

PHFA has invested \$1.2 billion in financial assistance to build affordable multifamily developments across Pennsylvania, producing



25th anniversary.
It has 222 employees.

Agency celebrates

1997

PHFA surpasses \$3 billion of home mortgage loans to Pennsylvania homebuyers.

Homeownership counseling

helped Ejetta ACHIEVE her LONGTIME DREAM

Ejetta Roberson is living proof that anything is possible with some knowledge and lots of personal determination.

For 25 years, Ejetta worked hard at making a better life for her and her six children. Part of her dream was a desire to give her family the security of a home offering stability and the pride of ownership.

"I would have done anything to own a home," she recalls. "I wanted a home of my own because I kept saying, 'Why should I pay this rent when I could be building something that's mine? A home, an investment.' That's all I kept thinking, and I kept working toward that dream."

But there were challenges. Her one child had a terminal illness that sometimes required her to be away from work for extended periods. As a result, bills started to pile up, and that, in turn, drove down her credit rating.

Homeownership counseling was an important first step

Her efforts started in 1996 by getting educated about what it would take to buy a home. First, she went to a homebuyers class at the bank where she worked. Next, she met with Mike Mauer of the Mon Valley

Initiative (MVI), which counsels people interested in homeownership. The counseling is free - funded in part by PHFA.

Her biggest obstacle, Mike explained, was her low credit rating. But he showed her steps she could take that would raise her credit rating so she could qualify for a home loan.

It took five years of hard work and careful budgeting by Ejetta to improve her credit score. But ultimately she was successful. In early December 2011, a few weeks before Christmas, the Roberson family moved into their first home.

"The counseling made a big difference," she explains. "It helps you to understand credit, what's needed to purchase a home, and your debt-to-income ratio. It teaches you all that.

"I'm glad that I waited to buy a home. I'm glad that I matured enough [because] I appreciate it so much more. It was a long haul, but it was worth every bit of it."

