The Apex, AHC’s newest affordable apartment community in Arlington, VA, is building community along with hundreds of high-quality affordable homes in the fast-growing South Glebe Road corridor.

“Affordable housing developments do more than provide a roof overhead, they also contribute to the community by providing homes near jobs, adding to the local economy, and building partnerships,” says John Welsh, AHC’s Vice President, Multifamily Group.

**Environmental Leader**

Located along Four Mile Run, The Apex is designed to reduce environmental impact. The 4.6-acre site includes one of Northern Virginia’s largest solar roof installations that will provide 130 KW. The redevelopment is also designed to be more permeable with additional green areas, which will help reduce water run off by 80 percent. The Apex is on track to earn the EarthCraft Platinum certification, the Virginia Housing Development Authority (VHDA) highest environmental standard available for an apartment community in Virginia.

**Community Partner**

Expected to start welcoming families in March 2020, The Apex will include a playground, sport court, community center and fitness room. AHC’s Resident Services staff will provide onsite services four days a week. And, thanks to community partnerships, the apartment complex will also become a regular Arlington Food Assistance Center (AFAC) food distribution location. Arlington County Community Outreach Program staff will also be located on-site to help residents access local services.

**Apex Waiting List Now Open!**

For more information about The Apex and to get on the waiting list, visit http://bit.ly/AHCApex.
**Multifamily Development**

**Redevelopment, Renewal and Renovation**

Developing affordable housing takes time and perseverance. Sometimes it takes years for projects to move from the drawing board to the ribbon cutting. This year, Affordable Housing Finance magazine recognized AHC’s persistence when it named the organization a “Top 50” Affordable Housing Developer. Over the last 40+ years, AHC has developed more than 7,500 affordable apartments.

Our current projects include:

**Redevelopment**

The Apex (see page 1) and The Spire are new construction projects that are transforming older buildings into new affordable homes. The Spire, on the grounds of a former church, will provide 113 new affordable homes in Alexandria in 2021. We broke ground earlier this year with our partner the Episcopal Church of the Resurrection.

**Renewal**

AHC is proud to be the affordable housing partner in several large mixed-income projects that are underway. One is the Waterfront Station community in DC. We are part of a joint venture that includes PN Hoffman, City Partners and Paramount. Thirty percent of the 465 apartments will be affordable.

Another renewal project is Poe Homes in Baltimore. AHC Greater Baltimore is delighted to work with the Housing Authority of Baltimore City and The Michaels Organization to help redevelop historic Poe Homes. The 1941 community currently includes 288 apartments on seven acres in Southwest Baltimore.

**Renovation**

AHC takes great pride in continually updating our existing properties. In Arlington, the Colonial Village West construction is almost complete. The year-long renovation is updating building systems to make the beautiful 1930s garden-style community more efficient.

And in Baltimore, a similar upgrade is on the drawing board for Greenspring Overlook, which includes 189 apartments. Greenspring was AHC Greater Baltimore’s first acquisition in 2001.

AHC Returns

$4.9 Million to Arlington’s Affordable Housing Investment Fund

AHC Inc. presented a $4.9 million check to Arlington County last summer to repay funds we borrowed to build or preserve affordable housing through the County’s Affordable Housing Investment Fund (AHIF).

Since its inception in 1988, this revolving loan fund has helped to create and preserve most of Arlington’s homes for low- and moderate-income families. It’s a wonderful financing tool and really works.

Over the years, AHC has received nearly $94 million in loan funds from Arlington County, which has helped capitalize $375 million in real estate development. To date, the organization has repaid over $45 million to Arlington County.
Keeping the Lights On

Affordable housing development is a complex process that requires a variety of teams to work behind the scenes to keep the lights on, including the Asset Management and Compliance Departments.

Asset Management
AHC has an active portfolio of 47 properties. Some became AHC properties decades ago. To make sure the buildings stay in good shape, our Asset Management department manages the financial and physical performance of the properties, including regular improvements and updates.

Compliance Department
Most of AHC’s properties are financed by a variety of funding sources, including federally regulated Low Income Housing Tax Credits, loans from local governments, and private financing. Our compliance department monitors, implements and enforces the many different regulations required by law.

AHC Hosts Faith and Housing Round Table with HUD Secretary

It’s very difficult to soar when you don’t have an affordable place to call home,” said HUD Secretary Ben Carson during a round table focusing on partnerships among nonprofit developers, faith-based organizations, and local governments.

The gathering focused on several partnerships between houses of worship and nonprofit affordable housing developers in Alexandria, including AHC’s partnership with St. James United Methodist Church to produce St. James Plaza; our joint project with the Episcopal Church of the Resurrection to create The Spire; and Wesley Housing’s The Waypoint at Fairlington, a partnership with the Fairlington Presbyterian Church.

