AHC’s Teen Tutoring program has been pairing volunteers with middle and high school students for more than 20 years. The program has helped over 100 youth successfully graduate from high school and generated countless long-lasting relationships.

Recently, AHC recognized volunteers who have worked with our students for five years or more. Since we started keeping track in 2015, we have honored more than 20 individuals who have volunteered at least five years. The common thread that keeps them coming back: the rewarding connections with students.

These relationships are integral to the program’s – and students’ – success. AHC is deeply grateful to our tutors’ commitment, enthusiasm, and encouragement! Here are this year’s champion volunteers:

Katie Masterson tutors because she enjoys helping students grow and mature. She’s worked primarily with the same student for five years and says, “It’s been an honor to see him grow, and I’m really proud of him.” Katie also believes the experience benefits tutors as much as students. “It’s a great program to give back to your local community,” she explains. “It takes you out of your environment and helps you see the world out of other people’s eyes.”

Joanna Miller started tutoring teens with her husband, Roger Brown, about 12 years ago at Harvey Hall. Currently, Joanna is working with elementary students in AHC’s After-School program. She has really enjoyed helping so many students grow and thrive over the years. “I love the connection to the community,” explains Joanna. “Running into former students and seeing how they have become successful, productive members of the community is wonderful.”

Jessica Retka has worked with several students over the years, including a bright, but unmotivated middle schooler. One of her proudest tutoring accomplishments was helping him successfully graduate on-time from middle school to high school. Along with the satisfaction of “giving back,” Jessica says she looks forward to the weekly experience. “I’ve realized over the years, there’s something cathartic about that hour. It takes you out of your stressful and chaotic workday,” she says.

(continued on page 11)
In today’s competitive real estate environment, finding developable land for affordable housing is an ongoing challenge. A growing trend is turning faith communities’ land assets into affordable housing. The partnership makes sense. Churches are able to maximize under-utilized property while furthering their social justice mission, and communities are able to develop more affordable living opportunities. Here’s how AHC has worked with several churches:

### The Macedonian – Opened in 2011

The Macedonia Baptist Church, an anchor of Arlington’s Nauck community for more than a century, has a long-time commitment to affordable housing. When they decided to build on church-owned property across the street, they partnered with AHC to construct an affordable apartment building. The Macedonian, with 36 affordable apartments, opened in 2011. The church leased the land to AHC for 60 years. The first floor includes offices for the Bonder and Amanda Johnson Community Development Corporation, which provides outreach programs to the neighborhood.

### Church of the Resurrection – On the Drawing Board

AHC is working with the Episcopal Church of the Resurrection and the City of Alexandria on a proposed project that could provide 113 affordable apartments and a 5,000 square-foot church building on a two-acre site in Alexandria’s rapidly developing Beauregard neighborhood.

The project still has several hurdles to overcome, including financing and design approval. “Resurrection sees the affordable housing on its property as something that will support the community, broadening the church’s mission-driven programming,” explains AHC’s Multifamily Vice President, John Welsh.

### St. James Plaza – Under Construction

Working together, the City of Alexandria and AHC are successfully transforming three acres previously owned by St. James Methodist Church into a vibrant, mixed-use, mixed-income community with adjoining public green space. The church initiated the sale of its land to move closer to downtown Alexandria.

The project will provide 93 new affordable apartments and 31 market-rate townhomes in Alexandria’s Beauregard neighborhood. The townhome land sale will subsidize the cost of the land for the affordable apartment building.

Plans are underway to partner with the Campagna Center to operate a daycare and pre-kindergarten program on site.
**The Frederick Wins High-Rise Property of the Year**

The Northern Virginia Apartment Association (NVAA) named The Frederick at Courthouse the High-Rise Property of the Year at its Founder's Award program, which recognizes excellence and leadership in the rental housing industry.

