

HomeFront

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Building Affordable Homes and Strong Futures Since 1975

Spring 2010



Affordable Properties

Creating Opportunities – Finding New Ways to Develop Affordable Housing

In today's challenging real estate environment, developing affordable housing requires out-of-the-box thinking. "We love to focus on preservation, but so much has already been lost," explains Walter D. Webdale, AHC's President and CEO. "Since there are fewer existing opportunities, AHC is continually looking for new strategies."

The following projects reflect AHC's creative development approach. All three are in Arlington's Metro corridor – examples of convenient, affordable, smart-growth development.

Turning a parking lot into new homes

The Frederick, in Arlington's Courthouse neighborhood, now provides 108 affordable apartments on land that used to be a basic parking lot. Next door a twin building provides 98 market-rate condominiums, which helped finance the affordable units. Designed to complement the adjacent garden-style Woodbury Park apartments, the new nine-story buildings include connecting brick walkways and courtyards. Completed in late 2007, The Frederick also includes a 4,300-square-foot community center with onsite Resident Services programs, underground parking, exercise room, and Montessori preschool.



AHC made the most of a parking lot by creating two buildings – one affordable and one market-rate.

Swapping land nearly quadruples affordable units

Jordan Manor, with just 24 units of affordable housing, was located on the corner of Wilson Boulevard and Wakefield Street. When The JBG Companies began

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AHC Inc. is a private, nonprofit developer of low- and moderate-income housing. Founded in 1975, AHC produces and preserves affordable rental housing; provides homeownership services; and offers on-site educational services to improve the quality of residents' lives.



A land swap helped AHC replace an aging 24-unit building with 90 new affordable apartments near the Ballston metro.

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to discuss redeveloping the five-acre site between Glebe Road and Wilson Boulevard a few years ago, AHC explored options to expand the number of affordable homes. AHC and JBG worked out an agreement to swap land parcels, which would enable AHC to nearly quadruple the affordable apartments. Today, the 90-unit, four-story Jordan is under construction – a winning idea the neighborhood supports as well.



In February, bulldozers prepared the site for construction of 36 new affordable apartments in Arlington's Nauck neighborhood. AHC is partnering with Macedonia Baptist Church on the project.

Transferring development rights to add more homes

Just a five-minute walk to the Rosslyn Metro Station, Key Boulevard is an aging 1940s affordable community with 41 units. Ready for an update, the property offers a prime opportunity for smart growth redevelopment. AHC is in the beginning stages of planning the redevelopment of the property. Plans include replacing the current structures with a new building that would expand the amount of affordable apartments and also add a number of market-rate condominiums to help finance the additional affordable units. To do this, AHC is transferring development rights to the project from a previous development.

Resident Services

Summer Camp Blends Learning and Fun

Fourth grader Jessica Sandoval has participated in AHC's Summer Camp since she was in Kindergarten. Although her favorite activities are field trips, swimming and hanging out with her friends, she is learning more than she may

realize. For instance, last year's field trip to Mount Vernon paid off when she went back to school and started learning about George Washington. Jessica was excited she already knew a lot about his life. "We took a test and I remembered everything," she says proudly.

That's the goal of AHC's Summer Camp – combining learning with fun to prevent learning loss, which is a key challenge for low-income children. Each year, approximately 125 elementary students participate in the camp.



Jessica Sandoval's field trip to Mount Vernon with AHC's summer camp prepared her well for school.

The children attend camp at six AHC community centers, with joint field trips to such places as Mount Vernon, Natural History Museum and nature hikes with park rangers. Each camp is filled with physical activities — such as swimming once a week — to keep children active and healthy. Literacy, math, and other enrichment activities are also creatively blended into the daily schedule.



Resident Services Wins First Ellen Bozman Award

AHC's Resident Services Program has won The Alliance for Housing Solutions' first annual Ellen Bozman Affordable Housing Award. The award honors the late Ellen M. Bozman, long-time Arlington County Board member and leader on affordable housing issues. "Ellen was an inspiration to us all, not just as a community leader, but also as a volunteer," says Jennifer Endo, AHC's Resident Services Director. "She experienced first-hand the value of providing much-needed services to people where they live. For years, she taught sewing skills to immigrant women each week."

Teen Chosen for White House Program

Iris Vigil, long-time participant in AHC's onsite education programs, has been chosen to participate in a White House Leadership and Mentoring Initiative created by First Lady Michelle Obama. The program provides local high school students with the opportunity to discuss career paths with White House staff members.

Iris believes her experience with AHC's programs helped win her the opportunity. "AHC has given me great opportunities; they helped contribute to my going to the White House for Mrs. Obama's program by helping me get good grades and the skills I need. Those were the qualities my principal was looking for when choosing applicants."

Property Management

AHC Management Staff Wins Three Awards

AHC Management LLC, which manages 31 properties in the mid-Atlantic region, recently won three awards in a program created by the Property Management Association's Low-Income Housing Tax Credit Council. "We are delighted to be recognized for the top-quality programs and professional services we provide our residents," said Richard J. Leeds, AHC Management LLC President and CEO. "We work hard to develop a team of caring committed individuals who take a great deal of pride in going above and beyond."



From left to right: Ramiro Pena, Honorable Mention, Maintenance Professional of the Year; Alba Farquhar, First Place, Unsung Hero; Richard J. Leeds, President and CEO, AHC Management LLC; and Linda Edmundson, Honorable Mention, Compliance Director of the Year.