The group toured St. James Plaza and the on-site preschool run by The Campagna Center to experience first-hand how faith-based partnerships can produce high-quality affordable living opportunities and any other additional positive community benefits.

Helen McIlvaine, Director of Alexandria’s Office of Housing, and Marvin Turner, Director, HUD District of Columbia and Capital Area Field Office, facilitated the discussion.

AHC’s Compliance department has the complex job of making sure AHC complies with many regulations required by law. Left to right: Diana Hedman, Ahu Manafi, Morrya Jones and Messeletch Seleshi.

AHC Hosted HUD Secretary Ben Carson, local nonprofit developers, faith-based organizations and city leaders for a roundtable.
AHC Students Succeeding in College at Above Average Rates

AHC’s commitment to Housing + Education = Success begins in elementary school and continues all the way through high school. And it’s paying off in life-changing ways for our students.

One very visible example of our students’ success is how they are thriving in college. According to the National Student Clearinghouse Research Center, just 56% of first-generation college students stick with college and graduate. Our students achieve an 84% persistence rate, which is higher than that of even students with college-educated parents (74%).

Building Skills and Broadening Horizons

This fall, AHC students participated in a variety of opportunities to broaden their horizons and build vital skills.

Customized Reading Instruction. Online reading lessons are offering elementary students consistent and engaging practice opportunities that build skills. Students move forward at their own speed. Harvey Hall students celebrated successfully completing 100 lessons with an ice cream party!

College Visits. Students visited George Mason University to learn about different majors and everything GMU has to offer.

Career Nights. Volunteers from a wide variety of fields, including journalism, health and fitness, finance, government, engineering and justice participated in a “speed networking” event where more than 30 AHC teens learned about possible careers. Above: Austin Achenbach talks about his construction engineering career at Harkins Builders with AHC student.

AHC’s Social Services Stabilizes Families

AHC’s Social Services team is broadening the ways we help adults and senior citizens. Last year our eviction prevention program prevented 231 evictions, which kept residents housed and stable – so very critical for children and families.

Girls’ Tech Day. Thanks to Amazon’s Web Services division, 20 AHC students had a great time at the organization’s Girls’ Tech Day! They learned about opportunities in technology fields through minority women’s real life experiences and also had hands-on fun making robots and coding bracelets.
2019 Community Builder Award Winners

AHC is so grateful for the hundreds of volunteers whose time and attention makes such a huge difference to our students. This year we honored three wonderful Community Builders whose efforts are not only planting the seeds of success for our students, but also helping our programs grow.

Ronn Levine has been an AHC Afterschool volunteer for 20 years! Not only has he been reading to our elementary students for two decades, but he has also created a whole team to provide a monthly program for our students. “When you get honored for something you enjoy, that’s as good as it gets,” said Ronn. “The program has always been on Mondays. For many that’s the worst day of the week. But, because of this program, Mondays are the best day of the week for me.”

The MasterCard team has volunteered with AHC’s Teen Tutoring Program for more than five years. The Community Builder award honors six long-time tutors: Bruce Clarke, Chris Dieckhaus, Liz Liang, Nyk Lotocky, Jason Rubin, and Radha Sambasivan. Over the years, the number of MasterCard volunteers has more than tripled. Liz Liang credits the growth to the supportive environment at MasterCard, which encourages volunteering in the community and that “AHC’s program is not only about academics, it’s also about building a connection.” In the last year, the MasterCard group has significantly broadened its support by offering field trips and job shadowing opportunities at their office.

Aisha Farooq is a long-time AHC resident who participated in AHC’s education programs as a teenager. She was the first in her family to go to college and graduated from the University of Richmond in 2017. After her first full year in the workplace, Aisha wanted to give back by mentoring a high school senior in AHC’s College and Career Readiness Program. “AHC’s educational programs really helped me navigate through the college process and provided great support,” said Aisha. “I wanted to put my time back in to help someone else succeed.”

AHC Greater Baltimore Health & Wellness Program Wins Innovation Award

The Health & Wellness Program at MonteVerde Apartments in Baltimore has won the Maryland Affordable Housing Coalition’s 2019 Innovation Award. MonteVerde Apartments provides 300+ apartments for senior citizens. The Resident Services team created a comprehensive on-site network to help elderly residents improve access to health care services and decrease social isolation.

Increasing accessibility and providing a variety of recreational and educational activities has significantly improved health outcomes and the overall quality of life for residents.

