



VOLUME 1, ISSUE 2

SECTION 42

NEWSLETTER

SUMMER 2016

Providing affordable housing for gainfully employed Alabamians since 1987

HOME IS WHERE THE HEART IS Gary Hall, AAHA President

There are several connotations associated with affordable housing and if you were to ask people at random what thoughts come to mind, chances are you would receive a good variety of responses. These responses have challenged us and have been one of the greatest inspirations for us at The Alabama Affordable Housing Association (AAHA) over the past 26 years. Through the Low Income Housing Tax Credit (LIHTC) program, we have been able to work with some of the **best architects, builders, contractors, craftsmen, skilled tradesmen, service providers and others to produce the highest quality and very desirable apartment complexes in Alabama.** It is exciting to be among those who make a difference in the lives of others every day.

Our apartments are Section 42 developments and each is well-developed and **maintains a community atmosphere** where the top priorities are **Safety, Security, Quality of Life and Affordability.** Creating these “housing islands” has been a group effort and we appreciate all the **developers, investors, managers, lenders and many others** who devote themselves to providing the finest housing available in many communities.

Since Section 42’s inception, we have maintained **one consistent goal:** to continue providing affordable housing to hard working Alabamians. There are now 661 apartments in 66 counties where 40,000+ families, veterans, senior citizens and general populations feel safe in their homes. See the Alabama Map on Page 5 in this newsletter to see how many Section 42 apartments are currently in each county.

In many places, our apartments could be called “workforce housing”. Without the housing we have made available, there wouldn’t be places for **medical assistants, teachers, law enforcement officers, firemen, retail associates, clerks and many others** to live conveniently to their work. Affordable housing accomplishes so much more for these communities than just putting a roof over their heads. Oftentimes the **sense of family and neighborhood** are found only in a Section 42 apartment

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Deer Ridge II, Fort Payne, AL (L to R) Scott Bateman (President Fort Payne Chamber), Senator Steve Livingston, (R-Scottsboro), Hazel Blanks and Rita Allen (residents), Nancy Long (Manager), D. L. Stiefel (Secretary, CAANEAL), Robin Cook (resident), Mayor Larry Chesser, Former Senator Lowell Barron, Kevin Abbott (President of CAANEAL), Representative Nathaniel Ledbetter (R-Rainsville), Tiffany Hodges (Vantage Management Regional Manager), Anita Hairel (Chamber of Commerce).

I have not been able to drive for the last 20 years or more. So living here we have lawn care and Home maintenance. Also water, sewage, & garbage pick up is included in our rent. This is for 55 years old and older complex. We as residents depend on these services.

Judy Underwood, Deer Ridge, Fort Payne, AL

Your tax-deductible donation to the AAHA Scholarship Fund is needed. See why on page 6.

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complex. It is common for residents to have Pot-Luck Dinners, table games, cook-outs, celebrations of the most special days in the lives of their friends and neighbors. We have a Valentine's Day photo from one of our apartment complexes as it shows the fun things people do together.

Our team has several hundred years of combined experience in providing affordable housing. We are constantly developing new strategies and brainstorming new ideas to continually better serve our current and future residents. Read the words of our residents throughout the newsletter. They capture and share the heart and soul of what we do. They make our lives brighter and we are committed to making theirs even happier.



Ribbon Cutting at The Flats at Colebridge, Tarrant, AL (L to R) Michael German (HUD), Representative Mary Moore (D)-Birmingham, David Young (AHFA), Debbie Hall (Tarrant City Schools Board President), Novillee Williams, Dr. Shelley Mize (Superintendent of Tarrant City Schools), Susan Giles (Public Housing Manager at Tarrant Housing Authority), Jay Ronca, Zac Plumstead, Loxcil Tuck, Mayor of Tarrant, Christina McAlpine (Property Manager), KaShonda Jones (Leasing Manager), Dr. Frederick L. Hamilton (Director of Jefferson County Office of Human-Community Services and Economic Development), Bill Hewitt (Former fire chief), Charles Franklin (HUD)



Fully furnished Kitchen at The Flats at Colebridge, Tarrant, AL



The Flats at Colebridge, Tarrant, AL, gated entrance.

“Being chosen as a recipient of an AAHA scholarship for the past two years has been such a blessing in my life. I have been able to pay for my education and have met the most amazing people in the process. AAHA has done more than just financially contribute to my education. AAHA has contributed to my character and love I have for people. There are no words to describe what AAHA and this scholarship mean to me. Thank you so much.

