

Former Hospital Building Updated to Provide Affordable Housing to Families in West Virginia



By The Numbers



20

Adaptive Reuse
Units



\$2,820,718

Private Equity
Invested



17

Jobs
Supported



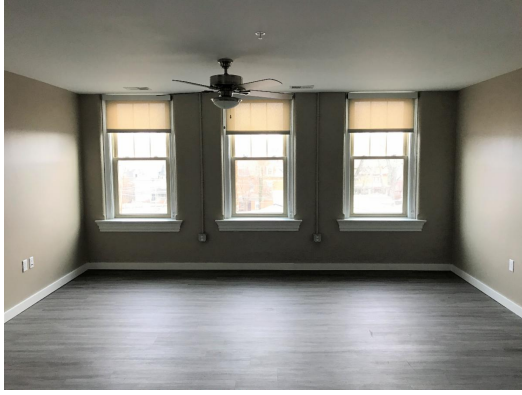
\$83,781

Government
Revenue

Fairmont, West Virginia, located in Marion County, is home to just under 20,000 residents. The city boasts a tight-knit community and its residents are proud of the historic city in which they live. In 2019, the West Virginia Housing Development Fund reported that there was an overall need for more affordable rental housing across the state. The strong community and its demonstrated need for quality, affordable housing sparked the development of Gaston Avenue Apartments.



Gaston Avenue Apartments is the adaptive



reuse of the former Marion County Board of Education building into 20 units of affordable housing for families earning up to 60% of the Area Median Income. Originally constructed in 1903 as the Cook Hospital, the four-story building contains eight one-bedroom units and 12 two-bedroom units ranging in size to accommodate all residents.

This adaptive reuse project is being developed by Gaston Avenue Associates, LLC, which is comprised of Grant Street Commons, LLC, and Luna Management, LLC. Both partners have extensive experience in the development and management of affordable housing. Grant Street Commons, LLC has previously completed a similar adaptive reuse development, Glenwood School Apartments located in Charleston, West Virginia.



The building underwent physical updates to improve the overall condition, such as the installation of new roofing, new lighting, updated fire alarm system and sprinkler system, new doors, energy-efficient windows, fresh paint, and parking lot renovations. The property is located near downtown Fairmont and is walking distance from many shops and businesses. The conversion of this building into new affordable housing units along with the location will allow Gaston Avenue Apartments to provide convenient affordable housing for families well into the future.

The Need for Affordable Housing is Critical

According to the 2019 *State of the Nation's Housing* report, released by the Joint Center for Housing Studies at Harvard, 31% of US households were cost-burdened, spending over 30 percent of their incomes for housing, including 15% who were severely burdened (spending over 50 percent of their incomes for housing). They also noted that rent across the nation continued to climb in 2018, up 3.6 percent for the year according to the Consumer Price Index. As we continue to work towards alleviating the high affordable housing demand, it is important to remember the LIHTC program's excellent track record and its essential role in developing and preserving affordable housing.

What is the LIHTC?

Created by Congress as part of the Tax Reform Act of 1986, the Low Income Housing Tax Credit (LIHTC) generates private capital investment used to finance the construction and rehabilitation of

How Tax Credits Flow



affordable rental housing for households earning on average 60% or less of the area median income. According to the Joint Center for Housing Studies at Harvard University, the housing tax credit is "widely regarded as the most successful housing production and preservation program in the nation's history." Since it was enacted, the LIHTC program has led to the development of more than 3.1 million units of affordable housing.

In addition to providing safe, decent, and affordable housing for working-class families and seniors on limited incomes, the economic impact of the LIHTC

program is visible in communities throughout the country. The development of affordable housing increases spending and employment in the local economy. Moreover, affordable housing can affect an employer's ability to attract and retain employees. LIHTC investment plays a significant role in community revitalization, which in turn can improve economic opportunities for local residents.

Who is CAHEC?

One of the nation's leading nonprofit equity syndicators, CAHEC helps finance the development of attractive and affordable rental housing. Headquartered in Raleigh, N.C., CAHEC works with investors and developers in eleven states and the District of Columbia to raise and invest capital in affordable housing, historic preservation, and mixed-use community revitalization projects. Since its founding in 1992, CAHEC has raised and invested more than \$2.4 billion toward the development of over 34,000 units of affordable housing.

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