

NCSHA 2015 Annual Awards Entry Form

(Complete one form for each entry)

Deadline: Wednesday, June 10, 2015

Visit ncsha.org/awards to view the Annual Awards Call for Entries.

Instructions: Type entry information into the form and save it as a PDF. Do not write on or scan the form. If you have any questions contact Matt Cunningham at mcunningham@ncsha.org or 202-624-5424.

Fill out the entry name *exactly* as you want it listed in the program.

Entry Name: _____

HFA: _____

Submission Contact: (Must be HFA Staff Member) _____ **Email:** _____

Please provide a 15-word (maximum) description of your nomination to appear on the NCSHA website.

Use this header on the upper right corner of each page:

HFA: _____

Entry Name: _____

Select the appropriate subcategory of your entry and indicate if you are providing visual aids.

Communications	Homeownership	Legislative Advocacy	Management Innovation
Annual Report	Empowering New Buyers	Federal Advocacy	Financial
Creative Media	Encouraging New Production	State Advocacy	Human Resources
Promotional Materials and Newsletters	Home Improvement and Rehabilitation		Operations
			Technology
Rental Housing	Special Needs Housing	Special Achievement	Are you providing visual aids?
Encouraging New Production	Combating Homelessness	Special Achievement	Yes
Multifamily Management	Housing for Persons with Special Needs		No
Preservation and Rehabilitation			

Michigan State Housing Development Authority Midwest Housing Finance Collaborative

Overview – Objective – Coalition Building

The MHFC consists of state affordable housing agencies from Michigan, Wisconsin, Minnesota, Illinois, Indiana, Ohio, Pennsylvania, Nebraska and Iowa. The goal of the MHFC is to share best practices, resources and information that will assist in strengthening the individual agencies, creating a unified front for the region and marketing the Midwest as a great place to do business. The Collaborative is not only creative but also is proving to be effective in achieving federal legislative objectives while showcasing the Midwest and all it has to offer. Through collaboration, the nine separate housing authorities are able to achieve greater success than they would find separately.

History

In late 2012, Michigan Governor Rick Snyder was elected as co-chair of the Great Lakes Governor's Council.

The Council has one simple mission: To encourage and facilitate environmentally responsible economic growth. This has been accomplished by establishing a cooperative effort between the public and private sectors among the eight Great Lakes States, Ontario and Québec. Through the Council, governors work collectively to ensure that the entire Great Lakes region is both economically sound and environmentally conscious in addressing today's problems and tomorrow's challenges.

The Council works directly for the eight Great Lakes governors on projects and issues of common concern. The Council members develop, implement and coordinate project-specific initiatives to improve the region's environment and economy.

Soon after his election as co-chair, Governor Snyder reached out to his cabinet and encouraged each department head to network with their counterparts throughout the region and explore the possibilities for sharing best practices and common resources. The Michigan State Housing Development Authority (MSHDA) wasted no time in laying the groundwork for what is now called the Midwest Housing Finance Collaborative (MHFC).

Anticipating, Identifying and Prioritizing Legislative Issues – Effective Use of Resources

MHFC provides the ideal partnership to pilot, develop and share creative solutions among the collaborating states as well as with our stakeholders, citizens and elected officials. The group was formed in 2013. Since then we have developed inclusive strategies for working together and exploring new possibilities, partnerships and ways to effectively leverage the overall influence of the region at the local and national level.

The Collaborative strives to share best practices, combine resources and work seamlessly to promote the Midwest as a great place to live and do business. The region is a major contributor to the nation's economic strength, with outstanding higher education institutions, robust manufacturing and technology that are driving significant revitalization. Vibrant urban cities take on new life beside strong rural heritage that continues to attract new residents and investment. The MHFC is eager to engage and educate investors, policy makers and the public on the multitude of opportunities and resources available in the Midwest.

Michigan State Housing Development Authority Midwest Housing Finance Collaborative

The MHFC is eager to engage and educate investors, policy makers and the public on the multitude of opportunities and resources available in the Midwest.

The region is enjoying population and business growth, and with that comes the need for more affordable housing. Their rental vacancy rates and the Housing Price Index are lower than the national average, creating housing opportunities for buyers at all income levels, as well as developers and other housing investors. They continue to focus on meeting the immediate housing needs and enhancing the long-term viability of our neighborhoods and communities. Together, they are committed to ensuring the housing needs of the Midwest are addressed and realized.

Creation of MHFC Legislative Brochure to Forge Relationships with Federal Legislators

The decision was made at the MHFC conference that the group should put together a brochure that introduced our group to Congress by means of highlighting exemplary developments using a cross section of federal programs while servicing a wide variety of customers. Each state submitted one stand-out development with pictures and a summary.

MSHDA was the lead on the project and produced everything in house. The efforts produced the first Midwest-specific legislative piece. These booklets were distributed to each delegation office during Capitol Hill visits at the 2014 NCSHA legislative conference. The brochures were greeted with enthusiasm and encouragement for MHFC to continue collaborating from a regional standpoint in an effort to “rebrand” the Midwest as an ideal place to do business. MSHDA redesigned and updated the content of the brochure for 2015. **(See Attachment)**

Summary

Through the creation of the MHFC, we were able to enhance the overall mission of MSHDA and the Midwest by expanding our scope of work and bringing together our housing partners to form a regional collaborative designed to rebrand the Midwest from its former “rust belt” designation. Now we are well on our way to becoming a remarkably “renewed region,” one that invites investment and economic development. We were able to reach our target audience, the Congressional delegations of each partner state, and advance our creatively crafted message.

The MHFC continues to look for new and even more efficient ways to do business with a focus on trends in the industry. The continuance of MHFC will allow us to review our accomplishments, prioritize next steps and identify goals into the future.

Impact

Perhaps the greatest impact of this coordinated advocacy is that it keeps federal legislators in the know about how the decisions they make can affect not only their district and state but the entire Midwest region. We believe that MHFC’s ongoing efforts provide an opportunity to tell members of Congress that any tax reform plan must preserve the Low Income Housing Tax Credit and the Housing Bonds. We continue to illustrate how both programs have had a proven track record of success in providing affordable housing in the region and have helped lower income individuals and families who need it.

We strongly believe that raising our collective MHFC voices in this way allows us to advance the right legislation, fulfill the missions of the participating HFAs and advocate for the public we serve.

