



“\$5,000 State Tax Credit Available for ELH Construction”

The Home Builders Association of Virginia is pleased to announce a new housing program development through a unique public private partnership. EasyLiving Home (ELH) is a voluntary certification program designed to encourage builders of single-family homes to take advantage of an emerging housing market. A market ready for new homes that include EasyLiving Home features.

What features must be included in an Easy Living Home?

- ◆ Easy Access with a step-free entrance from a firm surface, a driveway, sidewalk or other firm route into the central living area of the home with no step higher than a 1/2 – inch threshold. The slope leading to the entrance should be no steeper than 12 inches of length for each inch in rise and less steep than that when possible.
- ◆ Easy Passage because the exterior door that provides the step-free entrance and EVERY interior passage door on the main level (including bathrooms) is at least a 3’0” standard door or a 2’10” pocket door, or other solution that provides 32 inches of clear passage space. Walk-in closets are required to meet the 32 inch clear passage standard.
- ◆ Easy Use with no less than one bathroom, a kitchen, some entertainment area, and at least one full bedroom with sufficient maneuvering space....all on the main floor.

The features of an EasyLiving Home make a home easy to inhabit and visit for all the reasons of life: first-time home-buyers, young families, career professionals, active adults and those living with temporary or long-term disability. The sale and resale value of a home will be enhanced when it contains EasyLiving Home features.

The leadership of HBAV recommends Builders of Virginia begin constructing EasyLiving Homes. The demographics show a growing need for homes that accommodate people through all life phases. For example, in 2000 people 65 or older represented 12.4% of the population. By 2009 persons 65 years or older numbered 39.6 million, 12.9% of the U.S. population, about one in every eight Americans. By 2030, there will be about 72.1 million older persons, more than twice their number in 2000.

The **Virginia Livable Home Tax Credit (LHTC)** is a **\$5,000 tax credit** for the purchase of a newly constructed residence with accessible features integrated into the construction, *including EasyLiving Home certification*, and up to 50 percent of the cost of retrofitting an existing home, not to exceed \$5,000. Any tax credit that exceeds the eligible individual's tax liability may be carried forward for up to five years. Administered by the Virginia Department of Housing and Community Development, you can get more information at www.dhcd.virginia.gov.

For more information about the EasyLiving Home program or to become a certified ELH builder please contact Rhonda Allison at the Home Builders Association of Virginia at 804-643-EASY (3279).