



Connection

The Newsletter of Community Affordable Housing

Special Issue
2005 CAHEC Partners
Conference

Opening New Doors®

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2005

2005 CAHEC Partners Conference Annual Event Considers Interests of Developers, Investors, and Residents

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Community Affordable Housing Equity Corp. (CAHEC) was created in 1992. Our mission is "to raise and invest equity capital in low-income housing tax credit projects, to empower residents living in developments CAHEC helps finance, and to promote home ownership."

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Please let us hear from you. E-mail ndietz@cahec.com with your comments and suggestions

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Over 200 affordable housing professionals gathered in Raleigh June 8 and 9 for CAHEC's fourth annual Partners Conference. The conference theme asked, "Still puzzled about affordable housing?" and a variety of sessions offered help for putting together a successful tax credit project. Participants could learn the latest housing news from Washington, hear specifics related to states' tax credit programs, and become more familiar with new directions in supportive services and special needs housing.

Running simultaneously with the conference's breakout sessions was CAHEC's Property Managers Workshop, a three-year cycle of workshops leading to the Annual Compliance Expert (ACE) designation. This year the cycle returned to the

first of the series with sessions focused on the fundamentals of asset management and compliance monitoring. To earn ACE certification, participants needed to pass a final exam, and of those who sat for the exam an impressive 93% received the Beginner's-level certificate.

As always, the high point of the conference was the Partners Appreciation Luncheon. In the keynote address, Alec Ross stressed the importance of technology skills in a transitioning economy—an economy in which manufacturing plants are closing and jobs are being outsourced overseas. Mr. Ross is a co-founder and senior vice president of One Economy, a national nonprofit that aims to establish Internet connectivity in every affordable housing unit in the U.S.



In the keynote address, Alec Ross makes the connection between global issues and their economic impact on local communities.

The luncheon was also the occasion for recognizing the winners of the 2005 CAHEC Awards. This issue of Connection is dedicated to the award recipients. In the following stories, we describe their outstanding achievements. ♣



In the asset management adaptation of "Who Wants to Be a Millionaire?" host Larry Heflin poses the questions, and contestants (pictured here: Patricia Benton and Veronica "Maxine" Hobbs) experience the joys and frustrations of their final answers.

CAHEC PROFILE

When CAHEC's asset managers first met Justyn Duke, a resident of Rhode Island Mill Apartments in Eden, North Carolina, they noted a young man who stood out from other teenagers. As soon as he moved in, Justyn became involved in on-site programs and events, including CAHEC's Youth Recognition Program. As a YRP member, he met regularly with a mentor, maintained good grades, and participated in on-site




Justyn Duke
2005 Distinguished
Community Programs
Participant

activities. Although only a high school student himself, Justyn was a true role model for the younger children and would often pal around with them during his free time.

And free time is not something that Justyn had much of. In addition to managing his homework, his participation in the YRP, and his after-school job, Justyn was an accomplished wrestler throughout high school. During his senior year, he ranked number one with a 59-3 record, placed second at the state competition, and was named his school's most outstanding athlete.

Justyn's academic, athletic, and extracurricular achievements caught the attention of UNC-Pembroke, which offered him a wrestling scholarship. CAHEC also awarded him an Adult Scholarship.

Justyn just completed his freshman year at UNC-Pembroke and is enrolled in summer school. He is considering a major in pre-nursing and might pursue anesthesiology, hopefully at Duke or Chapel Hill. He continues to excel in wrestling and placed first in his weight class and 2nd in the all-men's category this past year. Other activities that keep him busy include youth ministry, where he is vice president of his group.

Justyn represents the hard work, commitment, and dreams that bring success to many residents at CAHEC properties. For this, as well as being an all-around great guy and a positive force in his community, CAHEC is proud to recognize Justyn Duke as 2005's Distinguished Community Programs Participant. 

Development Teams Win CAHEC Awards

Best Historic Preservation — Liberty School Apartments, Glasgow, KY

Raze or renovate? That was the decision facing the people of Glasgow, Kentucky, in

1999 as the town pondered the fate of the city's former high school. Vacant and in disrepair, the building sat just one block away from the town square—a constant reminder

of the vital role it had once played in the community.