**Michigan State Housing Development Authority
Midwest Housing Finance Collaborative**

Attachments



MIDWEST
Housing Finance
COLLABORATIVE

Illinois • Indiana • Iowa • Michigan • Minnesota • Nebraska • Ohio • Pennsylvania • Wisconsin



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Veterans Manor





Greetings from the Great Midwest

Thank you for your interest in the Midwest Housing Finance Collaborative (MHFC). This brochure provides an overview of affordable housing developments within the Midwest region and highlights each participating state housing agency in their own unique way. As you thumb through the pages you will also get a glimpse into the purpose of the Collaborative.

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The region is enjoying population and business growth, and with that comes the need for more affordable housing. Our rental vacancy rates and the Housing Price Index are lower than the national average, creating housing opportunities for buyers at all income levels, as well as developers and other housing investors. We continue to focus on meeting the immediate housing needs and enhancing the long-term viability of our neighborhoods and communities.

Together, we are committed to ensuring the housing needs of the Midwest are addressed and realized. An exciting future awaits and we look forward to sharing our experiences and successes with you. If you have any questions, or would like to learn more about the MHFC, please do not hesitate to call on anyone of us.

Mary R. Kenney, Executive Director
Illinois Housing Development Authority

Wayne Workman, Acting-Executive Director,
Michigan State Housing Development Authority

Doug Garver, Executive Director,
Ohio Housing Finance Agency

Jacob Sipe, Executive Director,
Indiana Housing and Community
Development Authority

Mary Tingenthal, Commissioner,
Minnesota Housing Finance Agency

Brian Hudson, Executive Director,
Pennsylvania Housing Finance Agency

Dave Jamison, Executive Director,
Iowa Finance Authority

Tim Kenny, Executive Director,
Nebraska Investment Finance Authority

Wyman Winston, Executive Director,
Wisconsin Housing and Economic
Development Authority



Buena Vista Tower Apartments

LIHTC
(1986-2014)
\$453 million

HOME
(1992-2014)
\$499 million

CDBG
(2011)
\$19 million

NSP
(2009-2012)
\$55 million

Jobs
Created
110, 117

“Everyone worked together. The IHDA funding allowed Buena Vista to do the necessary rehab and upgrades to the building. The building is now the most up-to-date and most modern fire and life safety building in the city.”

- John Fahy, Elgin Fire Chief



Public-Private Collaboration to Preserve Housing and Rental Subsidy

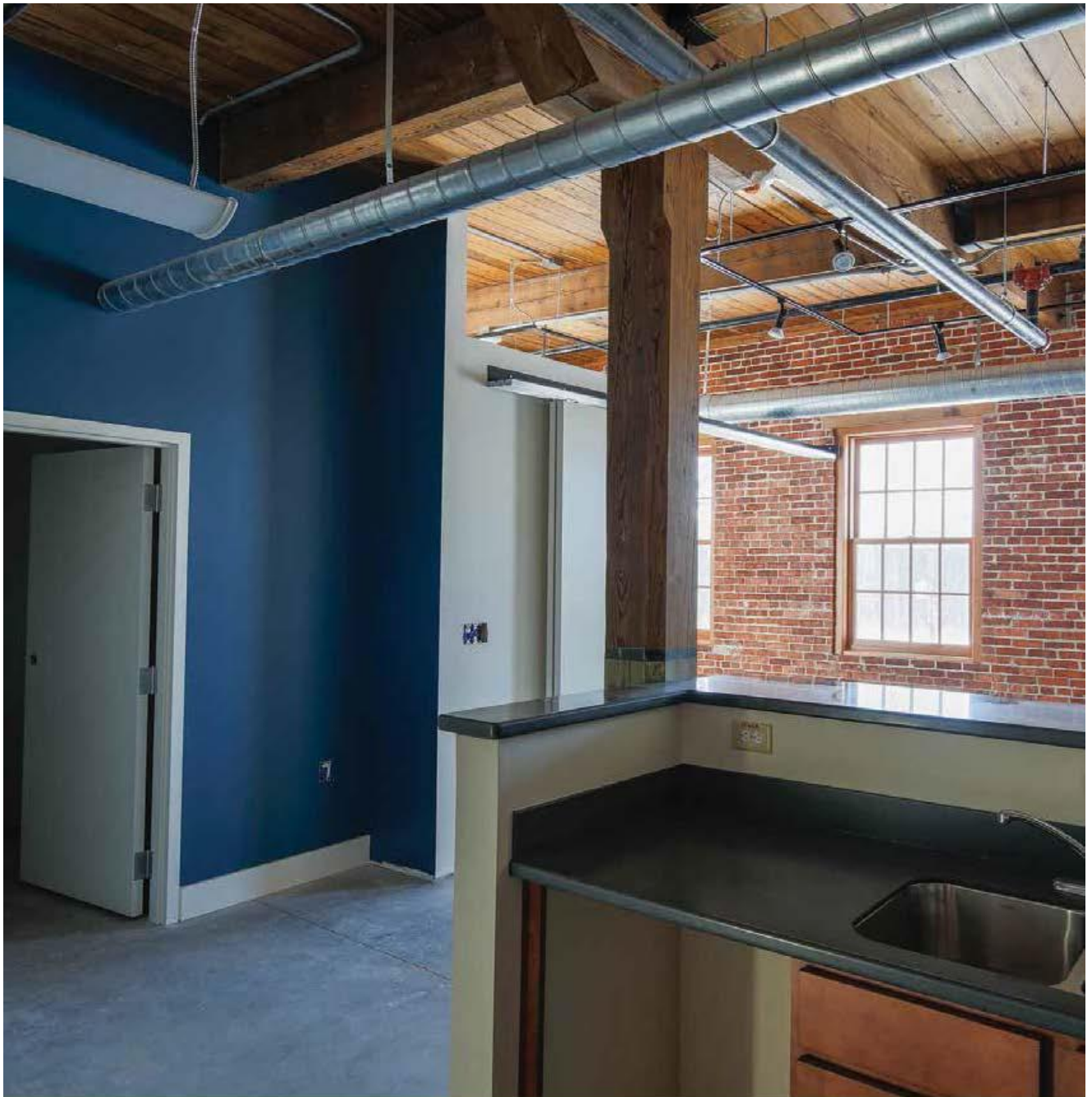
Buena Vista Tower Apartments is a 96-unit Section 8 family apartment building located in Elgin, Illinois. Built in 1968, this development is home to approximately 250 people. For more than a decade these apartments were on the Elgin Fire Department’s radar due to building safety concerns and in danger of losing its subsidy contract. Critical renovations financed with private equity generated from the federal Low-Income Housing Tax Credit program have transformed Buena Vista Tower Apartments into one of the safest high-rises in the area.

