Local lawmakers, partners, and residents joined AHC Inc. in mid-April to cut the ribbon at St. James Plaza, a new affordable apartment community with 93 affordable apartments in the City of Alexandria’s Beauregard neighborhood.

Working together, nonprofit developer AHC Inc. and the City of Alexandria successfully transformed three acres previously owned by St. James United Methodist Church into a vibrant, mixed-use, mixed-income community with an onsite preschool operated by The Campagna Center. Families began moving into St. James Plaza in mid-March.

With affordable housing increasingly difficult to find in Northern Virginia, the St. James Plaza waiting list topped 2,600 people by the beginning of March.

The City of Alexandria approved a $5.7 million development loan to partially fund construction of the affordable building. AHC Inc. also received $19 million in 9% Low-income Housing Tax Credits (LIHTC) equity through the Virginia Housing Development Authority (VHDA) competitive process.

To help subsidize the cost of the land for the affordable apartment building, AHC Inc. sold half of the site to Craftmark, which is building 31 two- and three-bedroom market-rate townhomes adjacent to AHC’s apartment building.

The new development also includes an Early Learning Center, operated by The Campagna Center, with capacity to serve 50 children ages three to five across three classrooms. The Campagna Center has offered quality educational programming and services in Alexandria for over 50 years. The Early Learning Center will open in September.

St. James Plaza will include a mix of efficiencies, one-, two- and three-bedroom apartments for households with incomes between 40% and 60% of the Area Median Income (AMI). The property will also include underground parking, a fitness center, and a community room for residents. The building will meet the highest EarthCraft environmental certification.

In addition to the City of Alexandria, St. James Plaza development partners include Capital One Bank, Hudson Housing Capital, Low Income Investment Fund (LIIF), NeighborWorks, NeighborWorks Capital, and Virginia Housing Development Authority. Designed by Cunningham-Quill Architects, the five-story building was constructed by Harkins Builders.

Residents, partners, housing officials and local lawmakers, including City of Alexandria Mayor Allison Silberberg, helped cut the ribbon at the grand opening of St. James Plaza.
The Berkeley Apartments, two 1960s buildings nestled next to Four Mile Run, provided homes for 137 families. A few years ago, AHC began considering whether to renovate or redevelop the aging complex. Ultimately, the economics of redeveloping made more sense and provided an opportunity to nearly double the affordable living options to 256 apartments.

Late last summer, the first phase of the redevelopment, Berkeley I, won $2.5 million in 9% Low-Income Housing Tax Credits (LIHTC) from Virginia Housing Development Authority (VHDA), a highly competitive federal program designed to encourage the development of affordable rental housing. The tax credits will provide approximately $24 million in equity financing to develop 125 new affordable apartments.

Berkeley I also received $7.4 million in loans from Arlington County’s Affordable Housing Investment Fund (AHIF). Arlington recently approved additional funds to include Berkeley II. In total, Arlington will loan up to $20.9 million in AHIF funds for the project.

Plans for the new apartment community include lots of activity space, including a community center, fitness room, playground and sport court. The apartments will serve a variety of incomes, from 40% Area Median Income (AMI) up to 80% AMI. The building will be certified EarthCraft Gold to reduce environmental impacts. Both new buildings are projected to be completed by 2020.

Church leaders have worked with AHC for five years to develop affordable housing.
From left to right: Robert Reeves, Redevelopment Committee; Haley Norris, AHC Inc.; The Reverend Jo Beiser, Rector; Kat Turner, Redevelopment Committee; Betsy Faga, Redevelopment Committee Chair, Linda Goff, Senior Warden; and John Welsh, AHC Inc.

City of Alexandria, VA
Spire Receives City Council Approval

The Spire, a proposed 113-apartment building in Alexandria’s Beauregard neighborhood, received unanimous approval from the City of Alexandria’s City Council in January. The project is a partnership between AHC Inc. and the Episcopal Church of the Resurrection (ECR).

“As a faith community, affordable housing is a natural part of our mission.”
- Betsy Faga, ECR Redevelopment Committee Chair

In addition to the development approvals, City Council also endorsed a loan of up to $9 million to help facilitate the project as well as a grant of $350,000 to provide rental assistance to make 12 apartments deeply affordable.

The two-acre site, which currently includes Resurrection’s church building, will be redeveloped to include the affordable housing and a new church.

