

Families in Rural Tennessee Enjoy Updated Housing



By The Numbers



41

Acq./Rehab Units
Units



\$2,284,868

Private Equity
Invested



11

Jobs
Supported



\$55,624

Government
Revenue

Located along the bank of the Tennessee river, Clifton, TN, is a modest city made up of just under 3,000 residents. Established in 1840, Clifton boasts a rich historic atmosphere and a wide array of community-focused activities. Along with three other cities, Clifton can be found in Wayne County, which is known for having a variety of festivals throughout the year. The atmosphere, culture, and amenities make Clifton an ideal place for families to reside.



Riverwood Apartments is an affordable housing property for families earning up to 60% of the



Area Median Income. The property is a rehabilitation of an existing family LIHTC development financed under the USDA-RD Section 515 program. Riverwood Apartments preserves project based rental assistance from the USDA-RD for all 41 units in the complex. The units are spaciouly spread over five buildings ranging from one to two stories and featuring a connected community building. Designed for families of varying sizes, there are 30 one-

bedroom units and 11 two-bedroom units which all feature a full kitchen, ceiling fans, external storage, and central air conditioning.

The developer for this property is [Hallmark Development Services](#), a Georgia-based company that was ranked by Council for Affordable and Rural Housing (CARH) as a top 20 owner (#4), developer (#2), manager (#6) of rural housing. Hallmark Development Services is an affiliate of The Hallmark Company and has successfully rehabilitated of approximately 2,500 affordable housing units since its formation in 2013.



Riverwood is described by the property manager as "a safe haven to the residents," as well as "a quiet, peaceful place for them to call home." The property caters to families with a laundry facility, computer center, and a playground awarded to them through a CAHEC Foundation [Active Lifestyle Grant](#). "Families are thrilled to call this community home," the property manager says about Riverwood. The updates to this property, along with the added amenities, ensures Riverwood Apartments more effectively serves the needs of the families who live there.

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)

How Tax Credits Flow



generates private capital investment used to finance the construction and rehabilitation of affordable rental housing for households earning 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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