The Illinois Housing Development Authority (IHDA) worked closely with the Elgin Fire Department to identify safety issues that needed to be addressed to make this transformation. Upgrades included the installation of sprinkler systems, battery operated alarms and hardwired alarms throughout the building. Another major upgrade was the installation of speaker systems in all of the units and hallways. The new speaker system allows firemen to communicate directly with the entire nine-story building, informing the tenants of what to do in emergency situations and guiding them to safety.

Safety is a critical component to affordable housing. Thousands of Illinois households obtain safe, decent and sanitary housing through the federal Project-Based Rental Assistance program. Although this program is one of the most valuable sources of help for low-income renters, property owners often opt out of the program when the contracts expire in favor of raising rent to help offset rehabilitation costs. Given this reality, IHDA created the Preservation Now program to incentivize property owners to maintain affordable rates and, in turn, preserve affordability through the contracts.

To preserve the affordability of Buena Vista Tower Apartments, IHDA collaborated with developer Evergreen Real Estate Services. This resulted in \$2.4 million in private equity generated from the sale of federal Low-Income Housing Tax Credits and \$1.5 million in federal HOME funds to pay for the rehabilitation work.

Elgin Fire Chief John Fahy said that collaboration was paramount to making the building work and upgrades possible. “IHDA’s investment allowed this building to become one of the most up-to-date, fire-safe residential high-rises in the city. This is a prime example of a public-private partnership at work.”



Hawks Arts and Enterprise Center

Rental Housing Tax Credit (Yearly Allocated)	HOME	FHLB AHP	City of Goshen TIF	NeighborWorks	Total Economic Impact	Total Jobs Created
\$635,014	\$400,000	\$500,000	\$427,900	\$262,351	\$15,388,191	94

This project is recognized as a cornerstone of the Mill Race Area, leading the way for future neighborhood revitalization efforts.



Furniture Factory to Vibrant Housing

The Hawks Building is located on the banks of the scenic Mill Race Canal just west of downtown Goshen. Construction for this project began in April 2014 and it is already recognized as a cornerstone of the Mill Race Area, leading the way for future neighborhood revitalization efforts.

This project is so important to the City of Goshen and the overall redevelopment of the Mill Race Area, the city is contributing \$1.2 million in Tax Increment Financing (TIF) funds for development and improvements. A major focus will be the repair of outdated sewer and water mains and full environmental cleanup of the surrounding area.

Developers plan to retain parts of the unique historic structure and industrial feel of the original furniture factory built in 1885, preserving the original timber columns, exposed brick masonry and concrete floors. By rehabilitating an existing structure, a source of blight and environmental concern will be transformed into attractive and vibrant mixed market rental housing.

The Hawks Arts and Enterprise Center will offer 29 two-bedroom units and six one-bedroom units. A market study recently found that other Low-Income Housing Tax Credit developments in Goshen operate at a vacancy rate of less than 2.5 percent, indicating a healthy demand for affordable housing. This development will provide a new resource for low income residents just three blocks from the heart of downtown.

The three-story building will be marketed to artists and entrepreneurs desiring collaborative space to live and work. Units are designed around a central community space that doubles as a gallery. Wide hallways and doorways allow for easy movement of large items and equipment. Benches and a picnic area will provide space to relax, mingle and find inspiration along the canal while walking paths offer direct access to downtown and nearby businesses.

The building has one elevator which, along with accessibility features for persons living with disabilities and three ADA accessible units, will provide accommodations for residents of all abilities. The exterior and the interior of the building will be low maintenance and highly energy efficient.

Another portion of the building will be rehabilitated and set aside for a future phase of development that will include commercial space, offices and potential high end residential uses.



Tallcorn Towers

Project Stats

**Total
Project Costs**

\$8.9 million

**Housing Tax Credits
(2012)**

\$632,426

**LIHTC
(1987-2014)**

683 projects
26,467 affordable units
\$188.2 million tax
credits

Historical Program Stats

**HOME
(2011-2014)**

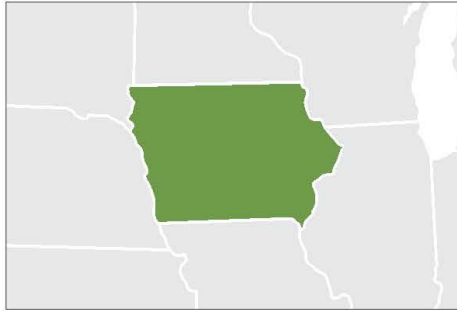
2,430 units/
Iowans assisted
\$41.5 million in
investments

Jobs Created

52,934
Iowa jobs*

*Derived from National Association
of Home Builders Study

The combination of intensive case management and the general availability of on-site programs and services has resulted in excellent housing retention outcomes.



Renovation for the Common Good

The acquisition and rehabilitation of the Tallcorn Towers, located in Marshalltown, Iowa was completed in 2014. The Tallcorn is an historic landmark hotel originally built in 1928 and is prominently located on Main Street in the heart of the city.