The Spire will include a mix of one-, two- and three-bedroom apartments, including 12 fully accessible homes, that will serve households with incomes ranging from 40% to 60% Area Median Income (AMI).

The total development cost is estimated to be approximately $46 million. The project is subject to AHC receiving low-income housing tax credits later this year. The competitive process is administered by the Virginia Housing Development Authority.
In early March, AHC Inc. acquired Bucknell Apartments, a 40-unit garden apartment community just blocks from the Wheaton Metro Station in Montgomery County. The transaction preserves a community of naturally occurring affordable housing located squarely in the path of redevelopment.

AHC partnered with Montgomery County’s Department of Housing and Community Affairs to preserve this affordable community resource. Through an innovative financing structure that incorporates funds from both the County’s Housing Initiative Fund and federal Community Development Block Grant funds, the County loaned AHC $2.25 million for the Bucknell acquisition.

Bucknell will provide a range of housing opportunities and affordability, including the preservation of 10 apartments for very low-income families at risk of homelessness, 15 apartments for households earning no more than 60% of the Area Median Income, and 15 apartments with no income restrictions.

To further benefit the ten very low-income households, AHC is partnering with a local non-profit, Interfaith Works, to provide supportive services. This program has provided onsite services since 2002 with the goal of helping at-risk families achieve self-sufficiency.

Baltimore, MD
Key’s Pointe Welcomes Families

Key’s Pointe, a 62-acre redevelopment of a 1940s public housing community on Baltimore’s southeast side, completed construction of 68 affordable townhouse style homes in January. The new apartments are part of the second phase of this multi-year, multi-phase project.

The first phase, including 76 townhomes, opened in mid-2014. When fully complete, Key’s Pointe will offer more than 900 new affordable and market-rate townhomes and apartments, as well as six acres of new parks and green space. Construction on a new outdoor recreation area starts this spring.

Half of the apartments are deeply affordable, primarily serving as replacement housing for current and relocated public housing residents. The remaining half are affordable to families earning 60% Area Median Income (AMI) or less. The development team is working with the Housing Authority of Baltimore City (HABC) on master planning for future phases of this long-term redevelopment project, a collaborative effort involving AHC, The Michaels Development Company, and HABC.

AHC’s Real Estate Taxes Top $6.8 Million

Along with our Resident Services program investments, AHC also contributes to the community by paying real estate taxes on our properties. In 2017, AHC paid more than $6.8 million in real estate taxes, including $4.3 million in Virginia and $2.5 million in Maryland. The largest portion, $3.7 million, went to Arlington where we have the majority of our properties.
AHC’s Resident Services Celebrates 25 Years!

Since its start in a vacant apartment in 1993, AHC’s Resident Services program has evolved into a multifaceted program that nurtures children from elementary through high school, and provides a variety of educational opportunities for parents and senior citizens. The program works so well because we provide services where people live and build long-term and trusting relationships with the families we serve.

Resident Services by the years

1993-1997
- Established partnerships with local community organizations.
- Initiated back-to-school drive.

1998-2007
- Initiated Summer Camp to provide year-round youth programming.
- Created literacy focus for After-School Program.
- Expanded Teen Tutoring Program to help youth apply to college.
- Opened first on-site preschool.
- Launched separate Resident Services program in Baltimore that focuses on family stabilization and financial capability.

2008-Present
- Started College and Career Readiness Program with additional services and mentors.
- Expanded programs to help senior citizens age in place.
- Added social services component in Virginia, including programs to help families avoid eviction.
- Created more health and wellness programming.
- Expanded to seven on-site preschool partnerships.

Resident Services by the numbers

- Serves 3,000 residents annually
- 1,000 volunteers and supporters
- Partners with 50 community organizations
- Helps 100 residents annually build financial capability
- 2,000 students served through education programs
- 100% high school seniors graduate
- 100+ students have gone to college

Student diversity
- 48% Hispanic
- 39% Black
- 10% Asian
- 3% White (including North African)

2,000 students have gone to college

100% help seniors build financial capability

100% high school seniors graduate

50+ partners with community organizations

1,000 volunteers and supporters serve annually

Since its start in a vacant apartment in 1993, AHC’s Resident Services program has evolved into a multifaceted program that nurtures children from elementary through high school, and provides a variety of educational opportunities for parents and senior citizens. The program works so well because we provide services where people live and build long-term and trusting relationships with the families we serve.
Dear Neighbor,

AHC Inc. is a non-profit affordable housing developer that has been preserving and producing affordable housing in Arlington for over 40 years. Today we provide affordable apartments for more than 7,500 working families, senior citizens and young people in Arlington.

