

HomeFront

Vol. 37 No. 2

Building Affordable Homes and Strong Futures Since 1975

Fall 2010



Affordable Properties



Ellen's Trace will provide a pedestrian-friendly urban oasis between The Jordan and neighboring office buildings.

Going Green

AHC has two affordable projects under construction in Arlington – and both are carving out welcoming green spaces in unexpected places.

Innovative Greenway

At The Jordan, Ellen's Trace is a public walkway nestled between AHC's affordable apartments and The JBG Companies' office building. The walk is being designed to provide an inviting green buffer between the living and working environments, as well as to honor Ellen Bozman, one of Arlington's most inspiring community leaders.

The walkway will meander from Ninth Street to Wilson Boulevard with benches, plants and markers highlighting Ms. Bozman's many contributions to Arlington, including her days as a human rights activist and an affordable housing advocate.

"We decided to approach the extra space innovatively and create a pedestrian-friendly greenway that would



The Macedonian's patio and green roof will create a welcoming outdoor space, plus ecological benefits and cost savings.

reflect Ellen's vision of well-designed urban spaces," said Walter D. Webdale, AHC President and CEO.

Rooftop Oasis

Up high on The Macedonian's roof, another green oasis is taking shape. Architect Bonstra/Haresign has designed a cozy 850-square-foot patio surrounded by a green roof with low-maintenance plantings that stretches the width of the building.

Due to the site's topography and zoning limitation of four stories, the top floor includes apartments on the back of the building and a narrow open space overlooking the front roof. AHC decided to turn the space into a communal area and give residents a place to relax and look out over the Nauck community. "We're making the most of the building," explained Architect David Haresign.

The green roof also makes financial sense by saving on heating and cooling costs and extending the life of the roof.

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AHC Inc. is a private, nonprofit developer of low- and moderate-income housing. Founded in 1975, AHC produces and preserves affordable rental housing; provides homeownership services; and offers onsite educational services to improve the quality of residents' lives.



The Westover's two-year renovation dramatically improved the property's energy efficiency, while retaining the community's historic integrity.

Westover Renovation Maximizes Energy Efficiency While Maintaining Charm

After an extensive two-year renovation, the exterior of Westover Apartments doesn't look too different. "We wanted to dramatically improve the energy efficiency of the property, but at the same time maintain the community's charm and historic integrity," explained Joseph P. Weatherly, Senior Project Manager.

Inside the apartments, the transformation is remarkable with Energy Star appliances in the updated kitchens and sparkling new bathrooms. The big energy savings — new windows, insulation, individual water heaters and heating and cooling systems — are not quite as obvious, but make a big difference.

Residents, neighbors and public officials celebrated the grand re-opening of the renovated property in early October. "The renovation is wonderful and I love it," said Veronica Terry, a nurse. "Everyone here is nice and friendly. I believe

we have a wonderful community here on Washington Boulevard."

The renovation also includes a new playground and a welcoming community center with a roomy multipurpose room, classrooms and office spaces. Once a dreary and dark basement laundry room, the space is now airy and light — thanks to lowering the floor several feet.

When AHC purchased the property in 1985, the complex was at risk of being converted to condominiums. Thanks to the support of the Arlington County Board and the Westover neighborhood, Westover Apartments has remained a stable, sought-after and affordable rental community.

Today the renovated complex includes 115 affordable and 38 market-rate homes.

Property Management

AHC Management Staff Awarded for Supportive Housing Program

AHC Management staff members were recognized by Arlington County for their support of the Permanent Supportive Housing Program, which provides persons with disabilities with affordable housing and comprehensive services. One third of the county's 130 units are located in AHC properties.

Nieves de la Cruz, Audrey Johnson, Lolita Jones, Miriam Parra, Zena Santos, Escarleth Torres and Theresa Washington were honored for helping make the program successful.

"AHC Management is proud to participate in this program that provides a real opportunity for people to get on their feet and build successful and stable lives," said Richard J. Leeds, president and CEO, AHC Management, who also received recognition for his support of the five-year-old program.

Give the Gift **AHC** 
that Keeps on Giving

Please consider joining our monthly giving program. It's a wonderful way to support our programs and reduce paperwork. As little as \$10 debited from your credit card each month can make a real difference.

Please go to our donations page at www.ahcinc.org or use the handy reply envelope enclosed in this newsletter. *Thank you!*

Resident Services



Backpacks and supplies helped students start school well prepared.