The Frederick, which provides 108 affordable apartments in Arlington, VA, is steps from the Courthouse Metro, a community park and numerous stores. The property includes an exercise/fitness center, community room, computer room, and underground parking. Other onsite amenities include AHC’s Resident Services’ educational programs, Arlington Food Assistance Center food distribution, and a Montessori pre-school.

The Frederick required no funding from Arlington thanks to a creative combination of complex financing strategies and the development of the adjacent market-rate Park at Courthouse condominium.

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**Arlington County Board Allocates $7.4 Million Loan for Berkeley Redevelopment**

The Berkeley redevelopment continues to move forward. In February, the Arlington County Board allocated $7.4 million in loan funds from the County’s Affordable Housing Investment Fund (AHIF) to help construct Berkeley I, 125 new affordable units at 2910 South Glebe Road.

The project is part of an overall plan to redevelop the Berkeley Apartments, an aging 1960s apartment community, into two new buildings that will provide 256 affordable apartments by 2020.

Berkeley I will add 100 family-sized units, including 72 two-bedroom units and 28 three-bedroom units. About two percent of the units will be affordable for renters with incomes up to 40% of the Area Median Income (AMI). Twenty-five percent of the units will be affordable to renters with incomes up to 50% of AMI, 53%

and sport court. The redevelopment will also provide several community benefits, including widening of the adjacent Four Mile Run trail and pedestrian safety improvements to Glebe Road.

Berkeley II, which will include 131 affordable apartments, will seek additional AHIF loan funds in Fiscal Year 2018.
MonteVerde Rowe – 50% of Renovated Homes Sold!

Several years ago, AHC Greater Baltimore committed to restoring the full-city block that serves as the entry way to MonteVerde Apartments. Since then, AHC has purchased and renovated 12 homes on the block with the goal of making them cost-effective for first-time homeowners.

The classic three-bedroom brick Baltimore townhomes have been painstakingly restored. The blend of historic features with modern, energy efficient upgrades provides warm and welcoming homes.

AHC-GB is helping first-time homebuyers purchase the homes through financial incentives and closing cost assistance. So far, five homes have been sold and another is under contract.

Thanks to our renovations, façade and other landscaping improvements, a neglected urban block is coming back to life, and first-time homeowners are putting down roots.

Dunfield Offers Affordable and Market-Rate Homes

Dunfield Townhomes and Apartments, AHC-GB’s most recent acquisition located in the Nottingham community of Baltimore County, includes 312 three-bedroom homes.

Approximately three quarters of the townhouses and apartments will remain market-rate affordable. AHC-GB is working with Baltimore County Housing to phase in 78 apartments as affordable units over the next few years.

A new community center is under construction that will provide a wellness center and additional services for residents. The center will also include the leasing office and maintenance facility.

Next Phase of Key’s Pointe Begins

Construction is underway on the second phase of the Key’s Pointe development, a partnership between AHC Greater Baltimore, The Michaels Development Corporation, and the Housing Authority of Baltimore City.

The new phase will include 68 residential units, which will be a mix of affordable and market-rate, a multi-purpose meeting room and office, as well as green space for residents. Construction is expected to be completed in early 2018.

The overall project will eventually include more than 900 new affordable and market-rate townhomes and apartments on a 62-acre site on Baltimore’s southeast side. The first phase of the redevelopment, 76 residential units – including 16 units reserved for persons with disabilities – was completed last year.

Health and Wellness Programs Making a Difference

Thanks to a variety of community partners and a Health Seed Grant from NeighborWorks, AHC-GB residents are eating better, getting health screenings, and exercising more.

One new partner, Holistic Wellness and Health, provides monthly healthy cooking demonstrations at MonteVerde Apartments. The group partners with Farm Alliance, a co-op of urban farms that provides residents with locally produced fruits and vegetables at low prices. Farm Alliance has also sponsored the cooking demonstration program for the first quarter.