JaQuise Caldwell
University of Alabama at Birmingham
2015 was 2nd Year as a Recipient of an AAHA Scholarship
Bayside Apartments
Birmingham, AL
The Morrow Company



The Flats at Colebridge, Tarrant, AL, Representative Mary Moore (D) – Birmingham and Novillee Williams, resident, who enjoys living at this Senior Citizens' complex.



Before I lived at Cottage Hill Pointe, I lived in an old run down one bedroom duplex home that was not in the best condition. I searched for a home or apartment that I would be able to afford and feel safe and here I am. I don't know where I would be otherwise.

Brenda Purdy, Cottage Hill Pointe, Mobile, AL



Clockwise from top left:

Ribbon Cutting at The Timbers at Rayleigh, Gadsden, AL. Cynthia Smith and Marisa Potapowicz, residents, Taylor Biggs (manager), Zac Plumstead (Vice President Vantage Management), Barbara Wallace (AHFA), Reed Dolihite (Regions Bank), Whitney Carter (Chamber of Commerce).

The Timbers at Rayleigh, Gadsden, AL.

The Timbers at Rayleigh, Gadsden, AL. Fenced playground in background and a gazebo in the foreground.

Center of page: Fitness center at The Timbers at Rayleigh, Gadsden, AL.

Jay Ronca, Vice President of the Vantage Group and Brian Coffee, Manager of Community Investment Capital at Regions Bank at The Timbers at Rayleigh.

Cobblestone Village Senior Living, Clanton, AL. Ann Taddicken (Physician Liaison at Chilton County Medical Center), David Young (AHFA), Scott Parker (President of Park Lane Construction), Janae Bryant (Manager), Vicki Moseley (Administrator at the Gardens of Clanton Assisted Living), Mayor Billy Joe Driver, City Councilman Sammy Wilson, John Colvin (VP, Director Acquisitions Southeast Region for Raymond James Tax Credit Funds), Chester Parker (CEO of Park Lane Construction), City Councilman Jeffrey Price, City Councilman Bobby Cook, Randy Fleece (President of Gateway Management), and Representative Jimmy Martin (R), pictured with residents of Cobblestone Village at the ribbon cutting.



When I saw how nice & clean it is here, I knew this was where I wanted to be. It's near the stores and I can walk to get food.

Rosie McLendon, Pike Grove, Troy, AL



Saint Patrick's Day bingo at Sullivan Village.



Bingo at Sullivan Village.



Helen Daniels, Virginia Garrick, Sue Rohrbough, Brandy Richardson, Mary Nix, residents, enjoying the Valentine's Day party at Cobblestone Village.

Many events that all residents can attend. These properties can boost a person's confidence and self esteem by offering them much more than they ever dreamed they could afford.
Patricia Renee Smith, Palladian, Mobile, AL



Gazebo watermelon party at Sullivan Village in Tuscumbia, AL.

Our Senior Living Communities provide a lot of activities and good fellowship year round.



Breast cancer meeting at Sullivan Village in Tuscumbia, AL.

Since 1986, when President Reagan's Section 42 Housing Tax Credit Program began, it has become the most successful affordable housing program in US history.

