

LIHTC

Low Income
Housing Tax
Credit



Investing in Your Community, in Your Neighborhood, in Your Future

Old School Transformed into Apartments in Wayne, WV



James H. Booton Apartments, an adaptive reuse located in Wayne, WV, serves seniors earning 60 percent or less of the Area Median Income.

BY THE NUMBERS

Adaptive Reuse: 19 units

Private Equity Investment: \$3,476,127

During Construction

Local Jobs Supported: 23

Local Government Revenue: \$157,092

Projected Ongoing Annual Effect

Local Jobs Supported: 6

Local Government Revenue: \$83,790

The residents of Wayne, West Virginia, have seen a major transformation take place in their small town over the last year. An abandoned school building, which served as the Wayne Elementary School for many years, has been given a new life. With the help of three housing fund programs – federal low-income housing tax credits from CAHEC, loans from the West Virginia Housing Development Fund, and a Federal Home Loan Affordable Housing Program subsidy – this historic building underwent a complete renovation. Now, it is home to affordable housing apartments for residents ages 55 and above, along with a brand new recreational center that provides services to the seniors of Wayne County.

James H. Booton Memorial Apartments is a three-story complex rehabilitated by Pison Development, an experienced tax credit developer and long-time CAHEC partner. The top two floors of the building are dedicated to 19 apartments for seniors earning 60 percent or less of the Area Median Income. Each unit is Energy Star-compliant, has new flooring, and includes a range, refrigerator, dishwasher and washer/dryer. Additionally, residents have access to a community room, computer lab, and laundry room.

The renovations extended to the common areas and exterior of the building as well. New windows, roof, HVAC system, flooring, and carpet were all complete. Additionally, a refurbished elevator cab was put in to provide seniors the access they need to the upper levels of the building. Finally, the exterior of the building was painted to match renovations done to other downtown buildings, creating a much more unified look and feel for the community.

In addition to the history of this building, the first floor tenant sets it apart from a standard LIHTC development. Wayne County Community Service Organization (WCCSO), a nonprofit, state-run provider of senior services, occupies the first floor. WCCSO provides seniors with housing options, transportation, adult day care, meal delivery, and in-home senior care. Specifically, the space at James H. Booton Memorial Apartments is home to several WCCSO offices, a commercial kitchen for the Meals on Wheels operation, and a dining facility. Along with the James H. Booton residents having access to the amenities downstairs, the WCCSO facility is open to all local seniors.

James H. Booton Memorial Apartments serves several purposes for Wayne County – it allowed for the beautiful revitalization of an abandoned school building, offers safe, affordable housing to low-income seniors, and provides a brand new facility for WCCSO to continue the amazing outreach they provide to local seniors.



Each refurbished unit has Energy Star appliance including ranges, refrigerators, and dishwashers.



WCCSO utilizes the first floor of the building for their senior services outreach programs, which assist seniors in Wayne County with essential day-to-day needs.

The Need for Affordable Housing is Critical

Housing Landscape 2015 from the Center for Housing Policy reveals that in 2013, one in four working renter households spent more than half of their income on housing each month. Even though the median income of working renters increased 6.7 percent from 2010 to 2013, rents increased 4.9 percent during that time period, leading to only slight improvements in housing affordability. As discussions regarding tax reform continue, it will be 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 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 2.7 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. The National Association of Home Builders estimates that for every 100 units constructed with low-income housing tax credits, 116 jobs are created and more than \$3.3 million in federal, state, and local revenue is generated. 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 committed more than \$1.8 billion toward the development of more than 24,000 units of affordable housing.

How Tax Credits Flow



919.420.0063 • www.cahec.com

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CAHEC is a proud member of the National Association of State and Local Equity Funds

