Honoring Ellen Bozman – A Visionary Leader

In late September, local leaders, community members and housing advocates gathered under sunny skies to dedicate Ellen’s Trace, an urban walkway honoring Ellen Bozman, a visionary Arlington leader for nearly six decades. Along with serving on the County Board for a record 24 years, Mrs. Bozman was a strong advocate for affordable housing and believed the opportunity to live in Arlington should be available to all.

The walkway is a joint project between AHC Inc. and The JBG Companies, who partnered on a five-acre development on the former Peck Chevrolet site. The space now includes JBG’s large office complex and The Jordan, an affordable apartment building with 90 units and a community center. Ellen’s Trace provides a pedestrian-friendly greenway between the two buildings.

Mrs. Bozman was instrumental in bringing the large development to life. When the project stalled because of neighborhood concerns, she suggested JBG and AHC swap land parcels so AHC’s four-story building would be built next to JBG’s tall commercial building and three-story townhouses would be next to the existing single-family home neighborhood. The “step down” suggestion pleased the community and moved the project forward.

The walkway includes benches, plants and markers highlighting Mrs. Bozman’s many contributions in the areas of affordable housing, human rights, health and welfare, urban development and local government.

Ellen’s Trace is a welcoming greenway that meanders from Wilson Boulevard to Ninth Street in Ballston.
AHC has been busy. We have now produced or preserved 41 apartment communities in the mid-Atlantic region, with three more under construction and at least five more projects in the works. “We are very proud we are now providing quality homes for 6,000 families,” says AHC President and CEO Walter D. Webdale. “This is a huge jump from the 1,600 apartments we had just 15 years ago, but, we are still barely keeping up with the immense need for affordable housing in our area.”

AHC is growing in four major jurisdictions: Arlington, Alexandria, Montgomery County and Baltimore. We are also closing on our first D.C. project this winter.

Arlington remains our primary concentration with 22 properties and homes for more than 4,500 adults, children and senior citizens.

We broke ground on our first Alexandria project this year and are working on two new partnerships with local churches to develop additional communities.

And, in Baltimore and Montgomery County we now have 12 apartment communities.

Looking ahead, AHC will continue to work hard to create opportunities to build or preserve affordable housing. It’s challenging—and no two projects are alike. “It is our depth of resources—40 years of experience and our financial expertise—plus our commitment to innovation that is helping us bring a variety of projects to life,” says Webdale.

Affordable Properties

**AHC Now Provides Homes for 6,000 Families**

AHC is working on a variety of strategies to create or preserve affordable housing in Northern Virginia.

### New Construction

- **The Shell, Arlington, VA**
  - 83 apartments.
  - Families move in starting the end of 2014.
  - Located on Columbia Pike.
  - More than 550 families and individuals on waiting list.
  - Interior courtyard, green roof and street-level retail.
  - Onsite resident services.

- **Jackson Crossing, Alexandria, VA**
  - 78 apartments.
  - Families move in by end of 2015.
  - Located on Route 1 across from Potomac Yards.
  - Rooftop patio, community room.
  - Pre-school on site with community partner.

### Preserving Existing Properties

- **The Serrano, Arlington, VA**
  - 280 apartments.
  - One of first large Arlington projects in to preserve workforce housing.
  - Half of the apartments affordable to households earning up to 80% AMI ($86,000 for a family of four).
  - Located on Columbia Pike.
  - Worked with Arlington County to preserve and protect property from market-rate redevelopment.
  - Development potential along Columbia Pike.

- **Woodbury Park, Alexandria, VA**
  - 1940s property with 364 affordable and market-rate apartments near Courthouse Metro.
  - Extensive renovation starting in 2015.
  - Will add 4,000-square foot community center with fitness center and conference room.
  - LIHTC and historic tax credits.

### Creating Housing on Public Lands

- **Triangle Project, Arlington, VA**
  - Arlington County has identified this property as a top opportunity for public land for public good, including possible affordable housing.
  - Combines undeveloped County land with land owned by AHC next to Woodbury Park near Route 50.

- **Renovating Existing Properties**

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  - Will add 4,000-square foot community center with fitness center and conference room.
  - LIHTC and historic tax credits.

### Partnering with Community

- **St. James Methodist Church, Alexandria, VA**
  - Partnering with church to develop three-acre site with two multifamily buildings.
  - One building will have approximately 90 affordable units and the other will have about 131 market-rate apartments.
  - Construction expected to start in early 2016.

### Innovation in Housing

- **Creativity and Innovation in Affordable Housing**
  - Scan here or go to our website, www.ahcinc.org.

### Affordable Housing for an Aging America

- **Hunter’s Park**, in Arlington’s Cherrydale neighborhood, opened in 2005 with 74 one-bedroom apartments. The property offers welcoming common areas, including a living room with fireplace, library and rooftop patio. Activities abound, including exercise classes, book club, gardening workshops and special birthday celebrations. The vibrant environment helps keep seniors active and engaged.

