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For Immediate Release

## PHFA publishes new Placed-in-Service Package

**HARRISBURG, PA** – The Pennsylvania Housing Finance Agency has posted on its website a revised and streamlined Placed-in-Service package that will be of interest to developers who work on multifamily developments funded by PHFA. The revised version will expedite both the preparation process and the review process.

The Placed-in-Service Package is a submission of all costs associated with the project and certified by an accountant. It is submitted once a Low-Income Housing Tax Credit development is complete. PHFA reviews all the costs and sources in the Placed-in-Service Package before issuing an IRS Tax Form 8609, which is the document that finalizes the LIHTC amount for each development. The investor then uses that form to claim the tax credit.

Developers are advised to go to the [agency's website](#) and look for the link labeled "Placed-in-Service Package (updated 4/2025)" under the section "Tax Credit Submission Requirements and Information." They are asked to begin using this Placed-in-Service Package immediately.

For those developers that already have Placed-in-Service Packages in process using the former package but have not yet submitted it to PHFA, the agency will accept the prior version through June 30. After that date, any packages received by PHFA must be in the new package format.

Questions about the new Placed-in-Service Package may be directed to the Manager of the Tax Credit Program, Chrissi Gerbig, at (717) 780-3824.

### About PHFA

The Pennsylvania Housing Finance Agency works to provide affordable homeownership and rental housing options for older adults, low- and moderate-income families, and people with special housing needs. Through its carefully managed mortgage programs and investments in multifamily housing developments, PHFA also promotes economic development across the state. Since its creation by the legislature in 1972, it has generated more than \$19.7 billion of funding for more than 205,147 single-family home mortgage loans, helped fund the construction of 110,284 rental units, distributed approximately \$362 million to support local housing initiatives, and saved the homes of more than 51,400 families from foreclosure. PHFA programs and operations are funded primarily by the sale of securities and from fees paid by program users, not by public tax dollars. The agency is governed by a 14-member board.

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