

- New CAHEC Maximum = \$5,000!
- New Resident Minimum = \$1,000!
- No more crazy graph to follow!
- We match your savings dollar for dollar!

Community Programs Connection

CAHEC

Socialserve.com...A free online service for finding and listing affordable housing

How do I list my properties ?

- Fill out a registration form [online](#) or call 877-428-8844
- Get your username & password
- Log on & list your properties

What's the rental limit for the housing I want to list?

It depends. After you choose a city to list in, you will find a screen with a chart that tells you the limit based on the number of bedrooms in your unit. Or you can call 877-428-8844 for assistance.

How much does it cost?

Zero, nada, it's FREE! [Socialserve's sponsors](#) make this service possible.

Who is eligible to sign up?

Anyone who wants to advertise rental properties.

Why would I want to sign up for this free service?

- Because you can advertise

your properties in detail for FREE while helping your community keep track of housing inventory.

- Because it's also free to conduct detailed searches for housing on this service, helping ensure that your listing will be viewed frequently by people who are serious about renting properties with your specific amenities.
- Because you control your listings. When a property rents, you can mark it as "rented" immediately and avoid unwanted phone calls. When it becomes available again, just log on and mark it as "available" again. Your information stays in the system, and it costs nothing to maintain an account.
- Because Socialserve provides great, free tools to help manage your property inventory.

- Because you save your advertising dollars for more important things like replacing water heaters and screen doors.

How long does it take to get set up?

In most cases, the process takes less than five minutes.

User-friendly tools and extended call center hours allow for easy access to account information to quickly add and update properties.

"I can't believe this service is free. My inquiries went through the roof when the listing switched to Socialserve.com! I rented ALL of my properties within a week's time. I truly appreciate this service." ~ Jim Moutos - Asheville, NC

Go to [socialserve.com](#) for more details!

Get your swim on! YRP trip announced!

On June 23rd-June 25th, the participants who successfully complete the 2009-2010 Youth Recognition Program requirements will be rewarded with a trip to Great Wolf Lodge in Concord, NC.

Students will enjoy a dinner at the Charlotte Motor Speedway, a day at Discovery Place Museum with an IMAX theatre show, & full water park access at



Great Wolf Lodge.

Virginia departures are from Bristol and Williamsburg. North Carolina departures are from Marion, Raleigh, Rocky Mount, and Statesville.

Important items to Remember!

1. No student will be allowed to board the bus without all paperwork.
2. May 15th is the deadline to submit the trip roster.
3. Students must provide their lunch for Day One.

Inside this issue:

Bundle Up	2
Homebuyer Credit Extended	2
2009 SRP Trips	3
Announcements	3
Art Contest	4
Holiday Outreach	4

Brrr...Bundle up, It's COLD outside

Wintertime is a delightful time. However, it's also a time to be prepared. Sub-zero temperatures and winter storms can pose hazards to our residents.



Know your winter warnings:

- WINTER STORM WATCH means winter weather may affect your area.
- WINTER STORM WARNING means severe weather conditions are definitely on the way.
- WINTER WEATHER ADVISORY means winter weather conditions, with a snowfall of 3 to 6 inches, are expected to cause significant inconveniences and maybe hazardous.

Have emergency supplies:

- Flashlights & extra batteries
- Battery operated radio & extra batteries
- Emergency non perishable foods that don't require refrigeration
- Non-electric can opener
- Bottled water
- One week's supply of essential

medicine

- Extra blankets and sleeping bags
- First-aid kit and manual
- Fire extinguisher
- Emergency heating equipment
- Extra cell phone batteries

What if you lose electricity?

- Call your utility company to advise them your power is out and to determine repair schedules.
- Turn off or unplug lights and appliances to prevent circuit overload when service is restored.
- Leave one light on to indicate power has been restored.
- To prevent freezing pipes, turn on faucets slightly.
- Protect yourself from carbon monoxide poisoning. DO NOT use your gas oven to heat your apartment!
- Keep refrigerator and freezer doors closed to prevent food spoilage.

What if your heat goes out?

- Close off all rooms you don't need.
- Only use safe sources of alternative heating.
- Dress in layers of lightweight clothing and WEAR A CAP!
- Eat well balanced meals

What if you get trapped in your car during a storm?

- Stay in your car and wait for help to find you.
- Run your engine for short periods of time to stay warm...BUT keep your downwind window open and make sure your exhaust is free of snow.
- Turn on the dome light at night when you are running the engine to signal rescuers.
- Hang a brightly colored piece of cloth or piece of clothing from your car
- Exercise from time to time by vigorously moving your arms, legs, fingers and toes to keep blood circulating and to keep warm.

Follow these pointers:

- Dress for the season. Wear loose, lightweight, warm clothing in layers. Trapped air between the layers acts like an insulator.
- Outer garments should be tightly woven, water repellent and hooded
- Always wear a cap and cover your mouth with a scarf to protect your lungs
- Mittens and gloves should be worn at all times.