Helping Students Get a Strong Start

AHC's Resident Services got a jump on school this year. Before school even began, the staff organized a Project Discovery program to energize middle and high school students for the upcoming year. The three-day event emphasized the importance of developing good study habits, building self-esteem, and setting goals. "Our goal is to create an atmosphere of academic success," explained Rachel Livingston, Resident Services Manager.

During the first-time program, students visited Arlington's Central Library to learn about test preparation software and college and career resources, toured the George Mason campus, and reviewed their upcoming class schedules. The timing paid off. "It was great to talk with them about challenging themselves before the year starts," said Livingston. "Several students actually upgraded their class schedules so they could

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Volunteers' Skills and Experiences Add Tremendously to Program



Fort Henry students demonstrate their favorite signs.

AHC is fortunate to have so many wonderful volunteers support our youth and family programs. This year, for instance, more than 150 tutors are working one-on-one with teens, sharing not only academic help, but also providing mentorship and guidance.

One after-school volunteer, Ibidun Osundare, is bringing a unique set of skills to AHC's elementary students – sign language. A graduate of Gallaudet University, Osundare was looking for a place to volunteer while working toward her goal of teaching sign language to children in the U.S. and Africa.

She started working with campers once a week at Harvey Hall this summer. Ms. Osundare cannot speak or read lips, so she pointed to pictures in a book and then demonstrated the signs for the children. Her expressiveness captivated

the children and they loved learning how to communicate in another way.

"She was very enthusiastic and positive and the students really enjoyed her lessons," said Katherine Spinney, Harvey Hall Resident Services Manager. This fall, Ms. Osundare is teaching students at several other AHC after-school programs.



AHC students enjoyed learning sign language from volunteer Ibidun Osundare.

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get on the advanced diploma track.”

To help elementary students start off on the right foot, AHC distributed school supplies and backpacks to hundreds of youngsters.

A special thanks to the Reading Connection, which provided new books, supplies and backpacks, and also to Arlington Baptist Church, Arlington County’s Community Outreach Program, and Neighbor’s Corner, a senior citizen volunteer group from the Langston-Brown neighborhood, for their support. We are also grateful for the many contributions from generous individual donors.

AHC’s Board of Directors also includes:

- Paul LeValley, Chair*
- Thomas Klanderaman, Vice Chair*
- C.C. Jenkins, Treasurer
- Brenda Cox, Secretary*
- Robin Broder
- Ginger Briggs-Brown
- R. Scott Ritter

* Re-elected to three-year terms at Annual Meeting.

Board News

Two New Board Members Elected at Annual Meeting

Jason Dalley and John Snyder were elected to AHC’s Board of Directors at the organization’s 34th Annual Meeting on October 19. “Both Mr. Dalley and Mr. Snyder bring extensive experience in community advocacy to our board, and their depth of educational and professional expertise are also important additions as we continue to explore new opportunities to positively impact the quality of life of those in the communities we serve,” said President and CEO Walter D. Webdale.

Jason Dalley, a resident of Arlington since 2004, also serves on the boards of the Nauck Revitalization Organization and the Northern Virginia Building Association. Mr. Bell graduated from the U.S. Naval Academy and served six years in the U.S. Navy. He received a Master of Business degree from the John Hopkins University and works with NVHomes/Ryan Homes as a land acquisition manager.

John Snyder, a resident of Arlington since 1985, is currently the President of Douglas Park Civic Association and also serves on the Columbia Pike Revitalization Organization board. Snyder is a



Catherine Bucknam, AHC Inc., and Jason Dalley, AHC Board member

member of the Arlington Mill Community Center Steering Committee and the Columbia Pike Housing & Land Use Study Plenary Group. He is Senior Counsel for the Bechtel Corporation.

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Left to right: Brenda Cox, AHC Board member; Tanya Winters, NeighborWorks and Linda Skelton, NeighborWorks



Member Activities

Members Visit Properties and Performances

Members are periodically invited to view AHC activities close up, from donning hard hats for construction site tours to watching special student performances or joining community celebrations. If you are interested in seeing first-hand what's happening at AHC, please contact Hannah Moore, 703-486-0626 ext. 117 or moore@ahcinc.org



Hard hat tour of The Jordan. Project Manager Curtis Adams (left) escorts long-time donors Pat McGrady, Joanna Miller, Roger Brown, Kathy Desmond and Bob Stump.



