



CAHEC
Strengthening Communities

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

Residents Welcome a New Playground and Community Building with Renovations



Kernersville, North Carolina, is a quiet community located in the heart of the Triad. With a population of just over 24,000, residents of this history-rich area continuously boast about its small-town feel. Kernersville's local parks, historic downtown, and vibrant community events pair nicely with the large-scale amenities the bigger cities nearby offer, including several medical centers. The community's high quality of life is appealing to both new and old residents, meaning overall population and household growth are projected to increase in the years ahead. Because of this, the rehabilitation of Village East Apartments is an important venture for Kernersville.

The project developer, Weaver Investment Company, has been committed to Village East Apartments since the very beginning - it was an affiliate of their company who originally built the community in 1989. The development, which consists of 88 garden-style units in 11 two-story buildings, underwent extensive interior and exterior renovations. Additionally, residents also received a new community building for social gatherings and potlucks. The location of this complex is ideal with a grocery store, pharmacy, medical center, and schools nearby. Weaver Investment Company has a long history in the LIHTC Program with over 5,000 affordable housing units in the Carolinas and Virginia. The developer was assisted by their long-time cohort Partnership Property Management, one of the 50 largest managers of affordable housing in the United States.

In addition to the indoor space for residents, the community received a \$15,000 Active Lifestyle Grant through the CAHEC Foundation, a nonprofit affiliate of CAHEC, to help install a wonderful youth playground. Donna Wall, Property Manager at Village East remarked, "The residents all love the new upgrades and are very grateful for the work done at their property. The playground, funded in part with a grant from CAHEC, is a big hit with the many children living in the apartment community!"

The community of Kernersville offers its residents a high quality of life, small-town appeal, and rich history. According to his diary, President George Washington had breakfast at a local tavern in 1791 while on his southern tour. Since then, two other presidents have graced the streets of the municipality - George W. Bush and Bill Clinton. As population growth continues to rise in the Kernersville area, the demand for housing, especially affordable housing, will continue to be a necessity. The renovation of Village East positions itself to provide residents an affordable, safe place to live and play for years to come.

BY THE NUMBERS

- Acq & Rehabilitation: 88
- Private Equity Investment: \$5,401,483
- During Construction
- Local Jobs Supported: 107
- Local Government Revenue: \$727,584
- Projected Ongoing Annual Effect
- Local Jobs Supported: 26
- Local Government Revenue: \$388,080



Village East Apartments services families earning 60 percent or less of the Area Median Income.



The Playground at Village East provides a fun, safe place to play for young residents.

The Need for Affordable Housing Is Critical

Housing Landscape 2017 from The Center for Housing Policy reveals that in 2015, 46 percent of households spent more than half of their income on housing, almost one-third higher than in 2000. Even though the median income of working renters increased by 11 percent from 2012 to 2015, rents increased by 5.7 percent during that time period, leading to only slight improvements in housing affordability. As we continue to remember the LIHTC program's excellent track record and its essential roll 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 nearly 2.3 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 \$2.2 billion toward the development of nearly 31,000 units of affordable housing.

How Tax Credits Flow



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