

Newly Constructed Rental Community Creates Additional Affordable Housing Options for Families in NC



By The Numbers


60

New Construction
Units


\$3,892,111

Private Equity
Invested


54

Jobs
Supported*


\$1,019,760

Projected Government
Revenue*

**These numbers represent the direct and indirect impact of new construction activity.*

Home to Duke University and part of the Research Triangle Park, Durham, NC, is a rapidly expanding city that offers residents art, culture, and an abundance of recreational activities. This diverse city offers an ideal environment for families, as reflected by the steady population growth seen in the area over the past decade. The increasing population, combined with high occupancy rates and waiting lists at other affordable rental properties, has heightened the demand for additional affordable housing options.



Vermilion Townhomes is a recently constructed community of 60 affordable housing units targeted to



families earning between 30% and 50% of the Area Median Income in Durham. The property consists of two- and three-bedroom units that range in size to accommodate families of varying sizes. Each unit comes equipped with standard amenities and offers residents ample storage space. The property also features a community building with a fitness center and computer room, a playground, and a covered picnic area with grills.

Workforce Homestead, Inc. (WHI) and Align Development, LLC, served as the developers for the property. The manager of WHI is Jim Yamin, who has extensive experience in affordable housing, having developed ten other Low Income Housing Tax Credit properties throughout North Carolina. WHI's co-developer for Vermilion Townhomes, Align Development, LLC, is managed by Charles L. Grant II. Mr. Grant has previously partnered with CAHEC to develop three properties that successfully created more than 120 combined units of affordable housing.



Vermilion Townhomes is situated just south of downtown Durham, close to several schools, parks, and shopping areas, making it an ideal spot for families to reside. This community offers both a prime location and top-notch amenities to residents and will ensure that families in the area have access to safe and affordable housing for years to come.

The Need for Affordable Housing is Critical

According to *Out of Reach 2021*, a report released annually by the National Low Income Housing Coalition, before the pandemic, there were only 37 affordable and available rental homes for every 100 renter households with extremely low incomes, and every state and nearly every county in the U.S. lacked an adequate supply. As a result of this shortage, 85% of extremely low-income renters could not afford their rent, and 70% were spending more than half of their incomes on housing costs. As we persist in our mission of ensuring everyone has access to affordable housing, 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 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

How Tax Credits Flow



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 \$2.5 billion toward the development of over 35,000 units of affordable housing.

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