

# Multi-Family Affordable Housing Development Loans

Recommended Proposals

April 21, 2025

Mark Perlman, Equitable Housing & Community Development Division Director  
Housing Affordability and Community Revitalization



@wakegov    

wake.gov

# Low-Income Housing Tax Credits (LIHTC)

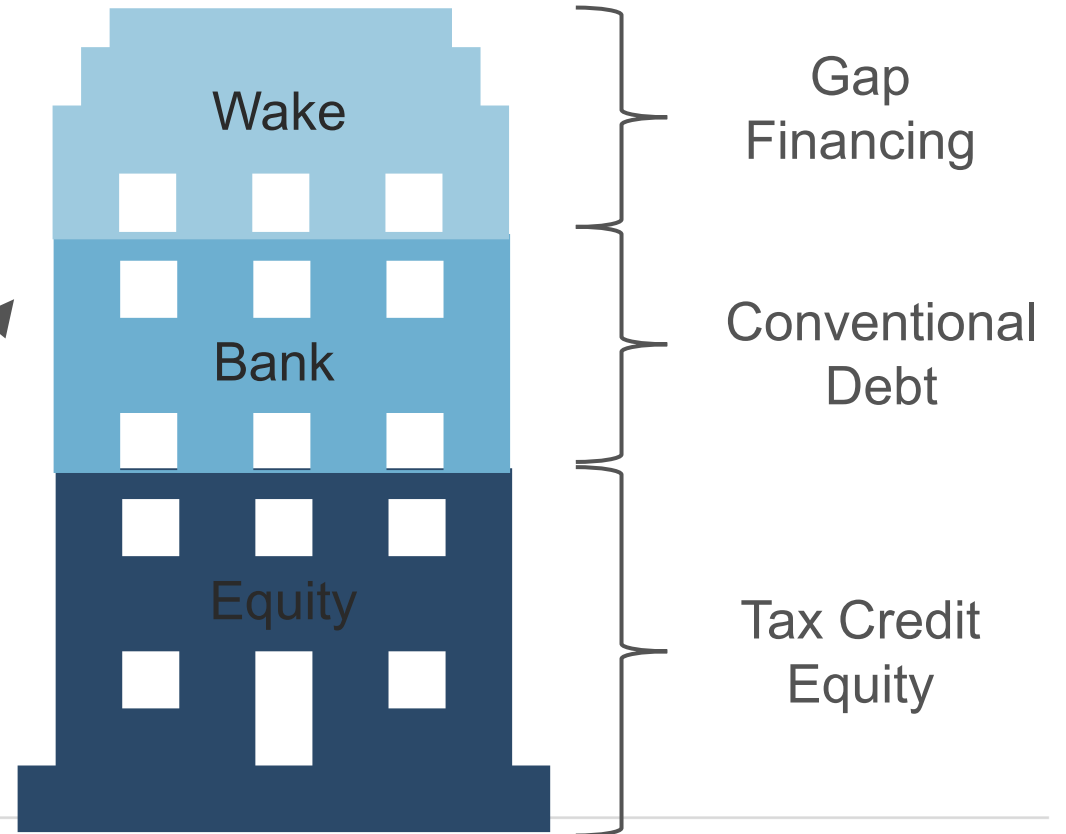


Every year the IRS issues housing tax credit capacity to each state in an amount based on its population.

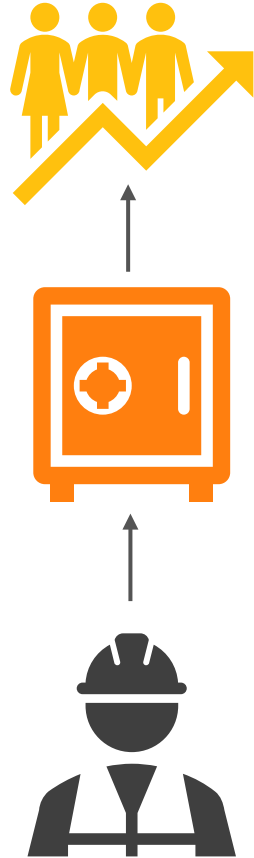
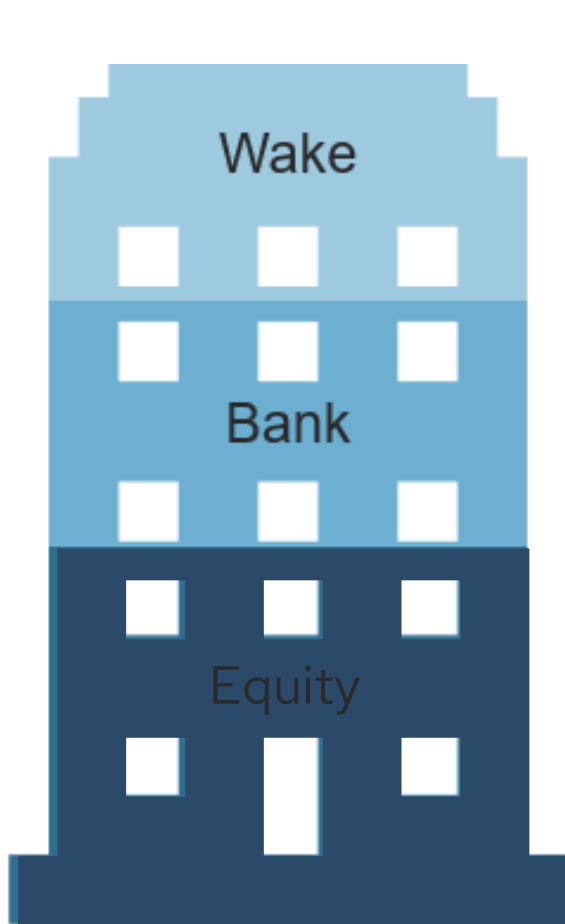


