



West Virginia

Low Income Housing Preservation in 2010

Low Income Housing Tax Credits (9% Tax Credits)

West Virginia's 2009-2010 QAP sets aside 15% of credits for rural preservation and 25% for "HUD preservation or new construction." In the latter set-aside, new construction proposals receive between 40-50 points, depending on size, while rehab and acquisition/rehab proposals can only earn 0-30. However, in addition, for substantial rehabilitation properties or acquisition and substantial rehabilitation properties, an additional 10 points will be awarded if any such property includes the use of existing housing that is a clearly and specifically stated part of a community revitalization plan.

Ten points will be awarded to properties committed to continuing to serve qualified tenants at rent-restricted rates for each year beyond the close of the initial 15-year minimum compliance period, up to a total of 150 points for 15 years beyond the minimum compliance period.

Several "quality of housing" criteria may act as moderate preservation disincentives, including 25 points for minimum room sizes, 10 points for roofs with 30 year manufacture warranties, and 5 points for offering washer and dryer hookups in each unit.

Allocations (2003-2009)

Properties Preserved: 29

Apartments Preserved: 2,235

Private Activity Bonds with 4% Tax Credits

Allocations (2003-2007)

Properties Preserved: 3

Apartments Preserved: 605

Green Multifamily Preservation Initiatives

Green Incentives in State Tax Credit Allocation Plan

West Virginia's 2009-2010 QAP offers points for a variety of green building practices, including 25 points for maintaining at least 30% of the site as green space; 15 points for Energy Star-rated heating, ventilation, and cooling systems; 15 points for Energy Star-qualified exterior doors and windows; 10 points for new Energy Star new refrigerators, ranges, and under-the-counter dishwashers in each unit; and 5 points for showerheads with a maximum water flow rate of 2.5 gallons per minute. None of these incentives distinguish between new construction and rehabilitation projects.

Other Green Incentives Relevant to Preservation

The Governor's Office of Economic Opportunity administers West Virginia's Weatherization Assistance Program. West Virginia encourages using weatherization funding on multifamily projects. For complete information on WV's weatherization program see: <http://www.waptac.org/grantee-contacts.aspx>.

For additional information on green initiatives, visit www.aceee.org for more on policies related to energy efficiency or www.dsireusa.org for programs that may be available to developers to incentivize renewable energy or energy efficiency.

Sustainable Communities & Transit-Oriented Development Incentives

West Virginia's 2009-2010 QAP awards 40 points for projects in a Qualified Census Tract and part of a Community Revitalization Plan and 20 points for projects in a designated Difficult to Develop Area.