

## College & Career Readiness Program Changes Lives



2021 CCR Grads celebrated at end-of-year picnic.

AHC's comprehensive education program helps youth living in our apartment communities build stronger futures by providing the tools and support to make their dreams come true. The College and Career Readiness Program is the culmination of AHC's education commitment, which also includes an afterschool program, summer camp, and teen tutoring.

In 2016, Angie Soto was one of the first 15 students in AHC's College and Career Readiness (CCR) program. The experience helped her gain admittance to Old Dominion University, where she graduated with a major in Cybersecurity and a double minor in Information Technology and Criminal Justice. Following an internship as an IT Technician, Angie will work for the Department of Defense. She is the first person in her family to go to college.

Angie joined AHC's afterschool classes in kindergarten and grew up in the program. She continues to have a special place in her heart for the program and stays in touch to "help guide children and teens just as I got help when I was in their shoes."

Since its inception five years ago, 127 youth have participated in CCR. 100% of the students have graduated from high school. Nearly all have gone to college as first-generation students.

"It's a huge accomplishment for first-generation students to go to college," says Milenka Coronel, Resident Services Assistant Director, who launched the CCR. "A college degree can impact the entire family across generations."

### Mentors are Secret Sauce

Mentors are the program's secret sauce. Many have been with the CCR program since its first year. Volunteers work one-on-one with a student to navigate the path from high school to college or career.

Along with helping with the college application process, mentors forge a relationship with their students, spending time talking about life choices, careers, and world events. As mentor Zaynab Malik said, "I love meeting incredibly talented young people and helping them achieve their dreams."



CCR Alumni Angie Soto graduated from ODU with a degree in Cybersecurity.

### Class of 2021 Earns \$3M in Scholarships

This year's class of 31 high school seniors is an impressive group. Despite many pandemic challenges, all completed high school and are going to college, having earned \$3 million in financial aid. Students are so excited – and grateful.

"Thank you so much for all your support," wrote Jo Lin, who is attending James Madison University. "I would not have gotten into the Centennial Scholars Program without you. You are the reason for who I am today!" (Learn more about the Class of 2021 at [www.ahcinc.org](http://www.ahcinc.org))

Congratulations to all and many thanks to the mentors, volunteers, and supporters who helped these students' dreams come true!

### About AHC Inc.

Founded in 1975 in Arlington, VA, AHC is a nonprofit developer of low- and moderate-income housing. Today, AHC builds and preserves affordable rental housing in Virginia, Maryland and Washington, DC. The organization also offers onsite educational and social services to improve the quality of residents' lives.

To learn more about AHC's activities and to keep up with our latest news, please check out the "What's New" section on our website ([www.ahcinc.org](http://www.ahcinc.org)) and follow us on Twitter @AHCInc., Facebook @AHC Affordable Housing, Instagram @AHC\_Inc and Linked In @AHC Inc.

## Resident Services

### Helping Residents Through COVID-19

As our residents continue to struggle with the impacts of COVID-19, AHC is adapting our programs and services to meet the needs of the families, seniors, and individuals we serve.

#### Bringing Vaccines to Residents

AHC is working hard to make vaccinations easier and more convenient for our residents by providing on-site pop-up clinics and connecting residents to other nearby sites. To date, we've helped approximately 500 residents get vaccinated in the comfort of their apartment communities thanks to partnerships with Arlington County, Neighborhood Health, and the Federal Retail Pharmacy Partnership.

#### Accessing \$6.5 Million in Rental Assistance

Our Resident Services staff continues to work tirelessly to help residents stay securely housed.



AHC partnered with Arlington County Public Health Department to provide a pop-up vaccine clinic at the Serrano in Arlington.

To date, we've helped residents access \$6.5 million in rental relief funds. To support efforts, we added four social work interns to our rental assistance team in May.

#### Extending Rent Relief Policy

As our residents continue to face challenges from the pandemic, we are extending our current rent relief programs through December 31, 2021. This includes suspending all late fees and evictions for nonpayment of rent due to financial hardships related to COVID-19.



#### AHC Kids Give Back

Community service is a key component of AHC's education programs. Recently, students did a community clean up as part of a discussion on recycling and sustainability. "It was amazing to see their passion for keeping the planet clean," said Zoraya Quintanilla, Resident Services Coordinator.

### New Resident Services Program in Green Valley

AHC is proud to announce a new onsite Resident Services program at The Shelton and The Macedonian, which together serve 130 families in Arlington's Green Valley neighborhood. The site builds on the long-time Resident Services program at nearby Fort Henry.



Shelton summer campers won the Olympic t-shirt design competition.

### Summer Camp Goes for the Gold

Students (and parents and staff!) were thrilled to have in-person camp this summer. When asked what she enjoyed about AHC's Summer Camp, one young camper said with a big grin, "Everything!"

It's no surprise students had a great time being together. AHC's Resident Services team worked hard to help students build academic skills, while also making sure activities were fun and engaging.

Supporting literacy was a top priority, from building word recognition and spelling skills to fostering a love for reading. Students popped water balloons when they found a word, discovered words hidden in "magic" ink, and discovered new favorite books.

