

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

New LIHTC Property in Ruckersville Helping Need for Affordable Housing



Lily Ridge, a new construction LIHTC property located in Ruckersville, VA, serves families earning 60 percent or less of the Area Median Income.

Located in the gorgeous Shenandoah Valley of Virginia, Ruckersville has that small town charm many people seek out when searching for a place to call home. The town's surroundings provide a perfect rural landscape, and with Charlottesville only 15 miles away, residents have convenient access to major transportation thoroughfares, hospitals, educational institutions, and a very stable employment market. The appeal of living in a place like Ruckersville has led to a 20 percent growth between 2000 and 2010, a trend that is expected to continue. With population on the rise, there was no denying the increasing demand for more safe, affordable housing for residents.

Lily Ridge, a 48-unit new construction project for low-income families, is helping to alleviate some of this growing need. Developed by HEGM Corporation, along with Surber Development and Consulting and Piedmont Housing Alliance, the community features one-, two-, and three-bedroom garden style apartments that range in size from 582 to 932 square feet. Each unit includes energy-efficient appliances, in-unit washer and dryers, and a patio or balcony. This three building development also includes a community building, which provides a leasing office, fitness center, and community room for residents. Best of all though, residents can enjoy the gorgeous surrounding scenery, a feature especially beautiful right now with the abundance of fall colors.

The location of Lily Ridge couldn't be more perfect for Ruckersville families. The new development is located in a tranquil, suburban area characterized by single-family homes in excellent condition with large yards. With easy access to main highways, residents can easily travel to and from places of employment, something that is especially important for an area that has seen unemployment rates substantially below the state and national averages. Immediately south of the development is a shopping plaza, which provides families with a grocery store, retail stores, restaurants, and a bank. Additionally, schools, day cares, and pharmacies are also nearby.

With no similar tax-credit-only communities near Ruckersville, the need for a development of this kind was obvious. As the market continues to grow and the appeal of living in a thriving small town remains, Lily Ridge is set to provide families of Ruckersville access to safe, affordable housing for many years to come.

BY THE NUMBERS

New Construction: 48 units

Private Equity Investment: \$4,467,417

During Construction

Local Jobs Supported: 59

Local Government Revenue: \$396,864

Projected Ongoing Annual Effect

Local Jobs Supported: 14

Local Government Revenue: \$211,680



Each unit has brand new energy-efficient appliances, including a washer and dryer.



The community building provides residents with a leasing office, fitness center, and community room.

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



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