2014 Annual Meeting
Building Affordable Housing and Strong Futures
Today and Tomorrow
2014 - A Year of Milestones

- AHC has produced or preserved more than 6,000 apartments for low-income families!
- 44 properties with affordable homes (including 3 under construction)
- AHC Management now manages 32 AHC properties plus two third-party properties and has 98% occupancy.
- 100% of AHC seniors have graduated from high school – a total of 61 – since 2008.
Growth in 4 major jurisdictions

Virginia

- **Arlington**: 22 properties with nearly 2,900 apartments.
- **Alexandria**: 2 properties with 168 apartments.

Maryland

- **Baltimore**: 8 properties with 1,200+ apartments.
- **Montgomery County**: 4 properties with 1,000+ apartments.
In today’s challenging economy, AHC works on the premise that...

Innovation is the norm.

No two projects are alike.
Assembling parcels of land

The Shell
Arlington, VA

- 83-unit building on Columbia Pike.
- Families move in by end of 2014.
- More than 500 families and individuals on waiting list.
- Interior courtyard, green roof and street-level retail
Assembling parcels of land

Jackson Crossing
Alexandria, VA

- 78-unit building on Route 1.
- Construction expected to take 18 months.
- Families move in by the end of 2015.
- Roof top patio, community space
Preserving at-risk apartment communities

The Serrano Arlington, VA

- 280-unit building on Columbia Pike.
- One of the first large-scale projects in Arlington to preserve workforce housing.
- Half of the apartments affordable to households earning up to 80% AMI.
- 30% of the units will be unrestricted, market-rate apartments; 20% will be phased in at up to 60% AMI.
Adding density to existing properties

Key Boulevard, Arlington, VA

• Aging 41-unit property in Rosslyn, five blocks from Metro.

• Proposing redevelopment to create 82 affordable apartments and 76 market-rate condominiums.

• Would not use any Arlington County subsidy funds.

• County Board will consider project this fall.
Renovating existing properties

Woodbury Park
Arlington, VA

• 1940s property with 364 apartments near Courthouse Metro.

• Extensive renovation starting in 2015.

• Will add 4,000-square foot community center with fitness center and conference room.

• Process will take about two years.
Transforming neighborhoods

MonteVerde Rowe
Baltimore, MD

- Block-wide renovation of Baltimore row houses.
- Goal to revitalize neighborhood surrounding 301-unit AHC property.
- Two houses sold!
Partnering with community land owners

St. James Methodist Church
Alexandria, VA

- Working with church to develop 3-acre site with two apartment buildings.
- One building will have 131 affordable units and the other will be a market-rate building with 90 apartments.
- AHC would develop affordable building and another developer would build market-rate building.
Creating housing on public lands

Triangle Project
Arlington, VA

- County has identified property as a top opportunity for public land for public good.

- Combines undeveloped County land with AHC land near Woodbury Park/The Frederick.

- Initial concept includes 68 units in 5-story building.
Teaming up as a financial partner

**Lincoln Westmoreland**
**Washington, DC**

- First AHC project in DC!
- New affordable apartment building with 56 apartments adjacent to existing 108-unit affordable building.
- Closing and construction start are targeted for end of 2014.
Challenges Ahead

- Expenses keep rising but rents are flat.
- Finding opportunities.
- Creating value.
It’s all about the people...

- We couldn’t do what we do without the support of our members, volunteers and partners.
- We have grown to more than 700 members.
- Many have been supporters since our inception nearly 40 years ago.
Ellen’s Trace Celebrates Arlington Visionary

- This fall, we dedicated Ellen’s Trace, an urban walkway celebrating Ellen Bozman, a visionary Arlington leader for nearly six decades.

- Ellen’s Trace provides a greenway between The Jordan and JBG’s large office complex.

- Mrs. Bozman was instrumental in bringing the Jordan to life by suggesting JBG and AHC swap land parcels.
Resident Services
Housing + Education = Success
Building Futures

AHC has been offering education programs for more than 20 years.

Many children, like Iris and her brother, have grown up with our programs.
2014 Program Results

After-School Program for Elementary Students – 112 students
• 92% of the students improved their reading level by at least one full grade and/or are reading at our above grade level.
• 22 out of 26 struggling readers improved by at least one full grade level or are now reading on grade level.
• 5 struggling readers improved by 2 grade levels

Teen Program for Middle and High School Students – 77 students
• 100% of seniors graduated from high school
• 11 out of 13 seniors are going to college
• 42 teens maintained a GPA of 3.0 or better

Summer Camp for Elementary Students – 117 students
• 94% of students tested showed no loss in sight words.
• 54% of struggling readers improved.
• 83% of students showed no loss in math facts.
• 40% of identified struggling students improved by at least 50%.
After-School Program

Project-Based Learning

• Theme-based approach.
• Children guide their own learning.
• Builds self-confidence plus critical skills like leadership, teamwork and planning.
• For instance, students created dioramas and reports on individuals like Pocahontas as part of the Native American theme.
Teen Program
Expanding Horizons

• Enriching field trips.
• College visits.
• One-on-one mentoring.
• Community service.

Mentoring is a key part of program.

Teens prepared meals for 50+ people in a homeless shelter once a month.
Summer Camp

Fun While Learning

- Six-week program designed to prevent learning loss.
- Learning + Fun.
- Outdoor exploration theme.

Students loved experiencing outdoors adventures during Summer Camp.

Math dice was a big hit.
Community Partners

Building Skills & Meeting Needs

- 40+ partners – some for decades
- Partners round out Resident Services’ structured activities in such areas as:
  - Health, wellness and nutrition
  - Adult learning
  - Financial literacy
  - Connections to community organizations
  - Arts
  - Local universities
  - Arlington County schools, programs and activities

Arlington County staff brought Long Branch Nature Center “residents” to AHC students
Volunteers are Key to Success

• 265 volunteers contributed 4,537 hours in 2013-2014 school year.

• Growing partnerships with local universities

• Volunteers contribute in lots of ways, from starting gardening program to initiating a scholarship program to helping after-school or teen programs.

University interns, such as these George Mason students, provide priceless help.
Expanding Partnerships

• Looking ahead, hope to build on partnerships and attract more organizations to utilize our community spaces.

• Currently working with Full Circle Montessori preschools at 3 sites

• Excited about new partnerships, including Living Vicky and Campagna Center in Alexandria

Onsite preschools are a wonderful opportunity for AHC children and helpful for families to be right in their backyard.
Thank you to our donors!

Successful Back to School Drive

• Donors are integral to our programs.

• Thanks to generous supporters, we were able to send more than 1,000 children and teens to school well prepared.

• Special thanks to all who donated supplies, backpacks and/or helped pack supplies, including: The Reading Connection, The Boeing Company, Unitarian Universalist Church of Arlington, Arlington’s Department of Human Services including the Community Outreach Program and Child Protective Services, Healthcare Distribution Management Association, the Junior League of Northern Virginia and Andy Viola.

This was the first year we were able to provide school supplies for children at ALL of our Arlington properties!
Takes a Village

Community Partners, Donors & Volunteers