

Rehabilitation of Existing Florida Property will Provide Local Families Access to Affordable Housing



By The Numbers



36

Acq./Rehab
Units



\$2,821,018

Private Equity
Invested



14

Jobs
Supported



\$67,988

Government
Revenue



Perry is a small town located in rural north-central Florida that is home to approximately 7,000 residents. Known as the "Tree Capital of the South", the town sits along Florida's Nature Coast and boasts scenic parks as well as a historic downtown area. The residents of Perry value a close-knit community and work to create a safe and appealing environment for families to call home. The town has seen a constant growth in population over the past

several years and is projected to continue to do so. With most households being rentals, the area requires additional options of affordable housing for local families.

Southern Villas of Perry is the preservation of an existing

family development financed under the USDA RD Section 515 program, the development preserves project-based rental assistance from USDA-RD for nearly all of the units. The rental assistance allows for tenants to pay only 30% of their income toward rent despite the income restriction being set at 60% of the Area Median Income. The community is composed of six one-story buildings, a maintenance building, and a laundry facility. Some of the renovations done to the property included replacing flooring, roofing, cabinets and countertops, plumbing and light fixtures, doors, windows, as well as updating all kitchen appliances. The property also received exterior updates such as new asphalt and fencing, a new mail kiosk for residents, and the addition of an improved playground for families to enjoy.



The developer for Southern Villas of Perry is Hallmark Development Partners, LLC, an affiliate of [The Hallmark Companies, Inc.](#) Over the past five years, Hallmark Development Partners has contributed to the rehabilitation and preservation of approximately 2,500 affordable housing units and was recently ranked as a top 20 owner (#1), developer (#1), manager (#2) of rural housing by Council for Affordable and Rural Housing (CARH) in 2020.

Southern Villas of Perry is located close to desirable services including walking distance to a grocery store, pharmacy, and restaurants. Most services are located within one mile of the property, including downtown Perry which includes a variety of businesses and attractions. The improvements made to Southern Villas of Perry will allow families to have a safe and affordable option to call home for many years.



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

How Tax Credits Flow



(LIHTC) generates private capital investment used to finance the construction and rehabilitation of 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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