St. Joseph’s Medical Center offers residents a variety of health services, including cancer screenings and on-site vaccination clinics. Other wellness activities include weekly Hot Hula dance classes, which residents love.
Dear Donors, Partners and Volunteers,

With 40 years under our belt, it is clear AHC would not be the organization it is without the ongoing support of our donors, partners and volunteers. We are truly grateful for all you do to aid our mission of producing and preserving affordable housing.

We are proud of our efforts – with your help – to provide homes that are affordable, top-quality, and welcoming to those who need it most. Our goal is not only to provide roofs overhead, but also access to services and educational programs that can help our residents build strong and stable futures for themselves and the communities they live in.

We hope you will continue to support AHC as we move into our next decade. Our goals include:

- Finding more ways to provide affordable housing serving a broad range of people from seniors to young people starting their careers.
- Diversifying financial partners for access to new, more flexible financing options.
- Increasing green initiatives and sustainability.
- Building more community partnerships to meet more residents’ needs.

Again, thank you for all you do to help AHC – and the people and communities we serve. With your continued support, together we can make a difference for many years to come.

Warmly,

Walter D. Webdale, President & CEO
Thank you to our many donors!

AHC Inc. is deeply appreciative to our many friends and committed donors for supporting educational programs and services for families and individuals living in AHC’s affordable housing communities. This list acknowledges gifts $50+ made between January 1, 2016 and December 31, 2016.

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We thank individuals who have designated AHC Inc. in their estate plans. For information about the Society, please contact Annie Sweeney at (703) 486-0626 x 117 or sweeney@ahcinc.org.

Sincerely,

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AHC Activities

AHC Management staff worked around the clock to make sure residents were comfortable and secure after an accidental kitchen fire caused an evacuation and electrical outage at the Serrano. One grateful resident said, “A great big round of applause goes to your staff. It is a pleasure to call them management, but more so to call them friends.”

Madeline Wakefield (left) and Katherine Rucker (right) were among the Shelton residents who learned fire safety tips from J. Jeffrey Crooke, Fire/EMS Lieutenant, Arlington County Fire Department.

Celebrating Our Tutors!

In February, we celebrated our volunteers with a happy hour at Iota Club and Café. We are so grateful for all the time and energy they give our students. Their help is truly making a difference.

Why I tutor: Ryan Hoang (left): “I was a teacher’s assistant. I like helping kids, and tutoring keeps me involved with education.”

Peter Pfeiffer: “The kids are fun and funny and, since it’s once a week, I could commit to it.”

Staff members Ellen Mullan-Jayes (left) and Becky Koons (right) celebrate Katie Masterson, a five-year tutor.

Members of the Berkeley tutoring team.
Seniors Welcome New Experiences

Ivy South and Margaret Chambers are two of the many active seniors at Hunter’s Park, which provides affordable apartments for independent seniors in Arlington, VA.

Ivy, 88, has been independent all her life. A war bride at 18, she traveled alone across the Atlantic from her native England to marry her American fiancé in 1946. When her husband died in 1962, Ivy raised their son on her own. Although life got in the way of her completing an Education degree, she continued to expand her horizons. “A lot of life’s learning occurs outside of the classroom,” she explains. “It has to do with curiosity and being open to life.”

Margaret, 78, is also enthusiastic about new experiences. She taught English Literature and Journalism in Istanbul for several years early in her career. After she moved to the Washington, DC, area, she was the Branch Chief at the Office of Education. She continues to celebrate the arts and literature at Hunter’s Park where she coordinates the Fenwick Foundation’s cultural outings and established the building’s book club.

Student on Path to Become a Teacher

Adriana Galdo Hernandez grew up in AHC’s education programs. Just eight years old when she started AHC’s After-School program, Adriana worked with the same tutor, Patty Martin, for six years in AHC’s Teen Program and successfully graduated from high school in 2014. They built a great relationship. “Miss Patty had a big influence on me and helped me realize how important it was to get my education,” says Adriana.

