



*providing homes  
changing lives  
building communities*



West Virginia Housing  
Development Fund  
2019 ANNUAL REPORT

*Dear Reader,*

Thank you for taking time to read The Fiscal Year 2019 Annual Report for The West Virginia Housing Development Fund.

For 51 years, the Fund has had the honor of helping more than 73,000 West Virginians, both individuals and families, turn their dream of homeownership into a reality. To date, the Fund has issued more than \$4.5 billion in bonds and has financed more than 123,000 housing units.

The Fund continues to maintain Standard & Poor's "AAA" general obligation debt rating, the only state housing agency in the nation to achieve this rating. Also this year, Moody's re-affirmed the Fund's "Aaa" issuer credit rating. This qualification is Moody's highest ranking and the Fund is, again, the only state housing finance agency to earn this distinction. This honor is a direct result of a continued devotion to making quality mortgage loans and our customers' commitment to what is often their biggest investment. Both services noted the extremely high credit quality of the Fund's asset base, its ability to meet its legislative mandate, the dedication of the talented management team and a smart investment philosophy.

We also kicked off the second year of an exciting new program. Working with Federal Home Loan Bank of Pittsburgh, we helped develop Home4Good – an initiative that aims to combat homelessness in the Mountain State. This year, Representative Alex Mooney, R-W.Va., from the state's second congressional district, was on hand to kick off the funding announcement during a ceremony held at the Roark-Lifeway Sullivan Center in Charleston.

In the following pages, you will learn how developers utilized our Low-Income Housing Tax Credit program to build a gleaming new apartment building on Morgantown's waterfront. You will also meet some folks working to create a real sense of community in a rural West Virginia neighborhood.

Our Board of Directors and the Fund's staff continue to work diligently to provide West Virginians with safe, decent and affordable housing.

Sincerely,

*The Staff of the West Virginia Housing Development Fund*



# Fund Helps Develop New Waterfront Apartments

MORGANTOWN – Betty Burner doesn't just like her new apartment. She loves it.

"I just love everything," she said of the two-bedroom unit at Seneca Village Apartments. "It's just so nice and quiet and clean."

Burner, 80, appreciates that last part. Her former home was anything but. "It was a mess. I can tell you that. A mess," she said.

She shares her new apartment with her cat Millie. The unit features a combination kitchen and dining room, washer and dryer hookups, and a larger utility closet that doubles as a bike room.

*"This is my  
forever home."*

Betty Burner

The building's developers added space for bikes because the development is nestled in between the mighty Monongahela River and Beechurst Avenue and overlooks the Caperton Trail, a recreational path that runs along the river. Burner leads a pretty active life, but she understands her bike riding days are probably behind her.

In the meantime, if she needs to get up and get moving, she can always take a quick stroll to nearby High Street or take advantage of the development's work out area. The common room is one of the features Burner likes best. Floor to ceiling windows allow in plenty of natural light, the work-out equipment is state of the art and there is plenty of room for residents to watch TV, read or just sit and chat.

Burner, who has lived in the University City most of her life, said she likes the sense of community in the building and always looks forward to the monthly potluck dinners.

Seneca Village has 36 one and two-bedroom units open to people age 55 and older who qualify based on income.

The \$6.5 million project was developed by Pison Development. The building was funded, in part, through the Fund's Low-Income Housing Tax Credit Program.

**LIHTCP**  
LOW-INCOME  
HOUSING  
tax credit program



# Group Overcomes Challenges to Create Senior Housing

GREENVILLE – Monday through Friday, a hearty collection of older folks make their way to the Greenville Senior Center for lunch. They pile paper plates high with meatloaf, mashed potatoes, carrots and tiny bowls of canned fruit. Sipping Styrofoam cups full of coffee and sitting at long tables in the cafeteria of the former Greenville High School, they discuss local headlines, the weather, crop reports and whatever else people of that demographic like to chat about. They come for the food, of course, but it's also a chance to catch up with friends and neighbors.

“There is a real sense of community,” said Skip Heath, a volunteer with the Monroe County Council on Aging, the group that organizes the meal. Most attended school there, and Heath said the meal is a chance to relive the old days. One of his favorite stories centers on a set of holes that line a wooden ladder in the main building on the former school's campus. He was told the holes were made because the football players would wear their cleats when they ascended the ladder to suit up for games.

That former football field is now ringed with three gleaming new apartment buildings. Greenville Senior Manor consists of one and two-bedroom units. Each apartment features a full kitchen, washer and dryer, full bathroom and walk-in closets.

Heath, who has been leading the project, saw the need for new, affordable housing for Monroe County's seniors. “1978 was the last year any new apartments were built in Monroe County,” he said. “Everything out there now is either at 100 or 95 percent occupancy with a waiting list.”