AHC supporters check out the new playground while touring Westover Apartments. Senior Project Manager Joseph Weatherly (right) with (clockwise from left) Lawrence MacDonald, George Meek, Jean Meek, Ray Koch, Dana Koch and AHC Board Member C.C. Jenkins.



ETC's Stan Kang and AHC Board Member Ginger Briggs-Brown enjoy an after-school performance at Virginia Gardens.



Dominion's Deborah Johnson and AHC's Mary Zambrano.



AHC's Walter D. Webdale and Bill Bozman enjoy The Jordan barbecue.



Volunteers and teachers celebrate students' successful performance with partner Educational Theatre Company (ETC).

Greater Baltimore AHC

GBAHC is Self-Supporting

Initially funded by a generous loan from the John D. and Catherine T. MacArthur Foundation and support from Baltimore City, Baltimore County and NeighborWorks of America, Greater Baltimore AHC (GBAHC) is now self-sustaining.

Established six years ago, GBAHC is generating enough funding through its development of affordable housing to cover expenses.

GBAHC owns six affordable rental properties with 1,130 apartments in the Greater Baltimore area providing housing for more than 2,200 low-income individuals.

GBAHC's Resident Services program at MonteVerde, a 301-unit apartment complex for senior and disabled residents, is also completely funded thanks to a generous grant from the HUD Service Coordinator program.

Two full-time service coordinators now work directly with residents to help them find the resources they need to continue to live independently.

GBAHC Director Named Innovator of the Year

Andrew M. Vincent, director of GBAHC, has been selected as one of the 2010 "Innovators of the Year" by the Maryland Daily Record. The annual award honors individuals and/or businesses "who have made a positive effect and tremendous impact in Maryland".



MonteVerde has received a HUD grant to fully fund a resident services program for its senior and disabled residents.

Homeownership

Making Homeownership a Reality for First-Time Homebuyers

AHC is partnering with local jurisdictions to help moderate-income homebuyers purchase their first homes. In Arlington AHC helped 14 new homeowners purchase their first homes with the help of Arlington County's Moderate Income Purchase Assistance Program (MIPAP), which helps qualified homebuyers with their down payment and closing costs.

In Maryland, the goal is not just homeownership, but also to enhance troubled communities. AHC is working with Montgomery County to acquire foreclosed homes in heavily hit neighborhoods, renovate them and sell them to moderate-income, first-time homebuyers. Proceeds are then recycled back into the program. So far, AHC has purchased 10 homes. Half have already been renovated and three have been sold.

And in Baltimore, GBAHC is working with Baltimore City to improve a run-down neighborhood,

while providing opportunities for first-time homebuyers. This spring, the City awarded GBAHC six condemned row houses to renovate and sell to moderate-income buyers in the Park Heights community.

Winterize and Stay Warm

AHC's Home Improvement Services has helped 18 homeowners improve their homes so far this year, and they're working hard to help winterize more homes this fall.

Designed to help low- and moderate-income homeowners make repairs or improvements, the program offers stable, low-interest loans and grants to low- and moderate-income Arlingtonians.

The program is well-established and secure; AHC has partnered with Arlington County's Department of Community Planning, Housing and Development for 35 years. Loans are available up to \$130,000.

As an added benefit, homeowners who act quickly can still take advantage of special tax credits for certain energy efficient improvements.

The program also offers accessibility and emergency grants to help physically challenged homeowners make their homes more accessible. Grants are available up to \$3,000.

Please contact Jimmie Jones, 703-486-0626 ext. 124 or jjones@ahcinc.org, for more information.

Can you help AHC spread the word about this program?

There are many Arlingtonians who could benefit from these services, and we'd love to help more homeowners make sure their homes are warmer and more energy efficient this winter.

Thank you to our many generous donors (2010 donations as of September 30, 2010)

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What's Inside

- Westover renovation
- Helping students get a strong start
- Volunteers bring skills and experiences
- Member activities & Annual Meeting



Donate through the CFC!

We are grateful for those who donate through their workplace campaigns, including the Combined Federal Campaign. Our CFC number remains 77198.

Founded in 1975, AHC is a private, nonprofit developer of low- and moderate-income housing.



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AHC Summer Campers on TV!

AHC was featured in WUSA's Friday's Heroes segment last summer. Campers enjoyed meeting Dereck McGinty during the filming at Gates of Ballston.



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Facebook

Stay connected!

Keep up with the latest information on affordable housing and resident services, follow AHC on Facebook – AHC Affordable Housing – and watch for our blog later next spring!