Affordable Housing Provides Stability, Community Resources and Education

Affordable housing provides three key elements that help families succeed: a stable living environment, access to community resources, and participation in educational opportunities.

AHC provides all of these critical elements very successfully.

**Stable living environments**

A stable living environment is fundamental to a family’s ability to thrive. Affordable housing can help families establish roots, maintain steady employment, access community resources and build lasting relationships. Children, in particular, benefit. Numerous studies show that students who frequently change schools experience declines in educational achievement.

AHC works hard to help our residents stay in their homes. If families experience unexpected financial or health challenges, our staff connects them to community resources and financial education programs. This effort has helped hundreds of our residents maintain their stability.

**Access to community resources**

AHC has more than 40 community partners that provide services that include food supplies, health and nutrition education, academic and reading programs, language classes and employment guidance. Connecting our residents to these programs helps families build stronger, more stable lives.

Several of our partners, including Arlington Food Assistance Center (AFAC), the Capital Area Food Bank, Arlington’s Community Outreach Program and The Reading Connection, provide services onsite at our community centers, which is a huge help to families and eliminates transportation and time challenges.

**Educational opportunities**

Our education programs have helped hundreds of students maximize their potential. Because our Resident Services are located where families live, our staff are easily accessible and create consistent, trusting relationships with children and their families from elementary school through high school.

Our students are thriving. We are helping youth build literacy skills in our After-School program, preventing learning loss in Summer Camp, and guiding teens through the challenges of middle and high school.

Last year ALL of our high school seniors were accepted to college!
AHC repaid $2.5 million to Arlington’s AHIF loan fund this year.

Arlington Housing Plan Passes!

Thanks to many of you, Arlington’s Affordable Housing Master Plan was adopted by the County Board this fall. The plan, a culmination of a three-year community effort, includes goals and tools to help ensure affordable housing continues to be a priority in Arlington’s ongoing development.

The Housing Plan continues the use of the Affordable Housing Investment Fund (AHIF), which has been one of Arlington’s most effective tools for affordable housing development since the late 1980s. AHIF is a revolving loan fund that helps organizations like AHC fill in funding gaps and leverage investment dollars. AHC repays the fund annually. This year, we repaid Arlington County $2.5 million.

On the Drawing Board: New Housing Strategies

AHC continues to look outside the box for ways to create affordable housing. Some of our projects on the drawing board include:

- Creating projects out of land we own: In Arlington, we are working on a possible renovation project in Rosslyn that would rehab the existing units while preserving the historic nature of the property.

- Working with community partners: In Alexandria, we are working with two churches, including Church of the Resurrection and St. James, to develop projects with affordable housing on land owned by the churches. The Saint James project qualified for tax credits earlier this year.

- Adapting market-rate buildings: In Baltimore County, we are excited about the possibility of purchasing a market-rate building and designating some of the units as committed affordable. It’s an innovative model that helps bring affordable living options to higher income neighborhoods.

- Exploring specific demographics: In Baltimore, we are teaming up with a service group to develop housing for Veterans. And in Arlington, we hope to build another apartment community for senior citizens.

Opening Doors – Maximizing a...

AFFORDABLE Garden Apartments

Woodbury Park, built in the 1940s, includes 364 units in brick, three-story garden apartments. An extensive renovation is underway that includes new brickwork, kitchens, bathrooms, flooring, roofs, and windows.

AFFORDABLE High Rise Apartments

The Frederick, next door to Woodbury Park, is a 9-story affordable building with 108 units. Carved out of an excess parking lot, the building also includes a vibrant community center, a Montessori school and AHC’s main office.
AHC has been busy this year, with new projects and renovations underway in Virginia, Maryland and the District of Columbia.

**Arlington:** We opened The Shell – a brand new apartment building that we created out of a steep hill and a gas station. Today, 83 families call this place home. And Woodbury Park, with 364 units, is under renovation. The historic renovation of the 1940s garden community is about halfway finished, scheduled for completion in late 2016.

**Alexandria:** Another construction project underway is Jackson Crossing on Route 1 in Alexandria. Along with 78 affordable apartments, it also includes a roof patio and proximity to public transportation, jobs and shopping. We are delighted to partner with The Campagna Center, a long-time educational provider in Alexandria, to provide an onsite preschool. Families will start moving in this winter.

**Montgomery County:** We finished renovations at The Birches, a 228-unit apartment community in Silver Spring, which we purchased with the help of the Housing Partnership Equity Trust (HPET), a social purpose real estate investment trust. We are also renovating a senior citizen community called Charter House in Silver Spring that has 212 units.

**Baltimore:** We are continuing to build out a 62-acre old public housing site called Key’s Pointe. It’s an exciting project and we look forward to watching the area ultimately transform into 900 homes. The renovation of Madera, 47 units, is halfway finished and should be completed this winter. Our homeownership project, MonteVerde Rowe, is growing. So far, we have sold four totally renovated homes to first-time homebuyers and we are continuing to renovate more homes on the block.