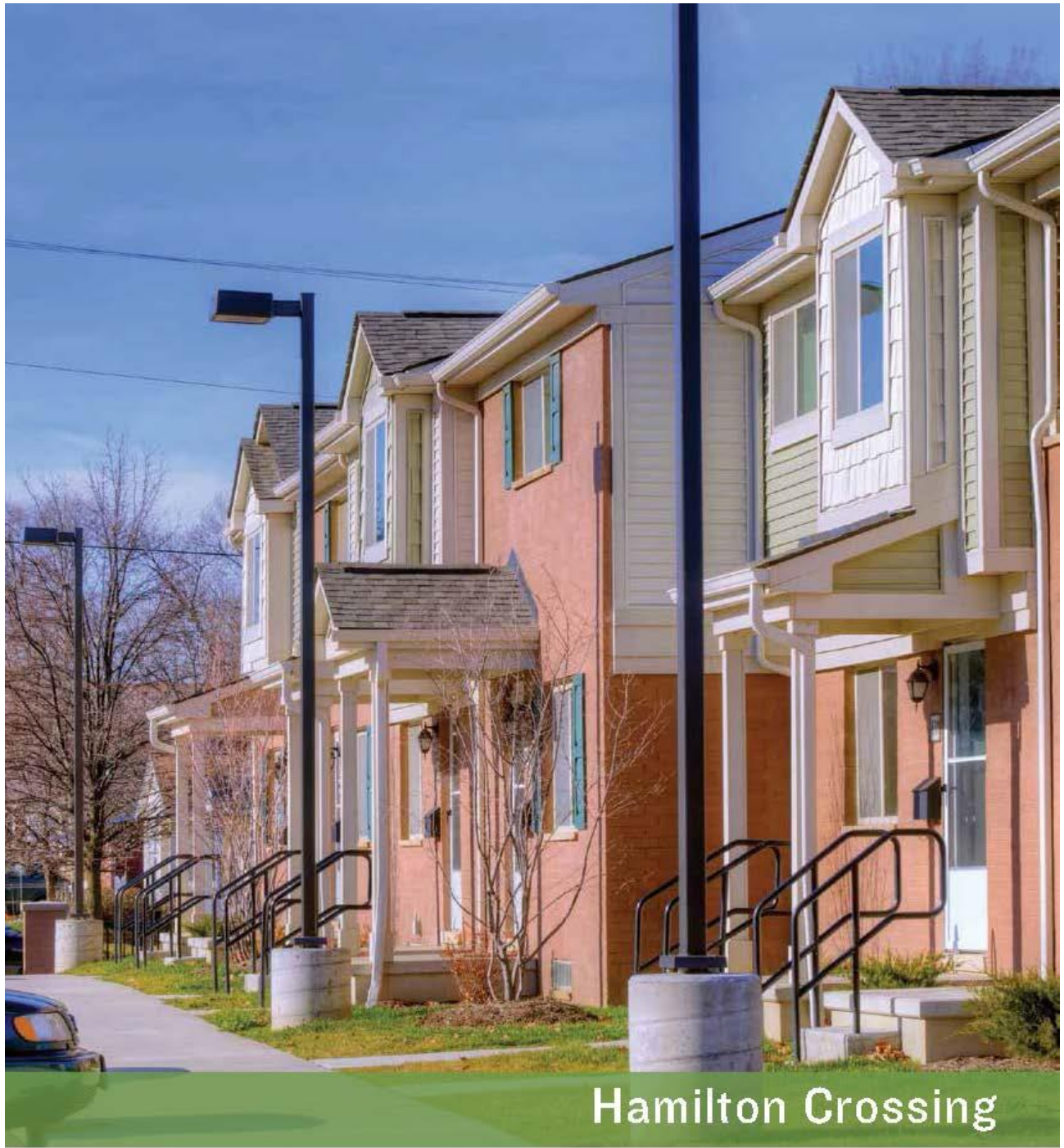
During the 1960s, the hotel was converted to 65 small apartment units, and included asbestos and lead paint. Today, after reconfiguration and redesign, the asbestos and lead paint has been abated and the Tallcorn has been transformed to include 45 affordable units for families and special needs tenants.

In addition to the usual challenges realized by updating a historic landmark, the project posed some unique hurdles for renovators CommonBond Communities, including major demolition and reconstruction to reverse a poor modernization upgrade that occurred in the 1960s. Reconstruction included removing unsightly concrete window adornments, rebuilding the first floor doors, windows and canopy entrances, and relocating the interior stairway to its historic location.

Beyond the Tallcorn's now spacious 49 units, amenities include a computer lab, fitness room, laundry, storage areas, craft room, community room, library and service program space. The first floor has also been returned to commercial store-front space and the historic ballroom has been restored to offer a multi-purpose resident and community event space.

The Tallcorn is now home to a group of diverse residents. The project has set aside 10 units for homeless households and 13 units for persons with special needs, including physical, mental or developmental disabilities. In addition, individuals have access to short-term counseling and advocacy in an effort to connect them with community services. The combination of this intensive case management and the general availability of on-site programs and services has resulted in excellent housing retention outcomes.

The Tallcorn project was the recipient of the 2014 Housing Iowa Multifamily Development Award, presented by the Iowa Finance Authority (IFA) and judged by a panel of housing professionals. The comprehensive preservation of this important historic resource in the heart of the city's Main Street district fully restores the unique character of the property, and is serving as an anchor for surrounding reinvestment and revitalization.



Hamilton Crossing

LIHTC	Tax-Exempt Bond Loan	Estimated Local Economic Impact*	Units	Estimated Job Creation*
\$4,322,502	\$2,771,367	\$6,090,000	70	81

*Derived from National Association of Home Builders Study.

"I think it's a success on all fronts and I am very happy to be a small part of that...the biggest part of the success is how many different groups were involved in making this happen.

It's a big success story."

- Former Ypsilanti Mayor Paul Schreiber



From Eyesore to a Sight for Sore Eyes

The Ypsilanti Housing Commission, MSHDA and Chesapeake Community Advisors partnered to restore the apartment complex at the "Gateway to Ypsilanti" and transform it into a safe place where low- to moderate-income residents can thrive. The \$19.2-million Hamilton Crossing complex was completed in two phases, and all 144 units are occupied.