2,000
Construction jobs annually

Some complexes are **Veterans only**

Some complexes are **Seniors over 55 only**

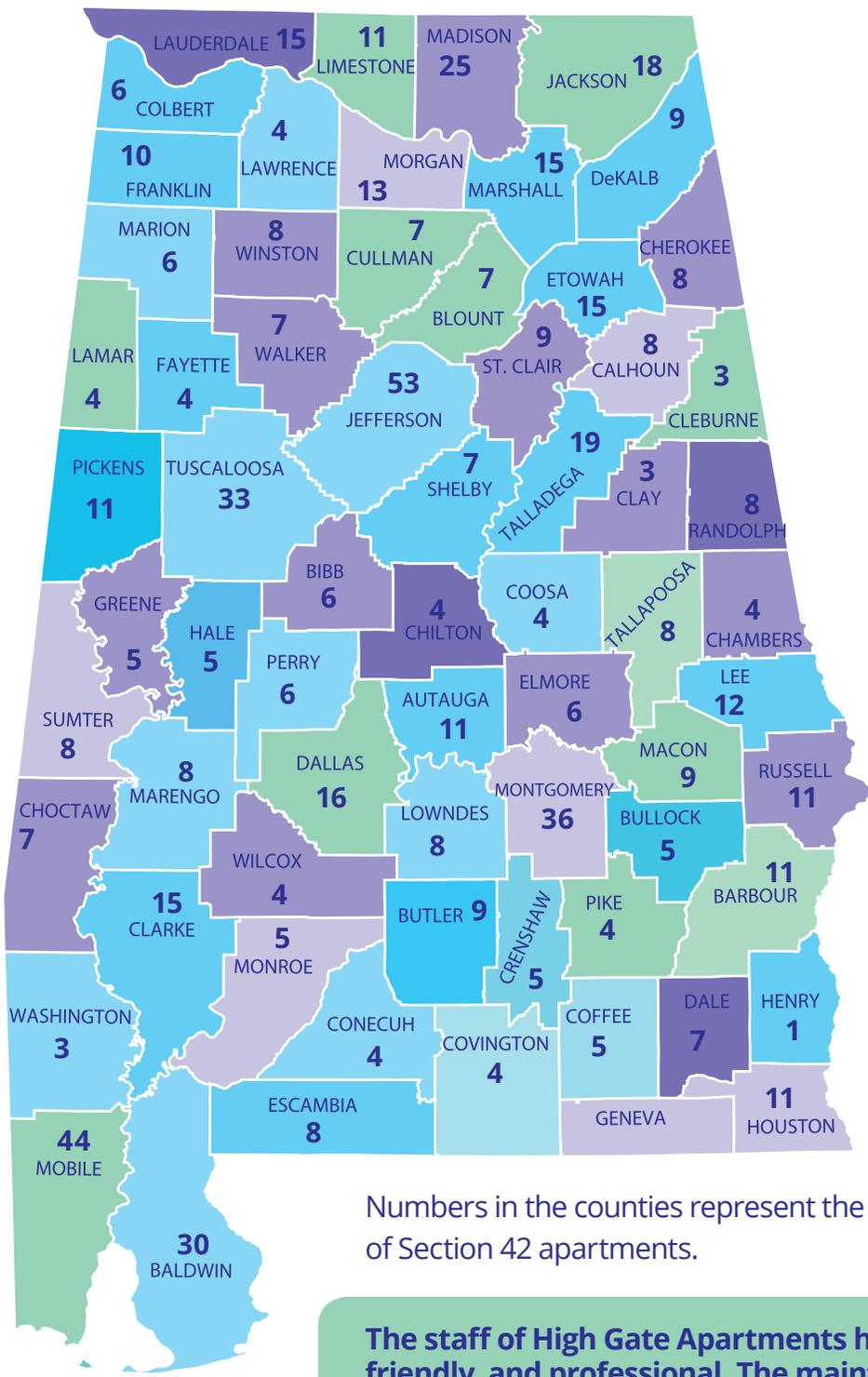
Some complexes **General Population**

661
apartments statewide

40,000+
Families

In **66**
Counties today

15 to 19
New complexes added annually



Numbers in the counties represent the number of Section 42 apartments.

The staff of High Gate Apartments has been great, friendly, and professional. The maintenance personnel have also been professional and handle issues in a timely manner. I greatly appreciate the Alabama Council for Affordable & Rural Housing, High Gate Apartments, staff and residence, for giving me the place of peace that even a king or peasant would find ultimate and complete happiness.

Bruce Henderson, Jr., High Gate, Gardendale, AL

AAHA Scholarship Recipients Achieve Goals and Make Us Proud!

AAHA has awarded more than 250 educational scholarships to residents since its inception of the program in 2000. Their goal is to promote the improved quality of life of its residents by increasing their educational opportunities. The scholarship program will fund the educational needs for those interested in going to 2 and 4 year colleges, vocational schools or universities. The Fund believes that an increased educational level leads to greater self-sufficiency and improved employment opportunities. The scholarships are funded strictly through donations.

Prospective recipients must have a "B" average or higher in high school or college to qualify. They must expect to graduate in the Spring of the scholarship year from high school or have already graduated from high school. They must be accepted at a vocational school, college or university, if not currently enrolled. They cannot have a degree already, and must be listed as a resident on the current tenant certification at a member complex and have lived at that complex for at least six months. The only exception would be a property that is less than six months old.

38 students in Alabama were awarded scholarships for the 2015-2016 school year.