States allocate housing tax credits for approved affordable housing developments on a competitive basis each year.

Typically, 50-70% of the financing comes from tax credit equity, 20-25% from bank debt, and the remaining from various sources such as government or owner investment.



# LIHTC Public Private Partnership



Investors utilize the credits to offset tax liability.

Syndicators convert tax credits into equity by selling them to investors.

The developer will sell the housing tax credit allocation to a syndicator.

# Over 5,000 Units Created and Preserved



Funding Year	# Units
2019	593
2020	884
2021	1,032
2022	519
2023	761
2024	1,378
<b>TOTAL</b>	<b>5,167</b>

# Process Overview



@wakegov    

wake.gov

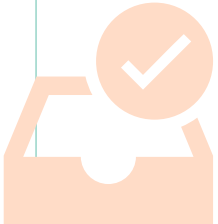
# Request for Proposal Timeline



# RFP Evaluation Criteria

Criteria	Points
Project Viability	
❖ Financial Feasibility	30
❖ Development Quality	10
❖ Development & Management Team	10
Wake County Policy Goals	
❖ Target Populations	5
❖ <b>Public Partnerships</b>	<b>5</b>
❖ <b>Affordability Period</b> & Deeper Affordability Targeting	30
❖ Location	10
<b>TOTAL</b>	<b>100</b>