Heath and his team at the Monroe County Council on Aging started this project in 2017 and worked closely with members of the West Virginia Housing Development Fund's HOME Investment Partnerships Program. The primary objective of the HOME program is to expand the supply of decent, safe, sanitary and affordable housing, primarily rental housing.

Just to add to an already-daunting challenge, the project had to overcome several obstacles. Because the nearby high school is considered a building of historical significance (it was designed by architect Walter F. Martens, who also designed the West Virginia Governor's Mansion), the state's Division of Culture and History's State Historic Preservation Office had to sign off on the development. The construction site was ideal, but there was

*“There is a real sense of community.”*

Skip Heath



no road leading directly to the buildings. Heath and his team would later write a grant to get a section of the area paved.

What almost derailed the entire project, however, was a lack of proper sewage disposal. When it was operational, the school used a tiny package plant. That would not suffice for the new development. Undaunted, Heath and his team were able to secure funding to purchase and install a new, state-of-the-art waste water treatment facility. "I call this project The Little Engine That Could," Heath said, citing the popular children's book about a tiny locomotive tasked with a monumental job. "We just kept saying I think I can, I think I can, I think I can," Heath added, using the book's iconic refrain. Their persistence paid off and the first two buildings were completed in August 2018.

# Single Family Programs

## Homeownership

Owning a home is a vital part of the American dream. Homeowners understand the importance of community and what it means to be part of something larger than themselves. We're proud to help so many West Virginians turn their dream of owning a home into a reality. Working with lending partners from across the state, we provided financing for 494 homes for state residents totaling \$49,392,459 in 2019.

## Movin' Up

Our Movin' Up Program has been designed to help moderate-income homebuyers purchase a new residence. Movin' Up does not have a first-time homebuyer requirement and is geared toward those who might have outgrown their current residence, want to downsize or just want to make a change. Our loan origination team has worked diligently to move this program forward. This year, we financed 214 homes for state residents totaling \$28,794,724.

## Down Payment Closing Cost Assistance

Buying a home is expensive. It's often our biggest investment. We know that it's often a challenge come up with the money to make a down payment to help our customers, the Fund established our Down Payment/Closing Cost Assistance Program. This year, we provided \$4,825,239 in closing cost assistance to homebuyers in the Mountain State.

## On-Site

West Virginia is often rural and remote. That sometimes means a lack of public infrastructure. To help our residents, the Fund has partnered with the West Virginia Department of Environment Protection to develop the On-Site System. The program, which was recognized by the Environmental Protection Agency as a model for improving water quality protection, is designed to help eligible households install, repair or replace on-site septic systems or connect to a public treatment system. This year, the On-Site program assisted 23 families and individuals, totaling \$162,223 in funding.



## **The HOME Program**

HOME The primary objective of the HOME program is to expand the supply of decent, safe, sanitary and affordable housing, primarily rental housing; to strengthen the abilities of state and local governments to provide housing; to ensure that federal housing services, financing, and other investments are provided to state and local governments in a coordinated, supportive fashion; to expand the capacity of nonprofit community-based housing development organizations; and to leverage private sector participation in financing affordable housing. This year, the Fund is proud to announce we distributed \$2,154,028 in HOME funding.

## **National Housing Trust Fund**

This program is designed to increase and preserve the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing for extremely low-income and very low-income households, including homeless families. This year, the Fund is proud to announce we distributed \$1,557,858 in Housing Trust funding.

## **Low-Income Housing Tax Credit Program**

The Low-Income Housing Tax Credit Program is a federal tax incentive program to encourage private equity investments, rather than 100 percent federal government financing, for the production of affordable low-income residential rental housing. The LIHTCP provides a federal tax credit for a period of ten years to the owners of qualified low-income residential rental housing, based upon the achieved proportion of qualified low-income occupancy at rent-restricted rates. In order to be eligible for participation in the LIHTCP, a qualified low-income residential rental housing property must be occupied by individuals whose annual gross income is at or below 60 percent of the area median gross income. This year, 11 properties located in 10 counties received Low-Income Housing Tax Credits, which will produce 214 new units and rehabilitate 133 existing units.