In addition to winning the AAHA Scholarship, **Mikayla Murphree**, a resident of Russellville, AL, and **Whitney Cale**, a resident of Bay

Minette, AL, are two of only five nationally recognized CARH scholarship recipients. Whitney was the 2015-2016 recipient of the James L. Poehlman Scholarship and is a resident of Bayside Apartments, Morrow Realty. She graduated from Baldwin County High School with a 4.32 GPA with an advanced academic endorsement. She has been a member of the National Society of High School Scholars, Peer Helper Program, National Honor Society, Mu Alpha Theta, and a Classroom Representative. She is an active member of her church's leadership, drama and media departments. She has received many awards for state writing and artistic competitions and is currently attending Troy University and majoring in Social Work.

Mikayla Murphree is the 2015-2016 recipient of the Jack Godin, Jr. Scholarship and is a resident of Stonecrest Apartments, Irby Management. She graduated from Tharptown High School with a 4.0 GPA with an Advanced Diploma. She has been President of the National Honor Society and President of the Student Council and Class President.



*Whitney Cale,
Bayside Apartments,
Bay Minette, AL.*



*Mikayla Murphree,
Stonecrest Apartments,
Russellville, AL*

Allan Rappuhn, founding member of the AAHA Scholarship program stated: "AAHA sincerely appreciates all those who have contributed funds to this program. This has truly been a grass roots effort. We have been happy to receive contributions from our site managers, who work with these young people to help them complete the scholarship application process, to individual properties that have held fundraisers, to larger corporate donations. Everyone in this industry has come together to make this program work for these very deserving individuals and get them off to a good start into their adulthood. These donations are giving life-changing educational opportunities for our residents that might not otherwise be able to attend college. The success of this endeavor is evident each time we award the scholarships and get to hear how much it is helping to enable these students further their education."

She has been actively involved in volunteer work while working part-time. Her activities included Junior and Senior Civitan and Students Against Destructive Decisions. She has been a member of Future Business Leaders of America, Yearbook Staff, Fellowship of Christian Athletes, as well as the Math Team and Homecoming committees. She is currently studying Biology at Mississippi State University and plans to attend MSA College of Veterinarian Medicine.

The National CARH Scholarship Foundation awarded only 5 National CARH Scholarships awarded in 2015. The awards are granted to recipients who have proven themselves academically to have the greatest potential and have displayed exceptional results from their state scholarships. Both of these scholarships award students an additional \$1,000 per semester and they had the opportunity to travel to Washington, D.C. and were honored at the Ritz-Carlton Pentagon City for this accomplishment.

We are looking forward to announcing our 2016-2017 AAHA Scholarship Recipients at our 28th Annual Conference May 24-27, 2016.

To help further someone's education, make your tax-deductible contribution to the AAHA Scholarship Fund today. To make a contribution, email arrice@alcarh.org

Active and Passive Safety Features in Recently Opened Complexes



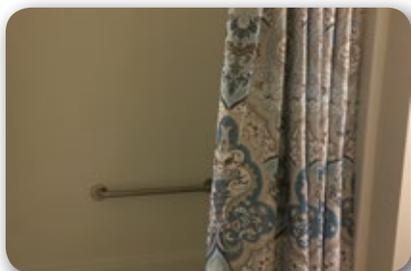
The Timbers at Rayleigh have stairs with hand rails on both sides and see-through mesh steps where security rails are well-lit under stairways.



Balconies with railings, lights on buildings and in parking lots contribute to the safe environment at The Timbers at Rayleigh in Gadsden, Alabama.

I feel safe here. The Apartments and people make me feel at home. Hope I get to live here as long as I need to.
 Florence McDonald, Brookstone Village, Jacksonville, AL

SAFETY FEATURES AT COBBLESTONE VILLAGE



Handrails in all bathrooms.



Properly located smoke detectors.



Anti-slip foot grips at sidewalk crossings.



Privacy doors with locks ensure an extra layer of safety.



Emergency pull cords.



Alabama Affordable Housing Association
1105 Southview Lane, Suite 103/#236
Tuscaloosa, Alabama 35405

Presrt Std
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PAID
Permit #124
Auburn, AL

Stars & Stripes
AAHA's Future Shines
Bright!

Join us at our 28th Annual Conference
May 24 - 27, 2016

Hilton Sandestin Beach Golf Resort & Spa

Click the link below for more information. See you there!

The graphic features a background of horizontal stripes in red, white, and blue, reminiscent of the American flag. On the left side, there is a white starfish on a dark blue background. The text is overlaid on the stripes in white and blue colors.

<https://www.regonline.com/aaha2016conference>

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the group rate code is ALR.

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[@_AAHA_](#)