# Summary of 2025 Recommended Proposals



8 New Proposals,  
One Gap Proposal



725 Units Created  
and Preserved



\$17,875,000  
Recommended



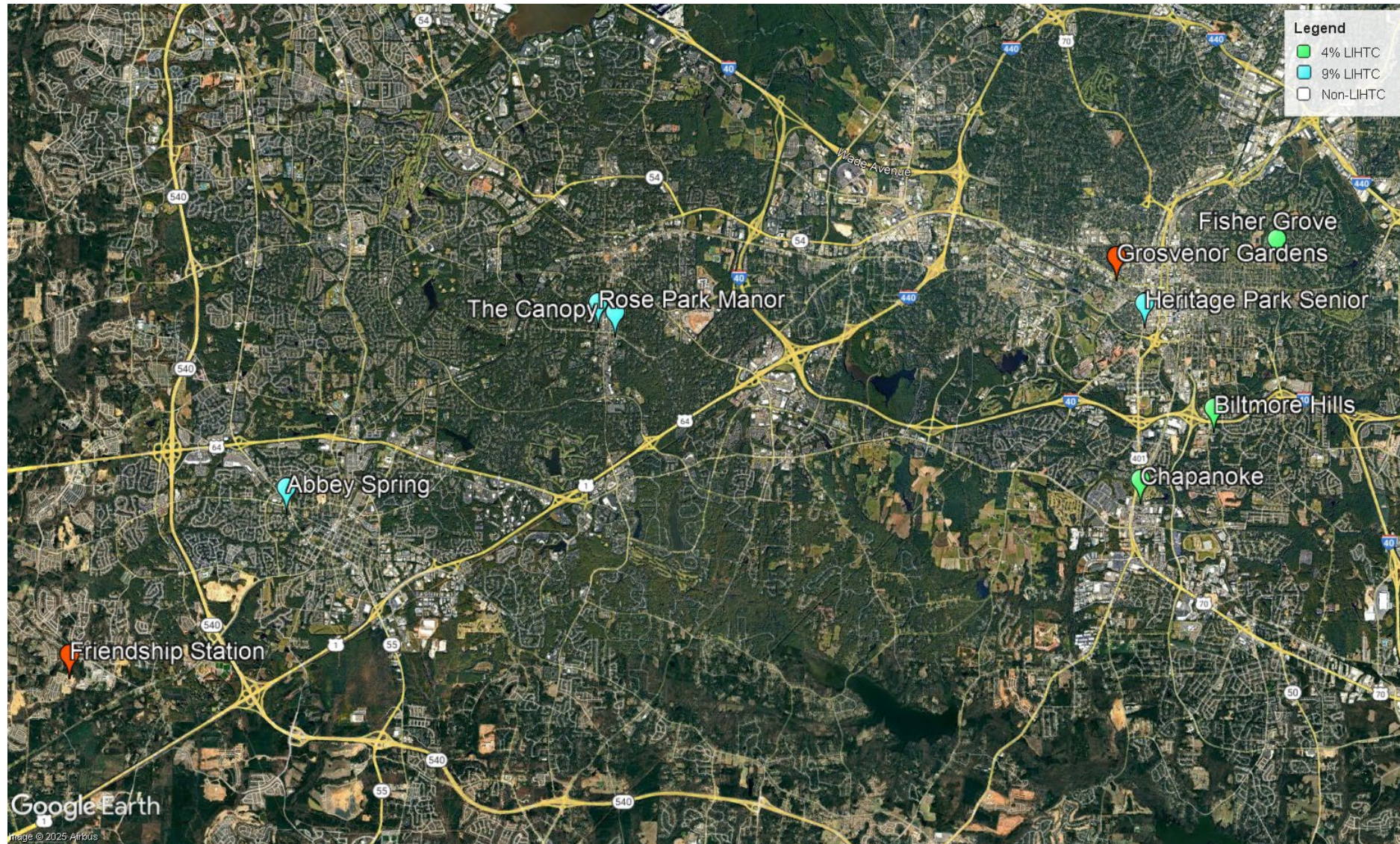
# Recommendations



@wakegov    

wake.gov

# Location of Recommended Projects



# 9% LIHTC Recommendations



## Heritage Park Senior Phase 1B (Brinshore/RHA)

- 51 senior units, Raleigh
- 30% - 60% AMI, all project-based rental assistance
- First phase of Heritage Park public housing redevelopment
- \$500,000 Wake County loan
- 50 year affordability period



## The Canopy (DHIC)

- 51 family units, Cary
- 30% - 60% AMI
- Site ground leased from Greenwood Forest Baptist Church
- Mixed-use development with transitional housing and child care
- \$665,000 Wake County loan
- 50 year affordability period

# 9% LIHTC Recommendations



## Abbey Spring (Evergreen)

- 56 senior units, Apex
- 30% - 60% AMI
- Redesign of project previously awarded tax credits
- \$1,470,000 Wake County loan
- 50 year affordability period



## Rose Park Manor (Beacon Management)

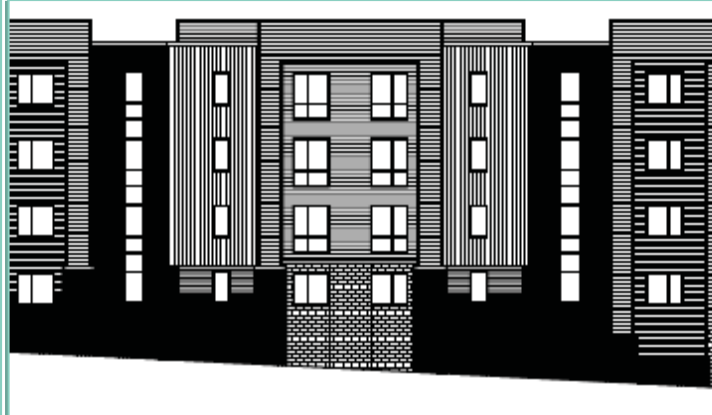
- 81 senior units, Cary
- Gap request, project under construction
- 30% - 60% AMI
- \$2,640,000 Wake County Loan
- 30 year affordability period

# 4% LIHTC Recommendations



## Fisher Grove (DHIC)

- 166 family units, Raleigh
- 20% - 60% AMI
- Last phase of Washington Terrace redevelopment
- Will include retail use
- \$3,320,000 Wake County loan
- 50 year affordability period



## Chapanoke (Harmony Housing)

- 200 family units, Raleigh
- 30% - 70% AMI
- Development on County-owned land acquired from WTCC
- Located in Southern BRT corridor, close proximity to future BRT stop
- \$7,100,000 Wake County loan
- 99 year ground lease and affordability



## Biltmore Hills (Preservation of Affordable Housing)

- Preservation of 50 existing family units, Raleigh
- 20% - 60% AMI
- Property acquired with Wake Affordable Housing Preservation Fund
- 25 project-based vouchers
- \$1,400,000 Wake County loan
- 99 year affordability period

# Non-Tax Credit Recommendations



## Grosvenor Gardens (CASA)

- 62 family units, Raleigh
- 30% - 60% AMI + 4 market-rate units
- Property acquired with Wake Affordable Housing Preservation Fund
- Partnerships with Alliance Health and IDEAL Communities to house vulnerable populations
- \$2,650,000 Wake County loan
- 50 year affordability period



## Friendship Station (Habitat for Humanity)

- 8 homeownership units, Apex
- 60% - 80% AMI
- Part of a larger single-family subdivision by M/I Homes
- \$480,000 Wake County loan
- Four homes will use ground lease model and be affordable for 99 years
- Four homes will be sold fee simple and affordable for 30 years

# Achieving Policy Goals

## Strategic Plan Goal Met

Over 500 units created and preserved

## Increased Affordability

208 units serving households at 50% AMI and below

108 units under 30% AMI

## Additional Supportive Housing

140 permanent supportive housing units

67 Wake County RAHP units

## Longer Affordability Periods

All rental projects affordable for at least 50 years

Three projects include 99-year affordability

# Questions?



@wakegov    

wake.gov





**WAKE.GOV**