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SENIORS FINALIST

NORTH HILLS HIGHLANDS

Developers: Ralph A. Falbo, Inc., and Pennrose Properties, LLC

Architect: Wallace, Roberts, Todd, LLC

Major Funders: Dollar Bank; First Sterling; BNY Mellon; Pennsylvania Housing Finance Agency; Allegheny County Housing Authority; Allegheny County

PITTSBURGH

Developers Ralph A. Falbo, Inc., and Pennrose Properties have utilized an existing investment and extra land at a nursing home to provide 97 units of independent living at the two phases of North Hills Highlands, creating a continuum of care campus not previously available for low-income seniors in Allegheny County.

"It just makes sense to offer a more comprehensive continuum of care," says Ralph A. Falbo, chairman of Ralph A. Falbo, Inc.

Creating a retirement village has many pros. The senior residents at North Hills Highlands will be able to take advantage of the services already provided at the neighboring Kane Regional Center, including meals, transportation, and social activities. As the seniors age in place, they then could move into the higher standard of care



available to them at the nursing home. Also, residents who have family members in the nursing home can visit and volunteer more readily.

The first phase of North Hills Highlands, which was completed in December 2010, features 54 one-bedroom and six two-bedroom units for residents earning between 20 percent and 60 percent of the area median income (AMI).

The second phase, which was completed in February and is located on an empty floor at the nursing home, is comprised of 37 one-bedroom units for residents earning between 20 percent and 60 percent of the AMI.

North Hills Highlands benefited from the American Recovery and Reinvestment Act. The \$14.5 million first phase and the \$9.7 million second phase both received Tax Credit Assistance Program funds.

The first phase's financing also included a loan from the Pennsylvania Housing Finance Agency, funding from Allegheny County and the Allegheny County Housing Authority, and tax credit equity syndicated by First Sterling with a direct placement with BNY Mellon. The second phase received funding through the county and housing authority as well as equity provided by Dollar Bank.

—Christine Serlin

Photo: Ruth Anderson