Fortunately, the town had formed a "Renaissance Main Street Committee," which was actively pursuing opportunities to restore the city's architectural treasures. When the committee heard of AU Associates, a developer that had restored two other Kentucky schools as housing for seniors, committee members met with AU and visited the rehabilitated properties. With the committee's subsequent recommendation to engage AU Associates for this major renovation project, Glasgow found a way to provide seniors with affordable housing while preserving the landmark's historic as well as sentimental value.



Liberty School Apartments preserves the architectural beauty of Glasgow's former high school.

The mixed-income development, with four market-rate and 16 affordable units, took six years from conception to completion, but the Liberty School classrooms have been transformed into beautiful apartments with generous living areas. The kitchens feature high-quality amenities; the windows are large; and the spacious walk-in closets, two-tone wall paint and trim, and state-of-the-art security system make these units highly desirable.

AU Associates' attention to historic detail is represented in the quality of the restoration. The 1920s building reflects the artistry of the past, and the traditional cornucopia detail, ornamental limestone, and uniquely etched brick work have been carefully preserved. And in a happy instance of history repeating itself, former students and teachers are among the new residents of Liberty School Apartments.

Most Innovative Adaptive Reuse — Nantucket Lofts, Kinston, NC

Nantucket Lofts is the recipient of the CAHEC Award for Most Innovative Adaptive Reuse. This award recognizes the meticulous transformation of a vacant tobacco warehouse into 28 affordable apartments with high-quality amenities for families in downtown Kinston, North Carolina.

Developed by The Landmark Group of Winston-Salem, Nantucket Lofts offers residents secure urban living with easy access to services. Residents can enjoy two well-equipped playrooms, a wellness cen-

Community Manager of the Year

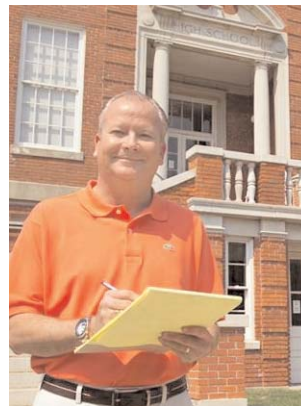
Stewart Mitchell is currently site manager and maintenance technician at Golden Leaf Apartments, a seniors' community in Wilson, North Carolina. He has been in the property management field for 17 years, with the last two years being at Golden Leaf.

While Golden Leaf has faced many challenges,

Stewart has been able to maintain full occupancy. His attention to detail is evident in the excellent physical condition of the property as well as in his reporting.

Besides managing the property, Stewart has been involved in establishing the Community Programs offered by CAHEC. He took the lead in setting up the

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Golden Leaf Apartments and its residents benefit from the care provided by Stewart Mitchell.



Kinston's Cinderella story: The Landmark Group transformed an old tobacco warehouse into 28 loft-style apartments for families.

ter, a technology learning center, a nicely furnished community room, and an interior courtyard. A 30-space gated garage provides safe off-the-street parking.

Originally constructed in 1901 as a tobacco warehouse, the building was expanded five times over the next 50 years. After the final expansion, the building was turned into a shirt factory, which lasted until 1995. At that point the building became a grim symbol of the days when tobacco and textiles were the economic engine of many cities like Kinston. The years of neglect obscured many of the building's features including the unique interior courtyard, which had turned into a forest by the time Landmark acquired the property.

Where others saw an eyesore, Landmark saw a project full of potential. Federal housing and historic tax credits as well as North Carolina's housing and historic credits helped finance the rehabilitation. In addition to 28 residential units, Nantucket Lofts offers 8,000 square feet of commercial space on the ground floor.

Although plans for Nantucket Lofts were initially met with skepticism, The Landmark Group has successfully created a model of affordable housing for families in an urban setting. By leasing up in just one month—and without rental assistance—Nantucket Lofts demonstrates that good design and affordable rents can lure families back to our downtowns.

Best Elderly Development — Garden Walk Villas, Henderson, NC

Dennis Tharrington and Kenneth Boisseau are the principals behind Garden Walk Villas, a 48-unit property for seniors in Henderson, North Carolina. Like Nantucket Lofts, Garden Walk Villas provides no rental assistance, yet it opened in April with more than a third

of its units leased. It's easy to understand why.

Garden Walk Villas is a handsome development with two residential wings that angle off of the central building. Exterior features include the covered entranceway, the cupola, the rear porch, and the adjoining patio area and gazebo—design extras that belie the project's affordability. On the interior, crown molding, built-in cabinets and shelving, and custom-ordered room numbers and informational signage create a cohesive and upscale look.