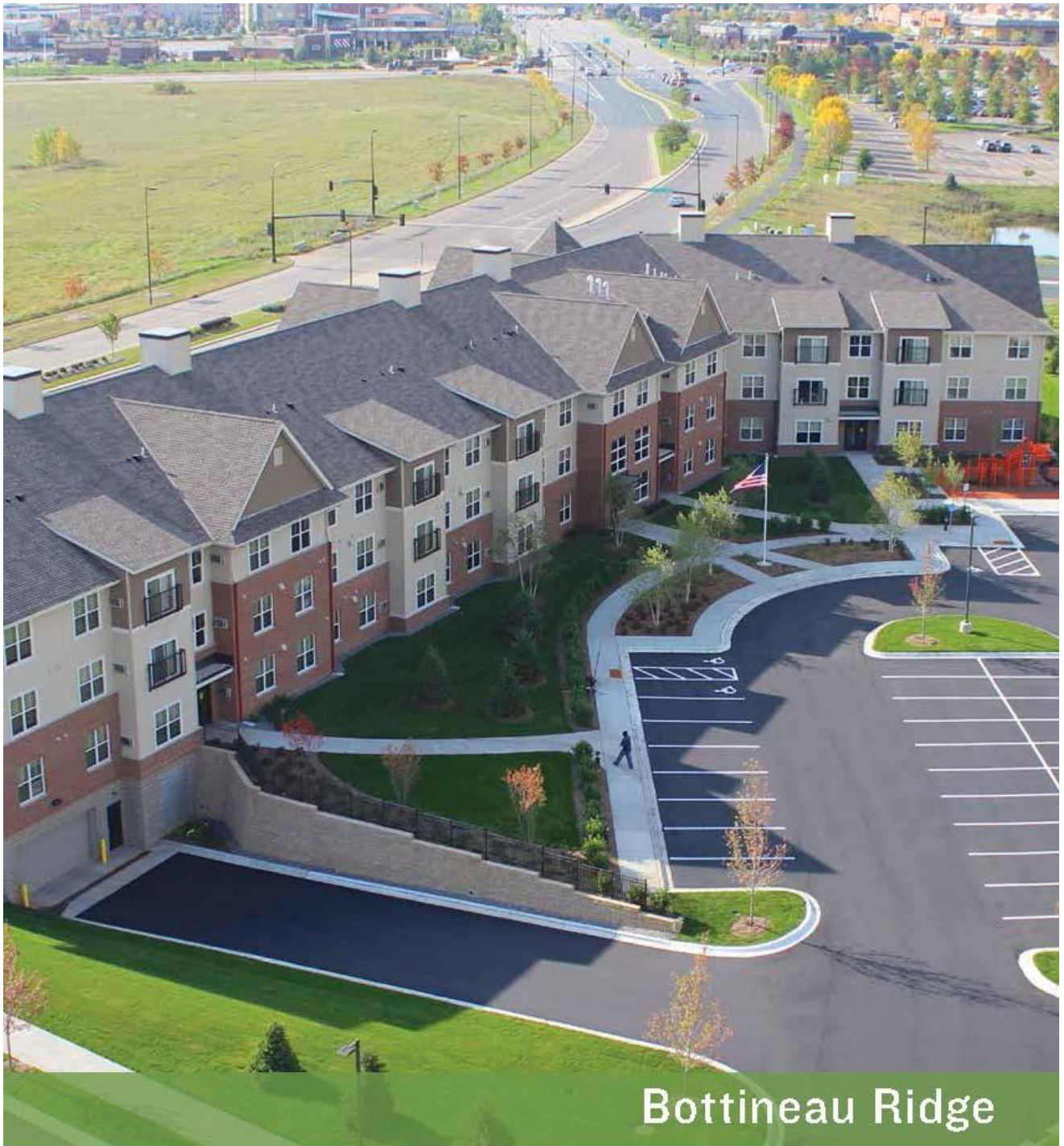
Formerly Parkview Apartments, the long-troubled complex was the subject of a lawsuit filed on behalf of its residents. By the time the U.S. Department of Housing and Urban Development (HUD) foreclosed on its mortgage, the complex had essentially been abandoned and was a boarded-up community eyesore. Now the mix of market-rate and subsidized housing units owned by the Ypsilanti Housing Commission is a showplace.

Phase one of the complex was selected as a winner of the 2014 Charles L. Edson Tax Credit Excellence Award in the HUD Preservation Properties category by the national Affordable Housing Tax Credit Coalition. Part of the reason for the award was the success of the on-site Family Empowerment Program, a collaboration of partners led by Eastern Michigan University and funded by the Kresge Foundation.

The extensive complex renovations included full makeovers of the townhouses and flats with new drywall, refinished hardwood floors, kitchens, bathrooms, front patios and back decks. The exterior brick was restrained and the buildings received new siding and rooflines. There are new sidewalks, multiple playgrounds and a community garden. The community center building was expanded by 2,000 square feet and includes a computer lab, full kitchen and large meeting space for resident use.

Financing for the first phase was provided by MSHDA, a HUD Upfront Grant, a HUD EDI grant, HOME and Neighborhood Stabilization Program funds from Washtenaw County and tax credit equity through Great Lakes Capital Fund. The second phase was funded by a HUD Upfront grant, HOME money from Washtenaw County and tax credit equity through Boston Financial.

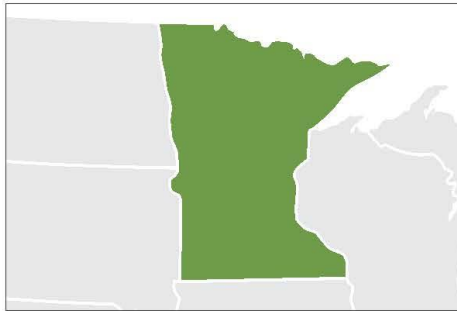
The largest improvement has been in the reputation and safety of the property, which formerly was a regular stop for the local police. The redeveloped complex now is a source of pride for the residents of the complex and the entire city.



Tax Credit Units	Minnesota Housing First Mortgage	Tax Credit Syndication Proceeds	HOME Funds (Hennepin County)	Total Cost of Development
50	\$1.4 million	\$8.3 million	\$500,000	\$10.5 million

“I’m seeing a new level of understanding of how affordable workforce housing is an important piece of the economic development puzzle for every community.”

-John Duffy, Duffy Development



Location, Location, Location

Bottineau Ridge was completely leased when the doors opened a few months ago, a strong indicator of the critical need for affordable housing in Minnesota’s suburban communities. This 50-unit family workforce development has four units of permanent supportive housing reserved for people who have experienced long-term homelessness and is in close proximity to two suburban shopping meccas. Together, these two retail and lifestyle centers comprise more than 1.2 million square feet and hundreds of jobs, epitomizing the modern Main Street concept.

The City of Maple Grove worked closely with developers to pioneer a relatively dense, urban commercial and residential district in the geographic heart of the city. Unlike historic main streets (which grew little by little over the course of several decades), Maple Grove’s Main Street was built in about five years. This area is surrounded by junior anchors and other retail shops and restaurants that employ many Bottineau Ridge residents.

This is good news for job retention and creation, and according to Minnesota Housing architect Gerry Narlock, Bottineau Ridge has the capacity to expand. “There is room for a potential second phase on an adjacent lot,” said Narlock.

Strategically using Low-Income Housing Tax Credits (LIHTC) to link more affordable housing with easy access to transportation, schools and shopping has helped Minnesota Housing educate local elected officials, business leaders and the broader community about the importance of effectively connecting these resources.

At the Bottineau Ridge grand opening, developer John Duffy and Minnesota Housing Commissioner Mary Tingerthal talked to local city council members about the value of affordable workforce housing. This resulted in council members looking for ways the city could promote more developments like Bottineau Ridge.

“I’m seeing a new level of understanding of how affordable workforce housing is an important piece of the economic development puzzle for every community,” said John Duffy, of Duffy Development. “Since this development opened, I’ve met with city leaders who are actually proposing to increase density for affordable housing as well as additional partial fee waivers of park dedication fees, city connection fees and building permits.”



Cyrilla Court

MRB Loans

\$1,882,025

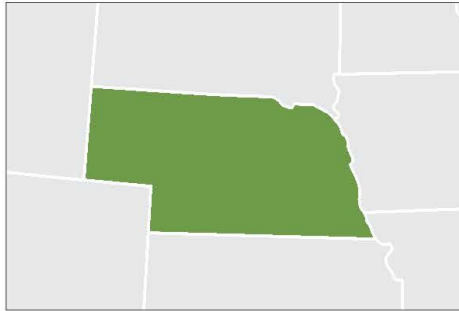
LIHTC

\$74,064

Nebraska Affordable
Housing Trust Funds

\$285,000

The once underutilized land is now a thriving neighborhood and an asset to the surrounding community.



