multifamily developers are being encouraged to incorporate energy efficiency measures, sustainable systems and smart site criteria into their building designs when requesting PHFA funding. Additionally, inclusion of resident supportive services and accessible units is being recommended. These topics were covered in detail with materials provided to the workshop attendees. Time was also provided for questions.

Applications for 2015 funds will be accepted through January 30, 2015. These funds can be used in connection with new construction, substantial rehabilitation or the preservation of existing properties. Developers should contact Lisa Lutz at PHFA for applications, information, or to schedule a pre-application site visit. Lisa can be reached at 717-780-3876 or llutz@phfa.org.



Holly Glauser, PHFA director of development, and Stan Salwocki, PHFA manager of architecture and engineering, address the 250-plus crowd during the pre-application workshop.

PHFA's Hudson ending term as NCSHA president

PHFA Executive Director Brian Hudson's term as National Council of State Housing Agencies' (NCSHA) president will end this month. Hudson was elected president during NCSHA's annual conference in October 2012 and has served a two-year term.

During his time as NCSHA president, Hudson led the organization in its national advocacy efforts for affordable housing on such topics as housing bonds, housing tax credits and the HOME Investment Partnerships (HOME) program. He has represented NCSHA and its members in Washington before Congress, the Obama Administration, and federal agencies concerned with housing.

Hudson has previously served NCSHA as vice president and secretary-treasurer. He will continue in the role of past-president to assist the incoming president, who will be elected during the group's October conference in Boston.



PHFA Executive Director Brian Hudson (right) shown during a past NCSHA event.

HOMEOWNERSHIP

Homeownership training in full gear

In mid-July, PHFA partnered with the Pennsylvania Association of Realtors® to promote a series of webinars exclusively for PAR members to learn more about the Mortgage Credit Certificate (MCC) program. The MCC allows homebuyers to claim an annual tax credit for up to 50 percent of the mortgage interest paid per year, capped at \$2,000 annually, for the life of the loan. The webinars attracted about 250 participants. Shortly after all five webinar sessions were completed, the Homeownership Division's secondary marketing lock desk measured an uptick in MCC reservations, indicating the webinars were a success.

If you would like to ["Train Like A Champion with PHFA,"](#) attend a regional training session being offered in October. Click on the link above to access all the program details and to generate more PHFA business.

PHFA AROUND THE STATE

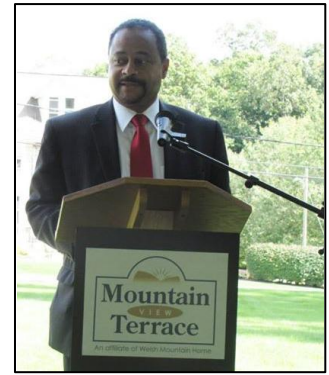
Groundbreaking and ribbon-cutting ceremonies make for a busy summer



William Bailey, PHFA senior development officer, and resident Lauren Davis cut the ribbon during a grand opening ceremony for an energy efficient senior housing complex, Anthony Wayne II, South Philadelphia, in mid-July. This project was partially funded with tax credits from PHFA.



PHFA Executive Director Brian Hudson recently toured Paseo Verde, a LEED Platinum certified community, in South Philadelphia. The goal of this development is to provide a healthy living environment for residents along with energy efficient cost savings. Tax credits from PHFA helped fund this project. Photo courtesy of Asociación Puetorriqueños en Marcha, Inc.



Brian Hudson, PHFA executive director, spoke during the ground breaking ceremony of Mountain View Terrace, New Holland, Lancaster County, in mid-September. The development will feature 36 units for seniors age 62 and older. Mountain View Terrace was made possible, in part, with tax credits from PHFA.



Brian Hudson, PHFA executive director, and Ara M. Kervandjian, managing member of Progress Development Group, LLC, cut the ribbon during the grand opening of Limerock Court, State College, in early June. This development, providing 36 two- and three-bedroom units, was made possible, in part, with tax credits from PHFA.



St. Francis Commons, Scranton, a 30-unit housing development for homeless veterans, had its grand opening on July 17. Addressing the crowd were (L-R): Bryant MacPherson, program director and veteran; Peter Zimich, former homeless 82-year old veteran and resident; and Bishop Joseph Bambera. Also attending were Pennsylvania Senator John Blake and Representative Marty Flynn.