Attractive yet functional design elements make Garden Walk Villas an award-winning community for seniors.

Besides being visually attractive, the property is quite functional. Common spaces on the first floor include a sitting room, an exercise room, and a beauty salon. The second floor boasts a TV room with a wall of built-in shelving, a community room with kitchenette, and an arts and crafts room. The units offer walk-in closets, pantries, and balconies or patios. Residents also benefit from a secure entry system. With such a line-up of amenities, Garden Walk Villas gives seniors a taste of the good life—at an affordable price. ♪

Good Samaritan Award

CAHEC created the Good Samaritan Award to recognize exceptional individuals who unselfishly give of themselves to help others. This year CAHEC is pleased to honor Luella Lane of Sparta, North Carolina, as 2005's Good Samaritan.

Luella Lane lives in Highland Village and is an active participant in the on-site community. She serves as a member of the Resident Council and as a mentor for the Youth Recognition Program (YRP). Several years ago, Luella took on the YRP as her "passion project." Last fall, she knocked on the doors of all thirty units to promote the program, and as a result seven new youngsters signed up to participate. And her experience as a school bus driver came in handy last year when she drove the YRP group to visit the planetarium in Chapel Hill.

In addition to being the mother of four and her active participation in the life of Highland Village, Luella works two jobs. She drives the van for Alleghany in Motion, transporting people throughout the county to and from their medical appointments or on other errands. She is also a bus driver for Sparta Elementary School. She's a familiar figure for miles around.

According to Luella's Native American heritage, if you give to others, you will receive gifts in return. She is certainly known at Highland Village for her giving spirit. She keeps a garden in her side yard and enjoys sharing her harvests with her neighbors. She happily hands out her homemade salsa and, in the fall, canned pumpkin. She literally shares the fruits of her labor!

Being a good neighbor seems to come naturally to Luella. CAHEC is confident that the Good Samaritan Award is in capable hands. ♪



Luella checks on her spring garden.

Best Implementation of Community Programs

When Cynthia Jordan began her service as a VISTA at Village South Townhomes in the summer of 2004, the development had yet to take full advantage of CAHEC's Community Programs. A Technology Learning Center had been installed the previous year, but only a few residents ever used the computers, and there was no on-site committee to promote appropriate programs for this family development in Richmond, Virginia.

Cynthia set out to change all that. She collaborated with site manager Tonya Dabney to create a Community Programs Committee, involve residents in the Adult Scholarship Program, reenergize use of the Technology Learning Center, and start a Youth Recognition Program (YRP).

As a result, 14 youth participated in the YRP during the 2004-2005 school year, and in July CAHEC will reward those who successfully met the program's requirements with an expense-paid overnight trip to Williamsburg. Not to be outdone by the youngsters, 13 residents have been awarded the David T. Peet Adult Scholarship to further their education.



Festivities like the YRP kick-off event foster community spirit at Village South Townhomes.

Cynthia has also arranged for homeownership classes, and several residents are hoping to enroll in CAHEC's Homeownership Program in the near future.

In addition to bringing Community Programs to life at Village South, Cynthia and Tonya have developed strong relationships with a broad base of service providers. These volunteers donate their time and expertise to help educate residents about local resources as well as serve on the Community Programs Committee and as mentors for the YRP.

Cynthia and Tonya may have been the catalysts behind this exceptional implementation of the Community Programs, but the credit for keeping them going goes to the Committee and the residents. CAHEC applauds the thriving community spirit at Village South Townhomes. 🏡

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Technology Learning Center and the Resident Wellness Center. He has supported the residents' application for CAHEC's Community Grant, and encourages the residents to participate in the Adult Scholarship Program. Because of his enthusiastic promotion of the Senior Recognition Program, 12 residents have become active in the community.

Golden Leaf residents have only glowing comments to describe Stewart's commitment to the community. When asked about Stewart, one resident replied:

The first time my wife and I met Stewart, we were made to feel as if we had all been long-time friends. We were given the utmost respect that a person could ask for. We would ask questions, and he would respond in a very professional manner.

Now I know many would say, "Well, he's supposed to act that way. He's trying to get you on that lease!" But Stewart is a polite and respectable man. And who could ask for anything more in a resident manager?

It's clear to see that part of the appeal to living in Golden Leaf Apartments is found in its site manager, Stewart Mitchell. 🏡