**DC:** Our first partnership, Lincoln Westmoreland, has 56 new units under construction and is adjacent to 108 established affordable apartments at the Shaw Metro station. We are working on another proposal for a large project along the Southwest waterfront.

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**Mixed-Income Neighborhood**

**MARKET-RATE Condominiums**

The Park at Courthouse, 99 market-rate condos, is next door to The Frederick. The two buildings are mirror images. AHC built the condos to help support the development of the adjacent affordable apartment building, the Frederick.

**LUXURY Townhouses**

In recent years, developers have built luxury townhouses that sell for more than $1 million across the street from The Frederick and The Park at Courthouse.

**COMMUNITY PARK**

Rocky Run, one of Arlington’s busiest parks, is just up the street from Woodbury Park and The Frederick. The park includes an open field, basketball courts, walking paths, picnic areas and play equipment.
Stand by Your Pan – Supporting Fire Prevention

AHC Management chose “Stand by Your Pan” as the theme for the company-wide fire prevention awareness campaign during National Fire Prevention Month in October. Management staff promoted guidelines and fire prevention tips in common areas at properties and organized community events.

At Woodbury Park/The Frederick, a team of local fire fighters talked with After-School students and AHC Management staff about fire prevention and what to do if a fire breaks out in your home. The students learned a lot and loved seeing real live fire fighters up close and checking out their equipment.

AHC Inc. takes fire prevention very seriously and includes a number of safety features in our apartments, including fire stops above all kitchen stoves, regular employee education and bi-annual inspections of smoke alarms.

AHC Back-to-School Drive Earned an A++!

Thanks to such a wonderful outpouring of generosity, we were able to provide a backpack stuffed with school supplies to every elementary student living at AHC properties in Arlington and Fairfax County, plus school supplies for every teen enrolled in our Tutoring Program!

On behalf of over 900 students who received school supplies, Thank You to our many loyal supporters plus the following AHC community partners:

- Our Lady Queen of Peace 8th Grade Confirmation Group in partnership with St. Stephen’s/St. Agnes, The Reading Connection, Boeing, Even Start-Family Literacy Program of Arlington Public Schools, United Universalist Church of Arlington, the Department of Human Services and the Community Outreach Program.

- We couldn’t have done it without each of you!

Summer Camp Highlights the Arts

AHC’s Summer Camp gets more focused – and more fun – every year. This year’s theme focused on the arts specialized with the aim of exposing students to a wide variety of creative activities and career opportunities.

The camp culminated with an Arts Festival that featured impressive performances by students and extensive project displays.

Students worked in groups to highlight various careers that ranged from costume designers to web developers. Students also experienced different arts venues first hand on field trips, which included visiting an Imagination Stage performance, building an art robot at KID museum and hands-on activities at a pottery studio.

Along with preventing summer learning loss, AHC’s Summer Camp’s goals are to foster a love of learning, provide nurturing relationships and encourage physical and emotional health.

Based simply on students’ smiles and enthusiastic participation, Summer Camp was a big success. Data also backs up the camp’s successful formula. This summer, 93% of campers maintained their knowledge of grade level sight words and 87% maintained comprehension of math facts.
Honoring Volunteers of the Year

AHC is deeply grateful to the volunteers who make such a difference to our students. Each week, hundreds of volunteers work one-on-one with children and teens who benefit greatly from the close attention and encouragement. The volunteers’ commitment and enthusiasm is inspiring.

This fall we celebrated our Volunteers of the Year at our Annual Meeting and presented each volunteer with a crystal book that symbolizes sharing a love of learning.

Our 2015 honorees are:

**After-School Volunteer:**
Marilyn Jenkinson
Marilyn Jenkinson volunteered at Woodbury Park/Frederick community center and added a special spark to the curriculum by sharing her personal interests. An avid traveler, she brought students treasures from her trips like Florida oranges, and created her own lesson plan to teach students how to read maps. She developed a scavenger hunt and taught students how to use rulers to find their schools and other local landmarks. She thoroughly enjoyed the students’ enthusiasm and said she “wished every child in Arlington could have the opportunity to experience an after-school program like AHC’s.”

**Student Volunteer:**
Talia Farrell-Rosen
Talia Farrell-Rosen, a high school senior, volunteered weekly at Gates of Ballston during the school year, helping with activities and homework. “Talia was consistently patient and understanding and has been a wonderful addition to our volunteering team,” said Lotus Chen, AHC Resident Services Manager. Talia also shared a distinctive skill with the students – dancing. As a competitive dancer, she taught the children about different types of dance, the types of shoes and costumes they wear, as well as stretches and dances. She also gave them the opportunity to free-dance to pop music, which they loved.

