

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

## A Piece of History Preserved in New LIHTC Community



Tall Oaks, a new LIHTC development in Elizabethtown, North Carolina, provides seniors with safe, affordable housing.

When development plans for a new LIHTC community were in the works for Elizabethtown, North Carolina, there was buzz surrounding two potential outcomes: the access local seniors would have to safe, affordable housing and the fate of a 175-year-old live oak tree. The live oak, which is believed to be the oldest healthy live oak in Bladen County, was comfortably situated on the piece of land chosen for the new development. As plans moved forward, it became clear that the new LIHTC community wouldn't happen without the live oak.

Some of the buzz about affordable housing in Elizabethtown had been generated in 2011 when Ilex Properties, LLC, developed an affordable housing community for families. Swanzy Ridge Apartments, a 40-unit LIHTC development, attracted many seniors and made clear the demand for a second, seniors-only project. Ilex Properties applied for - and received - a subsequent allocation of tax credits that paved the way for the construction of Tall Oaks.

Tall Oaks is a 28-unit new construction LIHTC community for seniors 55 or older. This development, comprising one- and two-bedroom apartments, is for seniors earning 60% or less of the area median income. Market studies showed a need for affordable housing in this area, and results have been right on target. With construction completed at the end of January, over half of the units have already leased up, and the property is expected to stay on schedule to be fully occupied by the end of 2013.

Although creating affordable housing for Elizabethtown's seniors was the first concern, the development team was equally focused on saving the live oak. It was important to everyone involved that the large live oak become a focal point of Tall Oaks, so it was only fitting that the tree would be the inspiration for the community name. In addition, the developer designed the project around the tree and hired an arborist to tend to the live oak during construction. Existing mature crepe myrtles were also saved and incorporated into the landscape plan.

This new LIHTC community has not only preserved history by saving the oldest live oak in Bladen County, but it has also set the foundation for many seniors to create some of their own history. With access to safe, affordable housing, residents of Tall Oaks in Elizabethtown, North Carolina, can start making memories in a place they can proudly call home.

### BY THE NUMBERS

**New Construction: 28 units**  
**Private Equity Investment: \$2,940,208**

During Construction  
**Local Jobs Supported: 32**  
**Local Government Revenue: \$214,900**

Projected Ongoing Annual Effect  
**Local Jobs Supported: 9**  
**Local Government Revenue: \$110,600**



This 175-year-old live oak, the oldest tree in Bladen County, became the focal point for the Tall Oaks community.



Tall Oaks also has a community building that includes a computer room, exercise room, laundry facilities, and the multi-purpose room shown above.

## The Need for Affordable Housing Is Critical

In 2010, the National Low Income Housing Coalition reported that "the demand for low-cost rental housing has grown" during the past few years while the supply of affordable housing has declined. At a time when unemployment is high and more households are entering the rental market, the challenge of finding safe, quality affordable housing increases. With affordable rental housing in such short supply, the Low Income Housing Tax Credit serves a greater need than ever.

### 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 2.4 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 \$1.2 billion toward the development of more than 18,000 units of affordable housing.

### How Tax Credits Flow



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