Positive outcomes include:

- In a recent survey of 18 residents who regularly saw the nurse practitioner, 15 or 83% reported their health improved. This included a reduction in emergency room visits.
- Through the regular cancer screenings, 4 residents in the past 5 years have received an early detection and diagnosis of cancer that enabled early, life-saving treatment.
- The Medicare Insurance Navigator helped 32 residents better understand insurance options and select appropriate plans.
- 122 residents have participated in the healthy food discussions and cooking classes.
- 62 residents have participated in fitness classes designed specifically for seniors.
- 132 residents participate in the Maryland Food Bank program.
AHC Welcomes New Board Members

This fall, we welcomed two newly elected Board members and thanked two outgoing members for their service.

New Board member Ginger Brown is a long-time community planner and strategist. She has held a variety of Arlington County leadership positions, including chair of the Planning Commission’s Long Range Planning Committee, vice chair of Community Facilities Study, and member of the Housing Commission. She helped found the Lee Highway Alliance and currently serves as the group’s Executive Director.

“A diversity of housing options is critical to a community’s success, and I’m delighted to contribute to the conversation about affordable housing as a member of AHC’s Board,” Ginger said.

Terron Sims, II is a community and education activist with a long history of public service. He has volunteered with AHC’s Teen Tutoring Program for nearly 15 years, and works closely with a range of local organizations, including the NAACP and Green Valley’s Revitalization Organization and Civic Association. “As a long-time community activist, I’ve seen how important it is to provide access to affordable housing and education for all,” said Terron. “Being on AHC’s Board is a way for me to be on the front lines of these key issues.”

Ginger and Terron replace retiring Board members John Snyder and Jason Dalley, who both served nine years on AHC Inc.’s Board. We are grateful for their long-time support and advocacy.

Walter D. Webdale Joins AHF Hall of Fame

We are delighted to share the good news that AHC’s President and CEO, Walter D. Webdale, was inducted into the Affordable Housing Finance Hall of Fame earlier this month. Webdale, who has been an affordable housing trailblazer for more than 60 years, was honored along with Jane Graf (Mercy Housing), Ed Lee (posthumous award for the San Francisco Mayor) and Denise Muha (National Leased Housing Association – NLHA).

Working with Virginia Leaders to Increase Affordable Housing

Local affordable housing advocates and nonprofit developers are working with state lawmakers to address affordable housing needs and strategies. Back row, left to right: Jacob Weinberg (Delegate Mark Levine Chief of Staff), Delegate Patrick Hope, Cheryl Ramp (APAH), John Welsh (AHC), Delegate Rip Sullivan, Celia Slater (AHC), and Delegate Alfonso Lopez. Front row, left to right: Michelle Winters (Alliance for Housing Solutions), Michelle Krocker (Northern Virginia Affordable Housing Alliance) and Nina Janopaul (APAH).
2019 Annual Membership Meeting

AHC is grateful to our Board of Directors!
Back row, left to right: Jason Dalley, Catherine Saadat, Terron Sims, Bob Bushkoff, John Snyder and C.C. Jenkins. Front row, left to right: Wanda Pierce, Justin Oliver, Walter D. Webdale and Rachael Schroeder.

When you support the work of AHC Inc., you help provide educational programs and services to neighbors who need us most.

ONLINE
www.AHCinc.org/donate

MAIL
AHC Inc., 2230 N. Fairfax Dr., Ste 100, Arlington, VA 22201

TRIBUTE GIFT
Honor the memory of a loved one or celebrate a holiday or special event in a friend’s life by making a gift in their name.

MATCHING GIFTS
Double or triple your gift to AHC by taking advantage of your employer’s matching gift program.

STOCKS/SECURITIES
Donate stocks or bonds, transfer a mutual fund, or transfer an IRA distribution to AHC. Consult with your financial planner to determine the best way for you to give.

PLANNED GIVING
Ensure your legacy is one that helps vulnerable families for years to come by including a gift for AHC in your will or by beneficiary designation.

COMBINED FEDERAL CAMPAIGN
#77198

Questions?
annie.sweeney@AHCinc.org
Phone 703-486-0626 ext. 117

AHC Supports Fire Prevention Month

AHC Management is hosting activities at all our 40+ properties in Virginia and Maryland to remind residents about preventing fires. At Woodbury Park, students loved learning about fire fighters (and their trucks) first hand.

The “Housing Ladies” and friends are long-time Arlington housing advocates, including Steve Smith, Kathy Desmond, Fran Lunney, Cecilia Cassidy, Carlton Miller and Pat McGrady.

Thank you to retiring AHC Board members Jason Dalley and John Snyder!

Catherine Bucknam and Karen Serfis

Bernie Piper and Melanie Ficke

Ways to Give

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What’s Coming Up

Honoring Community Builders

Stay connected!
Keep up with the latest information on affordable housing and resident services, follow AHC on Facebook at AHC Affordable Housing, Twitter at AHC Inc and Instagram at @AHC_Inc.

AHC’s Career Night

The Apex Opens in March