Then and Now: 15 Years Later

Fifteen years ago Lincoln, Nebraska had a non-revenue generating in-fill site garnering complaints from abutting property owners and a lack of affordable lots for single family homes. Today, that once underutilized land is a thriving neighborhood. The Cyrilla Court development is comprised of 34 lots that make up a strong neighborhood and is an asset to the surrounding community.

The Nebraska Investment Finance Authority (NIFA) provided resources to help develop Cyrilla Court with the objective of creating affordable homes for families in Lincoln. The land in question was purchased from the City Parks Department in 2000, then stabilized and enriched with a mix of housing under private ownership. Partners in the Cyrilla Court development were the city of Lincoln, Nebraska Housing Resource; Home Builders Association, Lincoln; Fannie Mae; Neighborhoods, Inc; Lower Platte South Natural Resources District and private lenders.

The 34 lots on Cyrilla Court were developed into affordable homes through a variety of investments. Twenty-two were developed, sold, and financed using the Mortgage Revenue Bond (MRB) program; eight units were made possible by the Low-Income Housing Tax Credit (LIHTC) program under the rent-to-own model; and the Lincoln Housing Authority developed two homes through its Youthbuild program. The remaining two homes were built by the local Habitat for Humanity chapter.

NIFA allocated \$74,064 in annual LIHTC for the eight rent-to-own units in addition to conventional financing and a contribution from the City of Lincoln of Nebraska Affordable Housing Trust Funds. For the homeownership units, all of the initial 22 families qualified for NIFA's MRB program and were able to take advantage of the below market rate of a 5.99 percent first-time homebuyers mortgage. They also received up to \$7,500 in down payment assistance at zero percent interest. This down payment assistance was based on a five-year forgivable loan, with city-administered Nebraska Affordable Housing Trust Funds.

Fifteen years ago the average purchase price of a home in Cyrilla Court was \$107,869. The average property valuation proposed for 2015 is \$129,891 with an average increase in property assessments in the range of 18 percent. This development is a genuine success story. The 22 original homeowners are still enjoying Cyrilla Court properties today.



Beacon Pointe Town Homes

LIHTC

\$966,518

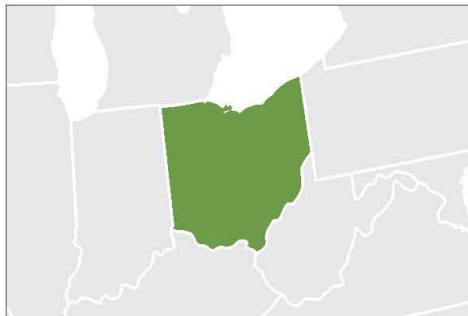
BMHA

\$615,000

KeyBank

\$659,373

BMHA obtained supportive service agreements from multiple sources to go beyond just offering individuals a place to live.



A Place to Live, A Place to Thrive

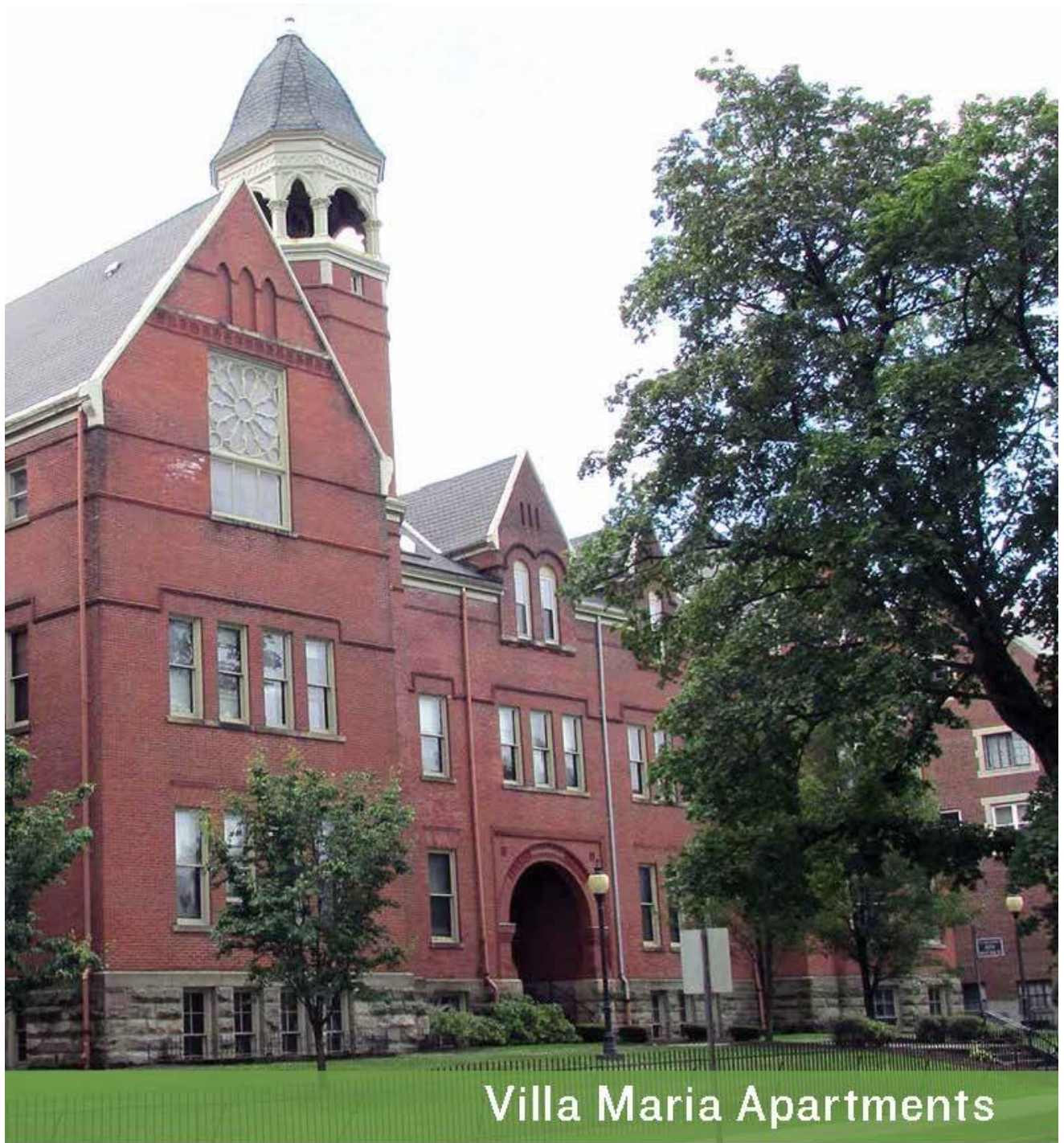
Beacon Pointe Town Homes, located in Hamilton, Ohio, is a recent Butler Metropolitan Housing Authority (BMHA) project that opened in 2013. The first phase of this development consists of 60 one- to four-bedroom townhomes, a community center and a park. The next phase of the project calls for a total of 211 mixed-income housing units that will include senior living units. When completed, this project will be a Green Enterprise certified development.