- **MonteVerde Apartments**, in Baltimore, serves more than 300 senior citizens and physically disabled individuals. AHC purchased and completely renovated the property in 2008. Today, AHC’s Resident Services staff help connect residents with the local services they need to live independently and improve their quality of life. The property provides a shuttle service to local retailers, a library, arts and crafts room and game room lounges, nutrition and wellness programs.

- **Charter House**, in Silver Spring, MD, has 212 apartments for individuals aged 55 and older. Located near the Silver Spring Metro station, the 14-story building is within walking distance of lots of shops and activities. AHC assumed management responsibilities in mid-2014 and is working on building stimulating programs and activities with such partners as the Fenwick Foundation, which provides a wide variety of social programs and field trips for AHC’s senior citizens.

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Students in AHC’s Teen Tutoring program attend tutoring sessions several times a week and may have up to three tutors who work with them one on one.

AHC has found students thrive when tutors work together as a team. We are encouraging tutors who work with the same student to communicate with each other about what they work on and to share news about tests or papers. It’s been a good system, and it helps tutors connect to one another and to the long term goals of the students.

AHC’s Teen Tutoring program is unique because we go in-depth to get to the root issues each student has, and we use that as a guide for how to focus our efforts with each teen.

One of our seniors, Estefani Santander-Lopez, has been coming to Teen Tutoring since sixth grade. One of her tutors, Anne Blacksten, has worked with her since she started. They have built a wonderful relationship. Terry, and her husband, Jim, go above and beyond with Estefani and another senior in our program. They’re very invested in the students’ lives, and they have built the kind of trusting, mentoring relationship that we dream of creating for every student here at AHC.

Estefani’s third tutor is our “math guru” Carl Dohrmann. Carl has a crazy busy work schedule, and though he can’t always commit to coming every week, we welcome him whenever he can carve out the time.

This “dream team” is a major reason Estefani has maintained a 3.25 overall high school GPA. Each week the tutors email each other about what they worked on and give each other a heads up on what to ask Estefani about when they see her. Estefani would be a much different student without their help. She managed to go from High Intensity Language Training (HILT) classes for youngsters with limited English proficiency to taking and excelling in AP English last year. That’s an accomplishment not many English as a Second Language (ESL) students achieve.

Estefani was an incredibly hard worker, but she was not able to do this alone. Her dream team made all the difference!

— Elizabeth Bonner, Virginia Gardens Resident Services Manager

### AHC’s 40+ Community Partners Add Services and Connections

AHC’s Resident Services program partners with more than 40 community organizations to provide community connections and to also round out our programs.

Some of these organizations have been partners for decades, including The Reading Connection, Community Outreach Program, REEP, Arlington County Public Schools, Parks and Recreation, AFAC, and the Capital Area Food Bank.

Many of our partnerships continue to expand. For instance, AFAC started distributing food to about 80 families at Woodbury Park/The Frederick last spring.

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### Summer Camp Keeps Children Active and Engaged

It’s hard to say who has more fun during AHC’s six-week Summer Camp – the staff or the children. This year’s theme was Outdoor Exploration and the staff outsiders themselves with wonderful field trips and activities.

The end-of-the-camp event, designed to give students a taste of camping and the outdoors, included a variety of activities that were brand new to most of our kids – like putting together a tent, roasting marshmallows, hiking, and trying to catch a fish.

There was lots of learning going on, too, during Summer Camp. But most of it was designed to be fun so students never felt like they were “in school.” For instance, one activity combined math, bowling and giant dice.

New this year was students tracking their progress themselves. Different centers used different methods, but the bottom line was children loved recording their achievements and watching their progress.

The children’s progress was very positive. Ninety-four percent of campers showed no loss in reading skills and 83 percent showed no loss in math facts. Plus, 100 percent of campers enjoyed learning how to cook and eat s’mores!
Eight Properties and Growing in Baltimore

AHC Greater Baltimore

AHC Greater Baltimore was founded in 2004 to address the critical shortage of affordable housing in the Baltimore area. Today, the group has developed or preserved eight affordable apartment communities that provide quality homes for more than 1,200 families and individuals.

Most of AHC Greater Baltimore’s residents have very low incomes and are supported by the Department of Housing and Urban Development’s Section 8 program, which pays a large portion of the rent and utilities for eligible individuals.

Although the need for affordable homes continues to grow in the Baltimore area, developing housing can be challenging because Baltimore City does not have strong local funding sources like Arlington’s Affordable Housing Investment Fund that provide low-cost loans to nonprofit developers like AHC.

Even so, AHC Greater Baltimore continues to build and preserve affordable housing in and around Baltimore. “We are also working to diversify our portfolio and develop more mixed-income communities,” says Director Andrew Vincent.