Our goal is not only to provide roofs overhead, but also to offer access to services and educational programs that can help our residents build strong and stable futures.

This year AHC is proud to celebrate 25 years of providing Resident Services, our multifaceted programs for residents of all ages! Our team provides an After-School Program for elementary students, a Summer Camp to keep youngsters busy and engaged, Tutoring for teens, plus College & Career prep, and opportunities for parents and senior citizens.

We hope you enjoy our newsletter and an overview of how AHC is working hard to serve the Arlington community.

Warmly,

[Signature]

Building Affordable Homes and Strong Futures since 1975.

We can’t do it without you!
Learn more about AHC Inc., including volunteer opportunities:
Visit www.AHCinc.org

AHC Affordable Housing

@AHCinc.
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, 2017 and December 31, 2017.

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The Morris and Gwendolyn Cafritz Foundation
U.S. Department of Housing and Urban Development
Virginia Department of Education
Washington Metropolitan Foundation

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Michelle E. Zager

Cornerstone Society
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 sweney@ahcinc.org.

Frank & Vera Brown
Frances M. Lunney
Patricia E. Johnston
Steve Miller
Thomas F. Kelley
Eileen McMurrer
Dana & Ray Koch
Bernard Piper

Tribute Gifts

In Honor of
Sarah Weinstein
Alan & Edith Abrams
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Gail Bell
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Ana Venegas
Natalie Brandmueller
Kristi Wearne

In Memory of
Joy Rambert
Timothy Amussen
Santos Mendoza
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Patricia Hunter & John Merry
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Rita Andelin
Carol Moffet Patecell & Douglas Patecell
Jan Davis
Clyde Relick
Ellen Volpe
Suzanne Volpe
AHC Activities

Arlington Board Chair Names Affordable Housing as Priority

Arlington County Board Chair Katie Cristol’s three main initiatives are child-care accessibility, affordable housing, and mass transit funding. Cristol discussed these priorities at the “Meet the Chair” January event organized by the Leadership Center for Excellence.

AHC Welcomes Wanda L. Pierce to Board

AHC is delighted to welcome Wanda L. Pierce to our Board of Directors. Ms. Pierce, President of Pierce Consulting Works, LLC, has more than 25 years of successful management experience in the nonprofit and corporate sectors, including nine years as Executive Director of the Arlington Community Foundation.

“AHC is fortunate to have such a committed community leader serve on our Board,” said Walter D. Webdale, AHC Inc. President and CEO. “Ms. Pierce has extensive experience building local partnerships and programs that echo AHC’s mission to provide affordable housing and educational opportunities for our residents.”

Ms. Pierce lived in affordable housing for a portion of her childhood and has seen first-hand what a difference affordable housing can make. “I have a long-held passion for the importance of affordable housing.”

Each year during Fire Prevention Safety Month, AHC Management property staff develop creative ways to remind residents about fire safety, including visits from firefighters, special videos, and fire drills. Efforts continue throughout the year with fire stop and smoke detector postcards and refrigerator magnets that remind residents to “Stand by Their Pan.”
25 Years of People Helping People

As we celebrate the 25th anniversary of AHC’s Resident Services program, we realize the success of the program hinges on an immeasurable ingredient – the positive relationships that grow out of a deep commitment to helping others. Here are just a few examples of how AHC’s deep roots in the community have taken hold and blossomed. Visit our website www.ahcinc.org for these stories and more.

Iris Vigil – Growing Up with AHC

Iris grew up in AHC’s Resident Services education programs. A participant since Kindergarten, she was the first in her family to go to college. An excellent student, she participated in Michelle Obama’s leadership and mentoring program for high school students.

As she got older, she volunteered in AHC’s after-school program where her interest in working with young children bloomed. She graduated from George Mason University with a major in Psychology and minors in Childhood Studies and Public Health.

Today she works in a preschool in Alexandria and hopes to develop a career as a teacher.