The development is on the grounds of a former public housing project called Bambo Harris Homes, which occupied the space from the 1940s until 2007. Now the landscaped grounds make for an inviting park-like setting. Inside, townhome amenities include generous storage space, porches/patios, and fully-equipped kitchens with energy efficient appliances and fixtures.

Community space for residents is readily available. They can enjoy a community game room, fitness center, a gathering room with full-sized kitchen, and access to the Booker T. Washington Community Center across the street. There are also a variety of outdoor community spaces for residents to take advantage of including a playground, picnic area and garden. Shopping, schools, health care, recreation and a variety of restaurants are all nearby.

BMHA obtained supportive service agreements from multiple sources including The Ohio State University Extension Office, YWCA, Legal Aid of Southwest Ohio and Primary Health Solutions to go beyond just offering individuals a place to live. Supportive services available on-site include youth and adult programs for economic independence, obtaining a GED, healthy relationships, improving self-confidence, and job searching.

The Ohio Housing Finance Agency awarded the Beacon Pointe Town Homes development \$966,518 in federal 9 percent housing credits annually for 10 years. These credits generated \$8,623,567 in private equity investment. BMHA provided \$615,000 in HUD Replacement Housing Factor Funds, and KeyBank provided a \$659,373 first mortgage loan. BMHA partnered with Herman and Kittle Properties of Indianapolis to make the Beacon Pointe development possible.



Villa Maria Apartments

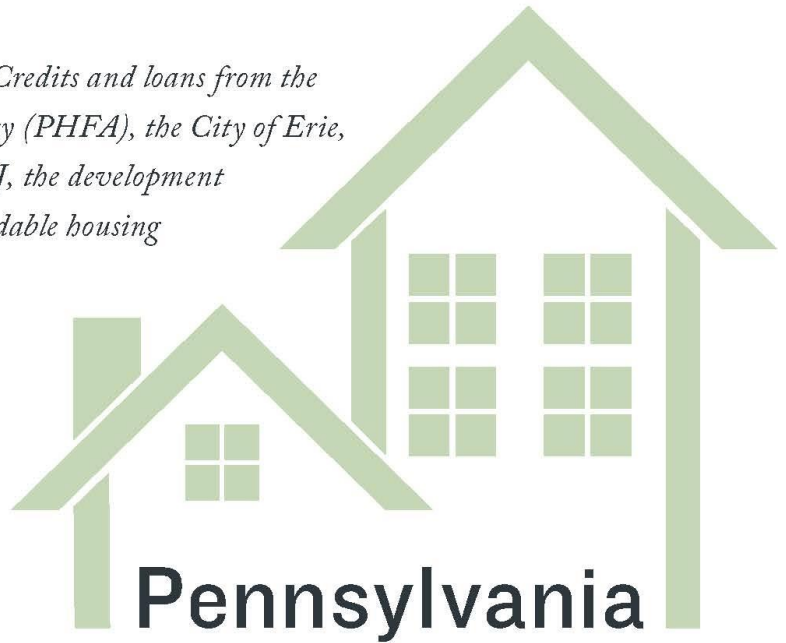
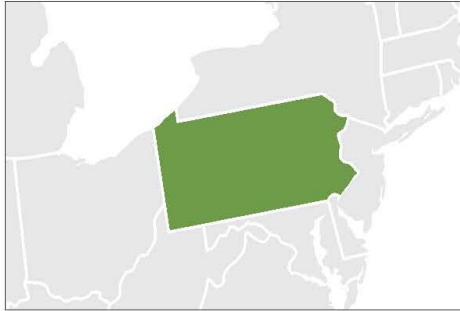
LIHTC

\$4,119,678

HOME

\$1,038,822

Utilizing Low-Income Housing Tax Credits and loans from the Pennsylvania Housing Finance Agency (PHFA), the City of Erie, the Federal Home Loan Bank and SSJ, the development is now able to offer high-quality affordable housing to senior residents.



Senior Residents in Good HANDS

When the Sisters of St. Joseph (SSJ), a community of religious women, established the Erie chapter in 1860 they needed a location to carry out their mission. This mission was to provide supportive services such as education, healing and care to the needy. The Villa Maria campus became the home base for that mission when the SSJ bought it in 1865.