AHC Greater Baltimore Board of Directors

Curtis Adams
Nichole Doye Battle
Brenda Harney
Andrew Vincent
Walter D. Webdale

Baltimore Update

Recent and upcoming Baltimore projects include:

Key’s Pointe. AHC-GB completed the first phase, 76 rental townhomes, of this huge 62-acre project this year. The warm and welcoming homes have attracted a great deal of interest, with several hundred families on the waiting list. The homes are the first new development in the Southeast Baltimore neighborhood for many years. Baltimore Mayor Stephanie Rawlings-Blake commented, “These beautiful new homes provide another opportunity for Baltimore to welcome new residents to an amazing community that both current and new residents will enjoy.” The next phase, which includes 75 more units, is being financed now and is scheduled for delivery in late 2016.

Madera. AHC-GB purchased this 47-unit community in early 2014. Originally called Woodland Apartments I & II, the property is slated for an extensive rehabilitation in the spring of 2015. Renovation plans include adding central AC and garbage disposals, new windows and doors, roof replacement, new wheelchair accessible units, energy star lighting, new kitchen appliances, refinished wood floors, refreshed entry ways and stairwells, and much more. AHC-GB is also in the process of securing a 20-year Housing Assistance Payment (HAP) contract that will help preserve this affordable housing asset for the Park Heights community.

MonteVerde Rowe. Over the last few years, AHC Greater Baltimore has worked hard to transform the neighborhood around MonteVerde Apartments to make it a great place to live. The organization has purchased and totally renovated a number of historic row houses, focused on a full city block adjacent to MonteVerde Apartments. These beautiful new homes provide another opportunity for Baltimore to welcome new residents to an amazing community that both current and new residents will enjoy.” The next phase, which includes 75 more units, is being financed now and is scheduled for delivery in late 2016.

Baltimore’s Resident Services Builds Family Stability

With a large population of very low-income or un- and under-employed residents, AHC Greater Baltimore’s Resident Services program focuses primarily on programs that help stabilize families and improve their financial situations.

Last summer, AHC-GB began a partnership with Credit Builders Alliance to help strengthen residents’ credit ratings through a rent reporting pilot program. AHC Greater Baltimore is one of only eight organizations across the country that is participating in the program, which enables residents to report on-time rent payments to credit bureaus to help them build or repair credit. This is a new and exciting opportunity for low-income renters, a population that generally does not have access to traditional credit building paths.

Another positive program is helping build women’s sense of empowerment through setting personal goals related to finding new or better employment, earning a GED, or starting a business. Since the program started earlier this year two residents have successfully landed part-time jobs, another has entered a GED program and another has developed a business plan for an existing personal business.

This summer, AHC-GB hosted a conference with community partners, Greater Homewood Community Corporation and Neighborhood Partners, LLC, that included workshops on co-parenting, financial literacy, domestic violence and self-esteem. More than 30 women attended the workshop. Along with an overview of AHC’s activities and accomplishments, we held elections for AHC’s Board and honored a departing Board member, Ginger Briggs Brown, who resigned because she is now serving on the Planning Commission. AHC is deeply grateful to Ginger for her commitment to AHC and her efforts on behalf of the families who live in our apartment communities. Since her election in 2009, Ginger has participated in numerous Resident Services special events, helped raise funds for our education programs, and opened her home for small focus groups to discuss affordable housing issues. We truly appreciate her support and dedication.

AHC Activities

From left to right, C.C. Jenkins, Arun Sareen and David Barsky.

AHC’s Annual Meeting Celebrates Milestones, Elects Board Member

Tom Klanderman was elected to serve on the Board until Ginger’s term expires in 2015. Tom is no stranger to AHC, having served earlier on our Board. He is a partner with Bingham McCutcheon and an active member of the Arlington community. He is currently the Chair of AFAC’s Board and a resource director of Leadership Arlington. Tom has lived in Arlington for most of the last 20 years.

Leila Foucaze (left) and Melodee Melin.
What’s Inside

- AHC now provides homes for 8,000 families
- 40+ community partners
- School supplies for 1,000 Arlington students
- Building family stability in Baltimore

Back-to-School drive provides school supplies for 1,000 Arlington students

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

2014 Holiday Fund Drive
Your gift today will make a real difference in Arlington!

Each time AHC builds an affordable housing community, we become a support system for so many parents trying to make ends meet. Last year our seven community centers provided services to over 1,200 Arlington children from low-income families. From making time to join a parent-teacher meeting, finding the best reading activity to build the confidence of a little girl, or inspiring a struggling teenage boy by arranging a college tour, AHC’s Resident Services staff wants to be a part of every child’s educational journey. Please help us continue building bright futures by giving to the 2014 Holiday Fund Drive!

Ways to Give

Online:  www.ahcinc.org

By Mail:  The AHC 2014 Holiday Fund Drive, 2230 N. Fairfax Dr., Suite 100, Arlington, VA 22201
(please write your check payable to AHC Inc.)

By Phone:  703-486-0626, ext 117

Workplace Giving:  Select CFC #77198

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Keep up with the latest information on affordable housing and resident services, follow AHC on Facebook at AHC Affordable Housing and Twitter at AHC Inc.