Now 20, she is working toward completing an Education degree at George Mason University. Her goal is to earn a Master’s Degree and teach first graders. She developed her passion for working with children as a teen volunteer with AHC’s After-School Program. She is now a part-time assistant for the program. “I really want to impact children in a positive way and help them realize their goals can become real,” explains Adriana. “I believe as long as you put your mind to it, anything is possible.”

14 High School Grads!

AHC is thrilled to have 14 high school students preparing to graduate from high school this spring. As a group, they have applied to 54 colleges. So far they have received 28 acceptances and eight scholarships!

Many of AHC’s students are the first in their families to go to college. They have worked hard to achieve this milestone. Along with maintaining good grades and attending tutoring sessions, many of our teens also participate in extracurricular activities, hold down jobs, and help take care of younger siblings.

We are immensely proud of these young people and look forward to seeing what colleges they attend and the career paths they choose.

Money Management Empowers Residents

To help residents improve their money management skills, AHC is partnering with the Virginia Cooperative Extension Services to offer Money Smarts Pay at several properties. The three-month program empowers people to take charge of
their finances and adopt positive money management habits.

Participants attend classes, meet one-on-one with financial coaches, and work on a set of specific action steps, including setting short and long-term goals, accessing credit reports, establishing a budget, and saving money from their paychecks.

The program is making a difference. Some participants have paid off all their credit card debts, successfully saved for a family vacation, and started paying down student loans.

New After-School at Shelton

A new After-School program is now available at AHC’s Shelton apartment community. Designed for kindergarten through fifth graders, the Y program provides activities for up to 18 students, including bilingual homework help, arts, and sports. AHC will offer need-based scholarships to AHC residents. The new program is AHC’s second partnership with the Y (formerly YMCA).

AHC has developed several other successful education partnerships with nonprofit organizations, including Full Circle Montessori and The Campagna Center.

After-School Celebrates National Parks

This year’s After-School theme celebrates the National Parks’ centennial anniversary. Resident Services staff are creatively incorporating the theme through a wide variety of physical games, life science, social studies, arts/crafts activities, and field trips.

For instance, at the Rinker Center at Gates of Ballston a game similar to musical chairs helped the kids visualize how destroying animal habitats leads to extinction. Virginia Gardens had a great art activity where they glued strips of National Geographic magazines pages together and then cut out the shape of an animal from the collage. Youngsters also enjoyed cooking activities that encouraged creative approaches to cooking without a stovetop or oven. At Woodbury Park, students developed their own personal National Park badges, researched different environmental careers, and created recycling bins.

Everyone is looking forward to the culminating event – a field trip to Shenandoah National Park in April – where students will have a chance to experience a national park first hand.

Tutors, from page 1

Sharon Showalter was paired with a very young middle school student soon after she started volunteering. “I have literally watched him grow up and we have become good friends,” says Sharon. “He has grown from a struggling student into a confident young man with improved grades and a willingness to try new things. I am very proud of him!” The student also values their relationship. “It’s been really helpful, and I’ve learned new perspectives about college and jobs,” he says.

Carter Vaden, a retired Arlington Public School teacher, has tutored the same student since he was in 7th grade. Now a senior in high school, the student plans to attend culinary school after he graduates. Over the years, the two have developed a comfortable, supportive relationship. They plan to keep in touch even after he finishes high school.

“I’ve enjoyed knowing him, watching him grow up, and seeing his interests develop,” explains Carter.
What’s Inside

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

AHC’s SUMMER CAMP

With help from friends like you, low-income children will keep math and reading front and center during AHC’s Summer Camp. This year’s camp theme – Creating! – will offer challenging inventions, field trips and leadership projects while building math and literacy skills.

Ways to Give

Online: www.ahcinc.org/donate
Mail: AHC Summer Camp Drive
      2230 N. Fairfax Dr., Ste 100
      Arlington, VA 22201
      Please write your tax-deductible check to AHC Inc.
Phone: 703-486-0626, ext 117

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