

**2024 BUILD WV Act Report
FY 2023-2024 (July 1, 2023-June 30, 2024)**

Prepared by the West Virginia Department of Economic Development for the Joint Committee on Government and Finance

History of BUILD WV:

In 2022, Governor Jim Justice encouraged the creation of a program to spur housing development in certain areas of West Virginia to help address the need for achievable housing. While there are many highly-meritorious housing programs that provide support for low-income, seniors, and citizens with disabilities, there remains constraints to develop housing for graduate, post-graduate, professional and technical personnel participating in the workforce. The creation of the BUILD WV program is intended to support the expansion of technical, industrial, and commercial markets for West Virginia by providing tax incentives to developers & builders for constructing qualified housing projects.

BUILD WV is the first tool under the WV Department of Economic Development (WVDED) that addresses housing. The tax incentives include a sales tax exemption on purchases of building materials and other tangible personal property, a ten-year income tax credit to offset increased property value resulting from the housing development, and the option for municipalities within a BUILD WV district to pass an ordinance exempting BUILD WV projects from business & occupation tax, when applicable. Housing developers creating at least 6 new units of housing, or incurring approved project costs of at least \$3,000,000 may be eligible and submit their project for consideration. Projects should demonstrate that they are addressing a housing need in the approved BUILD WV district area.

The program was passed by the Legislature in 2022, initially allowing just three BUILD WV districts across West Virginia and giving the WVDED authority to approve up to \$40,000,000 in project costs per fiscal year. As the need for housing intensified across West Virginia, the Legislature then expanded the program in 2023, which leaves the number of BUILD WV districts at the discretion of three cabinet secretaries, and allows the WVDED to approve up to \$150,000,000 in project costs per fiscal year.

Overview of program activity:

Over the past year, the WVDED worked diligently with the cabinet secretaries of Commerce, Economic Development, and Tourism to review and approve 16 BUILD WV districts across the state. In turn, the WVDED approved nine total BUILD WV projects that will yield 602 units of housing, totaling an estimated \$115,000,000 in housing investment. Interest in the program remains strong among housing developers across the state, with additional projects that plan to apply for the incentives in the pipeline.

Of the nine approved projects, one is completed and the remaining eight are still under construction. This translates to 46 new living quarters available for occupancy that have been facilitated by the program, and 556 more expected to be completed over the next few years. Seven different BUILD WV districts are represented among these approved BUILD WV projects, representing areas that are experiencing pressure on housing due to industrial expansion, an influx of remote workers, and tourists seeking residential style lodging options, as well as a simple lack of inventory locally.

Should you have any questions regarding this program, please contact Meghan Smith, West Virginia Department of Economic Development at 304-558-2234.

The following information in the tables reflects the required reporting pursuant to §5B-2L-6:

Completed BUILD WV Projects

	Project Name	BUILD WV District	County	City	Project Type	# Housing Units	Total Investment	Total PVAC allowed over 10 years	Refundable PVAC amount (annual)	Sales Tax Exemptions
1.	The Doris on Main	Wheeling	Ohio	Wheeling	New Construction	46	\$9,325,342	\$1,230,945.14	\$100,000.00	24
Totals	1	1	1	1		46	\$9,325,342	\$1,230,945.14		24

Approved BUILD WV Projects

	Project Name	BUILD WV District	County	City	Project Type	Estimated Project Completion	# Housing Units	Estimated Investment	Sales Tax Exemptions
1.	Wiseman & High Apartments	Fayetteville	Fayette	Fayetteville	New & Rehabilitated Structures	May 2025	23	\$ 5,000,000	15
2.	Christian Court Townhomes	Buffalo	Putnam	Hurricane	New construction	August 2025	44	\$ 8,500,000	1
3.	Residences at Rumsey	Martinsburg	Jefferson	Shepherdstown	Rehabilitated (converted from a hotel)	December 2024	82	\$ 3,200,000	10
4.	The Ridge of Fairplain	Cottageville	Jackson	Fairplain	New construction	December 2025	46	\$ 10,500,000	3
5.	Lewisburg Green - Phase 1	Maxwelton	Greenbrier	Lewisburg	New construction	January 2025	32	\$ 8,285,000	2
6.	Residences at Jordon Place - Phase 1	Buffalo	Putnam	Winfield	New construction	June 2026	19	\$ 6,000,000	4
7.	304 at Valley Pointe	Buffalo	Putnam	Hurricane	New construction	August 2025	304	\$ 61,000,000	1
8.	Villas at Lake View	Princeton	Mercer	New Hope	New construction	July 2025	6	\$1,925,000	7
Totals		5	5	7			550	\$103,751,587	43