Winter can still be a fun and beautiful time! Now that you are prepared, get outside and make a snowman who will make your neighbors envious!

Obama Signs Homebuyer Credit Legislation

From the National Council of State Housing Agencies:

On November 6, President Obama signed into law legislation to extend the homebuyer tax credit until April 30, 2010 and expand it to include higher income buyers. The credit was originally scheduled to expire November 30, 2009.

To be eligible for the first-time homebuyer credit, homebuyers must:

1. Enter into contracts to purchase their homes by April 30 and close by June 30;
2. Have incomes not exceeding \$125,000 for individuals and \$225,000 for families;
3. Purchase a home with a

sales price not exceeding \$800,000.

The IRS posted new [guidance](#) on the homebuyer credit November 6.

To read this article in its entirety, go to www.ncsha.org/blog/obama-signs-homebuyer-credit-legislation.

“The credit is 10 percent of the purchase price of the home, with a maximum available credit of \$7500.”

Wish you were here!

The 2009 Senior Recognition Program was a huge success! Fifteen sites & 144 participants completed the program requirements.

Azalea Terrace, Cedar Trace Landing, Parkview Manor, Pinecrest Manor, Wallace Senior Village and Weatherstone Spring all travelled to Myrtle Beach, SC.

Cashie Apartments tried their hand with Lady Luck in Atlantic City.

The LaSalle at Lincoln Heights took their chances at Harrah's in Cherokee, NC.

Mason Manor and Windsor Spring decided to keep their events local and hosted onsite events.

Lafayette Apartments went on a "cruise to nowhere".

Highland Park Mill and Parr Place visited Charleston, SC.

Elders Peak took a tour of Raleigh aboard a trolley.

Dallas High School visited the NC mountains aboard the scenic railway and took a riverboat tour!



Announcements

SRP: Our dates have changed! We're moving the program launch from October to May. Beginning in 2011, the program year will run from May 15-March 15, with most trips taking place in April. We will NOT launch an SRP program in 2010, so you can take this fall off!

HOP: We've increased CAHEC's maximum contribution to \$5,000! We've also increased the minimum to be saved by the resident to \$1,000 and we're matching each dollar saved, dollar for dollar. So if a resident saves \$1,200, we'll contribute \$1,200. If a resident saves \$4,787, we'll contribute \$4,787. The rest of the program requirements are unchanged.

ASP: Part-time students no longer need to include compliance documentation with their applications! Fulltime students DO need to include the Tenant Income Certification and the Student Status Affidavit with its backup documentation.

CGP: We've changed one of our online vendors! We had so much trouble with Walmart that we decided to go with Amazon.com instead. The prices are comparable and we expect things to run much more smoothly with Amazon. The five online options are now Amazon, Sears, Lowe's, Peachtree Business Products, and Up-Beat, Inc. We've also limited the number of DVDs you can select to ten!

Website: All of our documents are online! We update them regularly, so the ones online will always be the most recent. They are all in PDF format, so you should be able to download and print them from anywhere.

Deadlines: We have deadlines in place for most of our programs! As CAHEC grows (we have over 250 properties now), it becomes harder and harder for us to accommodate late applications. All site-based programs have a deadline of one year from the



The Community Programs Division at Work

property's fully-qualified-occupancy date. The ASP deadline is two weeks after the school's drop/add date. The YRP applications are due September 1, the SRP on May 1 (beginning 2011). We encourage you to send HOP applications as soon as the resident has a closing date. Please get those applications in on time!

Please double check to make sure each application is complete before you send it to BJ!!!

Call with any questions!!!

CAHEC

7700 Falls of Neuse Road
Suite 200
Raleigh, NC 27615

Phone: 919-420-0063
Fax: 919-420-0019
www.cahec.com



CAHEC's mission is to raise and invest equity capital in qualified low-income housing tax credit projects and other tax credit products and to provide capital through a series of Community Investments that (i) empower residents, (ii) promote the development of affordable rental and ownership housing, and (iii) foster sustainability within the communities we serve.



David Brewer's "Holiday"

Pictured left is David Brewer's winning entry in CAHEC's 2009 Holiday Card contest. Mr. Brewer is a resident of Parr Place Apartments in Lancaster, SC. In honor of our selection of "Holiday", CAHEC awarded Mr. Brewer with 50 cards featuring his artwork.

Holiday Outreach

CAHEC Employees spread cheer during the 2009 holiday season by visiting a few local senior sites. We played games, wrapped gifts and enjoyed refreshments. Pictured below you can see the residents of Central School Apartments having a great time in Clayton, NC!

Katherine Occhipinti
Community Programs Manager
BJ Aungst
Community Programs Specialist

Opening New Doors