Along with building brain power, AHC's Summer Camp also included lots of opportunities to celebrate our Olympics theme, including putting together obstacle courses with swim noodles, creating personalized medals, and exploring Japanese culture.

**AHC in Action**

## Susan Cunningham New Interim CEO



*New Interim CEO Susan Cunningham reads with AHC summer campers.*

**A**HC is delighted to welcome Susan Cunningham as Interim CEO. Susan will provide leadership, stability, and oversight during our national search for a permanent CEO.

Susan is a proven change manager and community builder, with more than 25 years of experience leading mission-driven organizations through challenges and change, while building strong community engagement and trust. Her experience includes working with McKinsey & Company, the IRS, and SEED Foundation.

True to AHC’s mission, Cunningham has long championed sustainable design and affordable housing across the DC Metropolitan Area. She brings multi-sector experience designing, constructing, and operating buildings.

A long-time Arlington County resident herself, Susan is deeply familiar with Arlington and the broader region. She serves on Arlington’s Joint Facilities Advisory Committee, the Langston Boulevard Alliance, and the NAACP Arlington Branch Scholarship Program. Regionally she has worked closely with VPP + Raise DC, the Maya Angelou School in Washington, DC, ChildTrends in Montgomery County, and the SEED School in Baltimore.



*AHC Volunteers Bernie Piper, above, and Ameerah Chaudry were honored for exemplary volunteerism.*

## Two Superstar Volunteers!

**C**ongratulations to Bernie Piper and Ameerah Chaudry, two AHC volunteers who were honored at Volunteer Arlington’s annual Arlington Cares event. We are deeply grateful to both Ameerah and Bernie for their selfless commitment to AHC and the community.

**Bernie Piper**, an 11-year AHC volunteer, received the much-deserved Distinguished County Service Award. Along with steadily tutoring over the years, Bernie has also consistently jumped in to help whenever needed. For instance, Bernie helped AHC navigate the pandemic by creating a Zoom platform to help train our volunteers.



*Ameerah Chaudry*

**Ameerah Chaudry**, an inspiring leader and 4th grader, won the Youth Service Award. Determined to help others during the pandemic, Ameerah held four community drives to collect masks. Thanks to her determination, she collected more than 2,000 cloth and disposable masks! She also put the masks in colorful “Take a Mask” boxes so AHC residents could select the size and color they wanted.

## AHC Invites Residents to Join Board

**A**HC is adding two residents to our Board of Directors. If you would like to volunteer or nominate a resident, please contact Jennifer Endo at 703-486-0626 x 1131 or [Jennifer.endo@ahcinc.org](mailto:Jennifer.endo@ahcinc.org) for more information. New directors will be welcomed at our Annual Meeting in October.



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[ahcinc.org/get-involved](http://ahcinc.org/get-involved)

**HOUSING + EDUCATION  
= SUCCESS!**

## Multifamily Development



## Partnering with Habitat for Humanity in Montgomery County

The Montgomery County Planning Board has approved the site plan for a new six-acre mixed-income community at 4010 Randolph Road in Silver Spring, MD. Located on County-owned land, the redevelopment is a partnership among AHC, Habitat for Humanity of Metro Maryland, and Interfaith Works.

The new community will offer nearly 200 affordable homes, including both rental and

homeownership opportunities, at various incomes – including deeply affordable units at 30%, 40% and 50% AMI – with 80 hard-to-find three- and four-bedroom apartment homes. The project will also feature an half-acre park with a playground, picnic area, inviting pedestrian walkways, and open lawn areas.

We will break ground in early 2022, with the first new residents expected in 2024.

## Construction Begins in Arlington

Construction has begun on Arlington View Terrace East, a \$39 million redevelopment on the eastern end of Columbia Pike. The project will provide 77 new apartments, more than doubling the original 30 units. Expected to be completed by early 2023, the new building will welcome families earning between 30% and 60% of the Area Median Income (AMI).

Resident amenities include a new fitness room, community room, courtyard, and free WiFi.

The new building will feature sustainable design elements, including a projected 190-panel solar system. Arlington View Terrace East is also AHC's First Energy Star Certified Building and includes an extensive green roof to support stormwater management.

This project was made possible by AHC Inc.'s local and national partners. Arlington View Terrace East won an allocation of \$2.03 million in competitive tax credits from Virginia Housing (VHDA), which will generate \$19.5 million in tax credit equity. The Arlington County Board allocated up to \$8.23 million in loan and grant funding, and the project was also selected for a \$900,000 loan from the Virginia Housing Trust Fund. Watch the project take shape at <https://bit.ly/cam-AVT>.

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## Celebrating 113 New Homes in Alexandria



AHC's newest apartment community, The Spire, provides 113 affordable homes for families in Alexandria. The virtual Grand Opening, held in May, included a tour of the building and speakers Congressman Don Beyer; City of Alexandria Mayor Justin Wilson; and partner Episcopal Church of the Resurrection's Reverend Jo Belser. (Watch the 30-minute program at <https://bit.ly/spireopening>).

Akemi Yotsumoto and her son were among the first residents to move into The Spire. "We like it here because there's a nice park nearby," said Akemi. "And we have new friends!" chimed in her son.