Iris’s family has lived at Virginia Gardens for more than 20 years. “It was wonderful to be a part of the welcoming and heart-warming AHC community and grow up in that environment,” says Iris.

Terron Sims – Mentoring is Rewarding

Terron Sims believes mentoring young people is the most rewarding form of community service. For the last 12 years, he has found his niche in AHC’s teen tutoring program.

Says Sims, “I think every kid benefits from an adult in their life, outside of their family, to help tell them what they need to do to be successful.”

Sims, who attended college at West Point, likes the way the Teen Program provides structure in students’ lives. “I like that staff members are proactive with kids,” says Sims. “It’s not just homework sessions. We are working together to raise them to be good adults.”

Sims has a knack for connecting with students. “The best part about his tutoring approach is the relationship he’s able to build with the students,” says Jasmine Rose, AHC Resident Services Manager. “You can tell there’s a bond there.”

Joy Rambert – A Legacy of Helping Others

Joy Rambert was one of AHC’s first Resident Services staff members. When she joined us in 1998, the program was offered at just three community centers. Joy was dedicated to helping residents, especially the teens. Sadly, Joy passed away in 2014 after a courageous battle with cancer. Her legacy lives on in the young people she inspired.

Hiba Elonour, a participant in the teen program, credits Joy for instilling a drive in her to succeed. “Joy really changed my life,” says Hiba. “She taught me the importance of helping people, but she also taught me to be confident in myself.”

Hiba’s confidence has shaped her life. After earning a full scholarship to Grinnell College, in Iowa, she is finishing a master’s program to help prepare her for dental school, which she begins next year.

Two long-time tutors who volunteered with Joy for many years, Joanna Miller and Roger Brown, established a scholarship fund in Joy’s memory to support college-bound AHC students. For more information or to donate, visit the Arlington Community Foundation at www.arlcf.org and specify the Joy Rambert AHC Inc. Scholarship Fund.

– Andrew Karpinski
AHC Greater Baltimore

AHC-GB Financial Capability Program Recognized Nationally

In AHC’s Baltimore properties, 90% of residents report an income of less than $20,000 a year and approximately 50% of residents are unemployed. Roughly 55% of home renters in Baltimore spend more than 30% of their income on housing.

Recognizing the economic challenges facing many residents, AHC Greater Baltimore initiated a Financial Capability program in 2013 to help residents build financial stability and avoid eviction.

Program components include one-on-one financial coaching, financial education workshops and access to financial tools and resources. All of these resources encourage and support developing budgeting skills, building credit and job readiness. The program serves about 100 clients annually.

The latest program addition is an emergency matched savings program. In 2017, AHC-GB partnered with NeighborWorks America (NW) and EARN to help residents be better prepared for emergencies.

Participants were encouraged to save at least $25 each month. That amount was matched two to one over a six-month period by funds provided from NeighborWorks, made possible through a generous grant from JP Morgan Chase.

Nine participants completed the program and saved a total of $2,500.

The program was renewed for 2018, and we look forward to reaching more residents.

Recently, AHC-GB was one of seven organizations featured in a national report that highlights the effectiveness of integrating financial capability services into housing programs. The report, Integrating Financial Capability and Affordable Housing, was developed by the UNC Center for Community Capital.

AHC Greater Baltimore

Onsite Programs

Build Healthy Minds and Bodies

Accessing health services is a challenge for many low-income individuals, particularly senior citizens. At MonteVerde Apartments, AHC-GB is rolling out a new pilot to bring health services to senior citizens.

The program, which includes onsite visits with a nurse practitioner, is designed to help residents improve their ability to perform common activities of daily living.

Participants will be evaluated at the beginning of the program and six months later. Based on what we learn about our senior residents’ needs, AHC staff will coordinate more onsite health services.

Another onsite health program is the Hot Hula exercise program at Greenspring Overlook. The weekly program has been going strong for two years. Along with having fun, the participants support one another to reach fitness and other personal goals.

The instructor not only leads the group in exercises to improve their physical health, but also begins and closes each class with motivational activities to improve participants’ body image and self-esteem.

Hot Hula provides improved health and a supportive environment.
What’s Inside

Celebrating 25 Years of Resident Services

New Affordable Housing Starts Construction in Arlington

AHC Welcomes Wanda Pierce to Board

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.