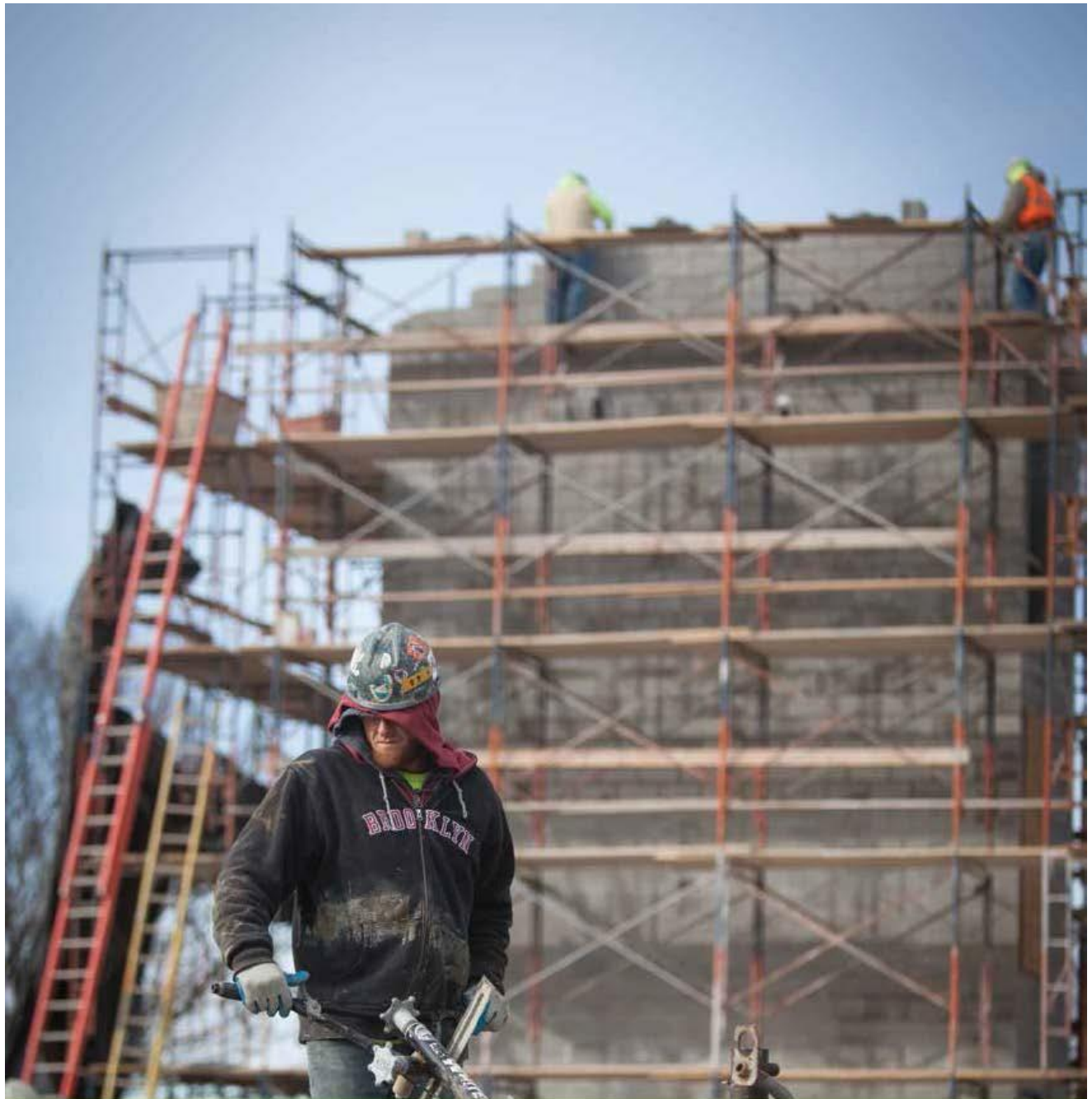
As years passed, the size of the organization and its geographic reach continued to grow. It became apparent SSJ was in need of a more accommodating facility to continue their good work. Housing and Neighborhood Development Services (HANDS), a local nonprofit focused on the City's housing needs, partnered with Pennrose Properties to purchase and rehabilitate the Villa Maria campus into affordable housing for persons aged 55 and over.

Utilizing Low-Income Housing Tax Credits and loans from the Pennsylvania Housing Finance Agency (PHFA), the City of Erie, the Federal Home Loan Bank and SSJ, the development is now able to offer high-quality affordable housing to senior residents. Today, Villa Maria offers 40 one- and two-bedroom units for senior occupancy and one efficiency unit for an employee of HANDS who assists with supportive services.

In 2010, HANDS improved the building's domestic hot water, HVAC and insulation systems with approximately \$170,000 in weatherization and Smart Rehab grant funds. But, as is common with any building that's more than a century old, there remained a lengthy list of necessary repairs and upgrades to increase the effective life and safety of the building.

To support the further preservation of Villa Maria, HANDS applied to PHFA for an additional allocation of Low-Income Housing Tax Credits in 2012. The scope of the preservation work varied, including window replacement, roof repairs and repointing of brick as well as the installation of a second elevator and creation of three fully compliant accessible units.

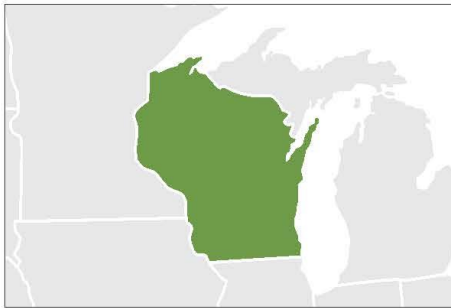
Through the allocation of tax credits for the preservation of the Villa Maria development, HANDS helped to ensure the continued availability of much needed affordable units located just a few blocks from shopping, banking and bus lines in Erie's Center City.



Green Bay Veterans Manor

Total Cost of Development	LIHTC	Bank Mutual Permanent Loan	Federal Home Loan Bank of Chicago	Home Depot Foundation CVI Loan	CVI Loan from Brown County and Green Bay HOME funds	Jobs Created
\$7.5 million	\$694,500	\$1.05 million	\$300,000	\$300,000	\$30,000	48

This is permanent supportive housing. Rather than running into an issue that would cause veterans to become homeless, services will be provided to make sure that this place becomes their home.



Bringing Disabled Veterans Home

For its 2013–14 Low-Income Housing Tax Credit (LIHTC) award cycle, the Wisconsin Housing and Economic Development Authority (WHEDA) set aside tax credits for a High Impact Project Reserve (HIPR) fund. The goal of this fund is to help finance developments that exhibit a high need for affordable housing, strong economic development attributes and significant community impact.

One of the first projects to receive tax credits through the HIPR fund is a housing development specifically designed for Green Bay area veterans. There are more than 400,000 veterans currently living in Wisconsin. About 56,000 of these veterans live with disabilities, many of whom are in need of safe, affordable housing with supportive services.

On October 14, 2013, Wisconsin Governor Scott Walker and representatives of WHEDA and the Wisconsin Department of Veterans Affairs announced that Green Bay Veterans Manor received \$350,000 in LIHTCs through the HIPR program. The development also received an allocation of \$244,500 in credits during WHEDA's 2014 LIHTC cycle. Veterans Manor, which is being built by Cardinal Capital Management, will feature 50 new construction units of permanent supportive housing with a preference for veterans.

Center for Veterans' Issues (CVI) President Robert Cocroft, a retired brigadier general, praised the housing development at its groundbreaking ceremony in August 2014. "This is permanent supportive housing," said Mr. Cocroft, "Rather than running into an issue that would cause veterans to become homeless, services will be provided to make sure that this place becomes their home."

CVI will offer supportive services to residents such as job coaching, alcohol and drug abuse counseling, and access to Veterans Administration (VA) benefits. Veterans Manor is located on an eight-acre site on the northeast side of the city of Green Bay, just minutes from a new veteran's outpatient clinic.

The excitement level surrounding the Veterans Manor grand opening is extremely high. It's both fitting and appropriate that the goal for the Veterans Manor grand opening is Memorial Day, May 25, 2015.

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