**Teen Tutoring Volunteers:**
Team Estephani – Anne Blacksten, Jim and Terry Burridge and Carl Dohrman
Estephani Santander graduated from high school last spring with multiple scholarships and credits her “dream team” of tutors for much of her success. Estephani’s group of dedicated tutors includes Anne Blacksten, who has worked with Estephani since 6th grade; Jim and Terry Burridge, also long-time mentors and tutors; and Carl Dohrman, the math guru of the group. The tutors communicated with each other to maximize their support for Estephani. “Their consistent presence and support have made such a difference to Estephani,” said Elizabeth Bonner, former AHC Resident Services Manager.
MonteVerde Resident Wins National Leadership Award

Congratulations to Mary Jones, a resident of MonteVerde Apartments in Baltimore, for receiving the prestigious Dorothy Richardson Resident Leadership award, a national honor that NeighborWorks America bestows annually in recognition of outstanding contributions by dedicated community leaders. Ms. Jones was one of seven national winners.

Her guiding philosophy helps explain why she is such an exemplary community leader and neighbor: “Don’t just help your family. Help a stranger.”

Ms. Jones has lived at AHC Greater Baltimore’s MonteVerde Apartments, which serves senior citizens and the disabled, for four years. During that time, she has become the lead volunteer for the distribution of donated food, regularly organizes social activities such as movie nights and exercise classes, and makes it a point to drop in on residents who have no family members who visit.

Thanks to Ms. Jones’ efforts, nearly all of the residents participate in the program’s bi-weekly distribution of high-quality food. She has built partnerships with many local organizations, such as Baltimore’s Community Engagement Council, local churches and the food bank, to ensure food supplies are fresh and nutritious.

“I believe in giving back; AHC gave me a home with rent I could afford, a place to call home where I could build myself up,” recalls Ms. Jones. Her guiding philosophy helps explain why she is such an exemplary community leader and neighbor: “Don’t just help your family. Help a stranger.”

Plans Underway for Next Phase of Key’s Pointe

AHC Greater Baltimore is partnering with The Michaels Development Company and the Housing Authority of Baltimore (HABC) to revitalize a massive 62-acre, 1940s public housing community on Baltimore’s southeast side.

When fully complete, the redevelopment will provide more than 900 new affordable and market-rate townhomes and apartments, as well as new parks and green space. The first phase, with 76 town homes, opened in mid-2014.

Plans for the second phase, which will add approximately 74 rental and homeownership units, are well underway. In September, the team hosted a design charrette to gather neighbors’ comments on the public space in the next stage. Construction on the second phase is expected to begin in early 2016.
Supporters, partners and volunteers gathered in mid-October to celebrate AHC’s Annual Meeting. The meeting included an overview of AHC’s accomplishments and Board elections.

We are pleased to announce our newest Board member, Jacqueline Coachman. Ms. Coachman was born and raised in Arlington and returned to the community in 1997. Her family has lived in the Nauck community since shortly after the Civil War. She is currently a program specialist for Youth Services with the City of Alexandria. She has been a teacher, a tutor, and an advocate for the school curriculum at both Arlington and Alexandria Public Schools. She has served as the neighborhood historian for Nauck, is a member of the Nauck Civic Association, and also a member of the Macedonia Baptist Church.

Also elected was Tom Klanderman, a resident of the Washington area since 1992 and an Arlingtonian since 2012. Mr. Klanderman is a partner at Morgan Lewis & Bockius LLP, specializing in commercial real estate. He is also a Board member and Chair of the Arlington Food Assistance Center (AFAC).

Robert Bushkoff and Scott Ritter, currently the AHC Board President, were both re-elected to three-year terms.

New AHC Board member Jacqueline Coachman and AHC Board President Scott Ritter.

Supporters and partners enjoyed a “Hard Hat” tour of Woodbury Park’s renovations.

We are sad to see one of our long-time Board members, C.C. Jenkins, move off the AHC Board. We deeply appreciate Mr. Jenkins’ dedication and service. He has been an outstanding Board member and served as Treasurer for six years, attended nearly every function AHC has held over the last nine years, and participated in many of our property tours.

Retiring AHC Board member C.C. Jenkins and Arlington County Board member Jay Fisette.

Check out our new websites!
AHC Inc. and AHC Management both have new websites in order to serve you better. Please check them out at www.ahcinc.org and www.ahcmgmt.com.
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Founded in 1975, AHC is a private, nonprofit developer of low- and moderate-income housing.

Housing + Education = Success
Support the AHC Inc. Holiday Fund Drive!

Each time AHC builds an affordable housing community, we become a support system for children and families. Please join us in helping our neighbors in need!

Ways to Give

Online: www.ahcinc.org/donate
Mail: Use the enclosed envelope
Phone: 703-486-0626, ext 117
Workplace: CFC# 77198

Your kind gift to the AHC Holiday Fund Drive will help provide children with outstanding educational programs all year long.

Thank you!

Stay connected!
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.