## **Affordable Housing Fund**

The Affordable Housing Fund is utilized to provide funding for both technical assistance and housing assistance to non-profits and government entities and to encourage stron-

# Multi-Family Programs

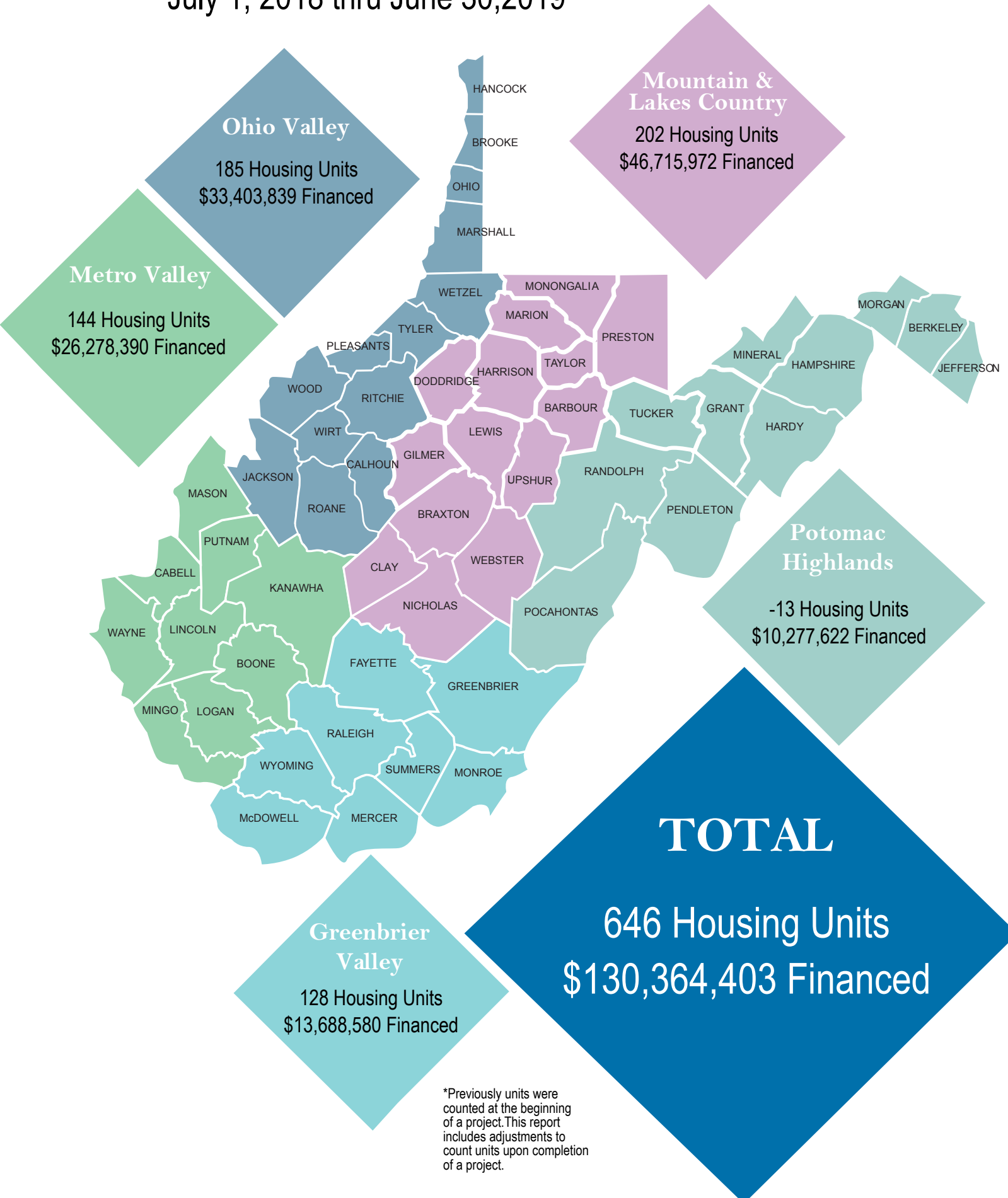


ger partnerships, collaboration and greater involvement of local communities in meeting housing needs in West Virginia. The Affordable Housing Fund receives a minimal fee from residential real estate transfers and the sale of manufactured homes. This year was the first full year we administered the AHF and we are proud to announce we distributed \$65,657 in funding.



# INVESTMENT in WEST VIRGINIA

July 1, 2018 thru June 30, 2019



\*Previously units were counted at the beginning of a project. This report includes adjustments to count units upon completion of a project.



West Virginia Housing  
Development Fund



## HOUSING UNIT PRODUCTION REPORT FOR FISCAL YEAR ENDED JUNE 30, 2019

PROGRAM	TOTAL UNITS
<b>HOMEOWNERSHIP PROGRAMS</b>	
Bond	45,529
Movin' Up	1,311
Secondary Market	13,842
Other Current Programs	28
Inactive	11,217
<b>RENTAL PROGRAMS</b>	
Development Financing Programs	5,166
Low Income Housing Tax Credit	12,594
Other Current Programs	1,367
Inactive	10,057
<b>SPECIAL PROGRAMS</b>	45,529
<b>FEDERAL PROGRAMS</b>	
HOME Homeownership	1,423
HOME Rental	503
HOME CHDO	850
HOME Other	155
Inactive	303
<b>LAND DEVELOPMENT</b>	123,474