AHC Supporters and Students Welcome Spring



AHC supporters joined children in the Gates of Ballston After-School program to celebrate St. Patrick's Day and welcome spring by reading together and creating butterfly mobiles. Many thanks to Alison Sheahan, Jean Meek, John Andelin, Ginger Geoffrey, AHC Board Member Robin Broder and volunteer photographers Laura Grageda and Krystle Gross!

Homeownership

Spruce Up for Spring with AHC's Home Improvement Services

Want to expand or renovate your home, make it more accessible or increase energy efficiency? Check out AHC's Home Improvement Loans and Accessibility Grants, two programs to help low- and moderate-income Arlington residents improve their homes.

AHC has worked with Arlington County's Department of Community Planning, Housing and Development for more than 35 years to provide these services. "AHC is committed to providing affordable housing for Arlington residents and I've been very impressed with their home improvement program," says Andres Tobar, Executive Director, Shirlington Employment & Education Center.



AHC can install wheelchair ramps and other improvements to make homes more accessible.

For more information, contact Jimmie Jones, 703-486-0626 ext. 124 or jjones@ahcinc.org

Weatherization Program Could Provide Millions for AHC Properties

For more than 30 years, the Weatherization Assistance Program has helped low-income families make their homes more energy efficient. Now, thanks to the American Recovery and Reinvestment Act, the program has expanded to multifamily apartment buildings.

"AHC has jumped on the opportunity to ensure our buildings are as energy efficient as possible. Since most of our apartments are individually metered, the energy savings will be passed on directly

to our residents," says Carlton Miller, Homeownership/Construction Management Division Director.

So far six of AHC's Arlington properties — all more than 40 years old — have qualified for the funding. Improvements can range up to \$6,500 per unit, including replacing windows, heating and air conditioning units, insulation and any general maintenance issues that can increase energy efficiency.

AHC is working closely with Community Housing Partners, a Virginia-based nonprofit that is coordinating the weatherization process, and hopes to begin the energy improvements in May.

Ensuring Future Wishes - Planned Giving Opportunities

By creating a carefully tailored planned gift you can help us carry out our mission while creating a lasting legacy. For more information, please call Hannah Moore at 703-486-0626 x117.

Home Improvement Loans

AHC's Home Improvement Services provides low-interest loans and grants. Loans are available up to \$130,000, depending on individual circumstances, and have fixed interest rates between 2 to 6 percent for terms up to 30 years.

Accessibility and Emergency Grants

This program offers grants to help physically challenged homeowners make their homes more accessible so they can continue to live safely and independently in their own homes. AHC can install handrails, stair lifts, wheelchair ramps and other improvements. Grants are available up to \$3,000.

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Greater Baltimore AHC

GBAHC Wins Bid for Franklin Square

Greater Baltimore AHC (GBAHC) has won the opportunity to rehabilitate Franklin Square Apartments, a 72-unit property in west Baltimore that has been neglected for several years. GBAHC was the highest bidder at a HUD foreclosure auction. To help with the development of the project, Baltimore City has awarded GBAHC \$660,000 in Neighborhood Stabilization Funds, a program of the American Reinvestment and Recovery Act. GBAHC is planning a \$3.5 million renovation of the historic urban property.



GBAHC is planning a \$3.5 million renovation of Franklin Square in west Baltimore.

healthy living programs to help elderly residents age-in-place. Community-building activities like bi-weekly bingo and monthly arts and crafts groups are already enthusiastically underway. Other upcoming plans include adopting a nearby vacant lot to turn it into a community garden for the residents.

Making a Difference

GBAHC's Resident Services program aims to improve residents' long-term quality of life through improved financial and educational opportunities, as well as health and social programs. Initiated in 2008, the program is already making a difference.

Graduating from high school

This spring, GBAHC celebrated the first graduate of its onsite GED program. With high school diploma in hand, our first graduate has already applied for and been accepted to a local community college. Designed to be flexible and convenient, GBAHC's program provides classes

three times a week for two hours. Two more individuals have taken the high school certificate test, but have not yet received their results.

Building financial security

GBAHC is also providing financial coaching for residents through its Asset Building Campaign. The goal is to help residents, many of whom are unemployed or have incomes less than 30% of the average median income, develop a more secure way to make purchases and pay bills. As a first step, GBAHC has partnered with Community Financial Resources to offer consumer-friendly prepaid debit cards to better track their expenditures, save money on check cashing fees, and save for emergencies and their future.

Offering summer camp

Plans are underway to provide summer camp for more than 35 children who live at two of GBAHC's five properties. The programs offer a combination of fun enrichment activities to prevent learning loss over the summer.



Adjacent to the new two-story entryway at MonteVerde is one of several new comfortable resident lounges.

MonteVerde Brightening Quality of Life

Along with brighter living spaces, MonteVerde is also transforming residents' quality of life with new programs and activities. Home to seniors and disabled individuals, the 301-unit property now includes new exercise opportunities and



GBAHC also provides enrichment activities, such as a recent visit to the Reginald F. Lewis African American History Museum.

Many thanks to the many generous donors to AHC's 2009 Holiday Appeal. For a list of donors, please visit www.ahcinc.org.

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



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Welcome Spring!

AHC supporters and students celebrate Spring with reading activities and crafts.



Photo: Laura Grageda



Photo: Krystle Gross



Stay connected!

Keep up with the latest information on affordable housing and resident services, follow AHC on Facebook - AHC Affordable Housing – and watch for our blog later this spring!