Fran Kuhns, WRC Senior Services executive director, spoke during the grand opening of Ridgmont Senior Cottages in Ridgway, held August 28. Ridgmont accommodates 40 residents. There are also recreational activities to enjoy, nutritious meals and professional staff on hand 24 hours a day to help with personal care, managing medications and healthcare. PHFA tax credits, and other funding, made this project possible.



McKeesport Downtown Housing had its ribbon-cutting ceremony in early July. Brian Hudson, PHFA executive director (second from left), along with ACTION-Housing and other partners, celebrated the rehabilitation of the former YMCA into an 84-unit homeless and transitional housing facility made possible utilizing tax credits from PHFA.



Brian Hudson, PHFA executive director, and Sister Mary Scullion, Project HOME, were present during the groundbreaking ceremony of the 810 Arch Street project, Philadelphia, in mid-September. The nine-story mixed-use development will provide retail space and 94 housing units for formerly homeless and low-income men and women. Photo courtesy of Jay Gorodetzer.



Arneman Place opened in mid-August in Harborcreek, Erie County. The community is a new construction community with eleven townhouse buildings consisting of 50 units. The project was made possible, in part, with tax credits from PHFA.

CUSTOMER SERVICE

PHFA's new Customer Solutions Center is up and running

In a new initiative to enhance its customer service, PHFA has launched its Customer Solutions Center, based in the Harrisburg headquarters. The center is staffed with eight employees and is supervised by Ed Martinez, who has prior call center experience. The CSC team has been developing scripts and procedures for answering customer questions and delivering helpful marketing materials. PHFA's Information Technology Division has been assisting this effort with extensive technological support.

The center already has started taking calls from customers related to homebuying, housing counseling and foreclosure prevention.

(cont.)



Staff of PHFA's new Customer Solutions Center (L-R): Walt Pudlowski, Ed Martinez, Christine Williams, Crystal Baker, David Gregorits, Myra Cartagina, Orlando Laureano and Glorybeel Perez.

During October, the CSC staff will take on customer calls from PHFA's other program areas, as well as general public inquiries to the agency's Pittsburgh and Norristown satellite offices. Its main goal is to provide PHFA customers with the best service possible while handling general questions about the agency's housing programs. The new CSC team is also trained to help resolve any issues a caller may have regarding agency services or general housing needs.

EVENTS AND AWARDS

Application deadline approaching for 2014 Supportive Housing Award

PHFA and the Departments of Aging and Public Welfare would like to remind everyone that the deadline for nominations for the 2014 Supportive Housing Award is October 10.

This year's award honors individuals and organizations for their efforts to provide veterans with permanent supportive housing. Permanent supportive housing refers to housing that is affordable, safe and secure, accessible to low-income individuals with disabilities, and responsive to community needs.

The nomination form is available on the Pennsylvania Department of Aging's [homepage](#). The award winner will be announced in mid-November during the Homes Within Reach Conference in Harrisburg. For more information about the award, email: RA-housingaward@pa.gov or visit www.aging.state.pa.us.

Energized Commonwealth Housing Forum slated for May 2015

Mark your calendars for PHFA's 2015 Commonwealth Housing Forum on May 7-8, 2015, at the Hilton Harrisburg. The theme for next spring's forum is "Rock the House," and it will include lots of new features for attendees.



2015 COMMONWEALTH HOUSING FORUM

The 2015 forum will offer 30-plus educational sessions covering housing industry topics, a vendor marketplace, and many networking opportunities. One new feature will be continuing education credit classes for Mortgage Bankers and Realtors®. To be added to an email distribution list for updates about the event, please email: HousingForum@phfa.org. For sponsorship opportunities, please contact Chris Anderson at 717-780-3915 or canderson@phfa.org.

COMMUNITY INVOLVEMENT

Harrisburg event raises money for epilepsy research

PHFA employees and friends, organized by Tonya Warren of PHFA's HEMAP Division, participated in the Twelfth Annual Epilepsy Fun Run/Walk in early August. The team known as "Tonya's Treasures" consisted of 27 participants and raised \$1,575 to benefit the Epilepsy Foundation of Western/Central Pennsylvania. Warren has epilepsy and has organized this event for the past 12 years to raise awareness about epilepsy and assist research efforts.



Tom Corbett, Governor • Brian A. Hudson Sr., Executive Director & CEO

To receive an e-mail notice when a new issue of PHFA Developments is posted, or for comments and questions, please write Renae Hodges at rhodges@phfa.org

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