



# HomeFront

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Building Affordable Homes and Strong Futures Since 1975

Fall 2007



Affordable Rental *News*

## Gates of Ballston Renovation Complete



**A**HC recently completed its two-year renovation of the Gates of Ballston apartment complex. The historic garden-style apartment complex, spread over 17 acres, cost \$107 million to purchase and renovate. A total of 357 units (slightly more than three quarters) are now affordable rental housing for families earning 60% or less of the area median income. Of those units, 46 are available for families earning 50% or less of the area median income. AHC also converted 72 units into three-bedroom apartments.

Built between 1938 and 1941 as workforce housing for single men and small families, the Gates' 43 buildings had never been renovated. The revitalization, which began in 2005, included new roofs, windows, bathrooms, kitchen cabinets and appliances, and heating and cooling systems. The design and renovations were all done to strict historic register standards. Since the apartments have been completed, 129 of the original tenants

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## AHC Named Nonprofit Developer of the Year

**A**HC has won the 2007 "Nonprofit Developer of the Year" award from the Housing Association of Nonprofit Developers (HAND), which represents the Washington-Baltimore metropolitan region. The award recognizes the quality and number of affordable apartments and homes AHC brought to the market in 2006, the innovative financing used to achieve these successes, and the comprehensive services and programs provided to residents. Founded in 1975, AHC has developed a total of 3,253 units in 27 properties in Virginia and Maryland. An additional five projects, with 853 units, are currently under development.

"We are delighted to be recognized for our efforts to re-grow and preserve the stock of affordable housing in the Northern Virginia and Baltimore metropolitan area," said AHC President Walter D. Webdale. "Thanks to our many community partnerships and our strong commitment to providing supportive services for our residents, we're proud to be building futures as well as building homes."

In 2006, AHC acquired, produced and preserved 605 units of affordable housing, and also initiated hundreds of additional units that are expected to become available in 2007-08. AHC Management LLC, a for-profit subsidiary of AHC Inc., managed 1,970 apartments in 19 AHC properties in 2006, providing quality control, economies of scale, and supportive services for residents. The Resident Services program, which offers after-school programs, tutoring opportunities and a variety of classes and work-



*AHC President and CEO Walter D. Webdale (fourth from left) accepts the "Developer of the Year" Award from the Housing Association of Nonprofit Developers (HAND). Also present were Bob Bushkoff, AHC Board Member (first on left) and John Welsb, Director, AHC Multifamily Division (third from left).*

shops, also continued to grow in 2006. AHC now operates seven onsite community centers that serve 1,800 people, including more than 500 children and teens.

*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 social services to improve the quality of residents' lives. AHC owns and operates 27 rental properties in the Mid-Atlantic region, providing affordable housing for more than 6,000 low- and moderate-income residents.*



## Affordable Rental News

### Gates of Ballston, from page 1

have opted to move into the renovated homes.

Joseph Daguilh, a Gates resident since 1999, is pleased with the renovation. "I lived there [before AHC bought it] because I had no choice. The place was terrible. I didn't invite one friend to my house because I didn't want people to know where I lived," says Daguilh. "Now I'm living again because I have a nice place to live in. The carpet is nice, the closets are big enough, the cabinets are new and the bathroom is beautiful. It's like night and day. The place changed completely."

AHC acquired the Gates in 2002 through a unique partnership with Arlington County, which included an unsecured loan of \$16 million to assist with the acquisition of the property and cover the financing costs. AHC also used low-income housing tax credits, federal and state historic tax credits, tax-exempt fixed-rate and variable rate bonds to finance the acquisition and renovation.

AHC began construction on a 10,000 square-foot community center for the Gates this fall.

For more information, visit [www.leaseatgates.com](http://www.leaseatgates.com).



*The Park at Courthouse and The Frederick are located within walking distance of the metro, shopping and jobs in Arlington's historic courthouse neighborhood.*

## Courthouse Project Update

### Now Leasing! The Frederick

**T**he Frederick, AHC's newest affordable apartment project, is almost complete. The nine-story building, with 108 affordable homes, is located within walking distance of the metro station, shopping and jobs in Arlington's historic Courthouse neighborhood. More than two thirds of the spacious, light-filled apartments have been leased, and tenants are beginning to move in. The last part of the construction, a 4,200-square-foot community center and AHC's new corporate offices, will be open by mid-November. A ribbon-cutting ceremony is planned for early 2008.

For more information on renting an apartment, please visit [www.thefrederickatcourthouse.com](http://www.thefrederickatcourthouse.com).

### Coming Soon!

### The Park at Courthouse

**T**he Park at Courthouse, which consists of 98 market-rate condominiums, is also close to completion. Condominium sales are underway, and owners will be able to move in within the coming weeks. The gracious apartments offer a blend of contemporary flair and quality finishes.

All first floor homes are loft design and will include 10-foot ceilings, exposed ductwork and large windows.

The sale of these condominiums is helping to keep the apartments at The Frederick affordable.

More information about condominium sales is available at [www.theparkatcourthouse.com](http://www.theparkatcourthouse.com).

## Greater Baltimore AHC Gaining Ground

**F**ive years ago, AHC Inc. established Greater Baltimore AHC to preserve the supply of affordable housing for low- and moderate-income families and individuals living in Baltimore and to coordinate social services to improve the quality of residents' lives. Today, Greater Baltimore AHC operates three rental communities comprised of 495 affordable apartments, including Barclay Greenmount, which has 139 project-based Section 8 apartments in 80 separate buildings. Two new projects, Franklin Square with 72 units and MonteVerde with 301

units, are projected to bring an additional 373 affordable homes to the Baltimore area in the next two years.

Andrew Vincent was recently named Greater Baltimore AHC Housing Director. He replaces Michael Seipp. Vincent joined Greater Baltimore AHC in the fall of 2004 and was promoted to Acting Director in January 2007. As Housing Director, he is responsible for overseeing the acquisition, development, financing and rehabilitation of single- and multi-family projects in the Baltimore area.



*Andrew Vincent, Greater Baltimore AHC Housing Director, welcomes Mayor Sheila Dixon, right, and Shirley Dendy, president of the Barclay Greenmount residents' association, to celebrate the 139-unit renovation at the Barclay Greenmount community in Baltimore.*



## Resident Services — Touching Lives and Building Futures

AHC's Resident Services program, which is primarily funded through membership contributions and grants, works with at least 1,800 children and adults through seven community centers at AHC properties. Services include a wide variety of opportunities to help improve residents' lives. Highlights include:

### *After-School Programs: Emphasizing Literacy*



*AHC's After-School Programs are building reading skills and verbal fluency.*

AHC's After-School Program, which serves 125 elementary school children throughout Arlington, is increasing its emphasis on literacy this school year. "If there's one critical thing we can give the children during elementary school, it's the ability to read well," explains Jennifer Endo, AHC's Resident Services Director.

Activities will focus on building reading skills and verbal fluency — in both educational and entertaining ways. For instance, the Educational Theatre Company, a nonprofit in Arlington that helps students build their self-confidence through acting, regularly works with AHC's After-School Programs. "It's absolutely won-

derful because the kids' vocabulary grows," says Mary Seryak, resident services manager. "And those who don't speak a lot of English can use their bodies to express themselves."

### *Youth Alliance: Preparing for Life after High School*

Along with ongoing youth programs that emphasize responsibility, self-respect and teamwork, AHC is also helping teens prepare for life after high school. AHC's Youth Alliance, which works with 100 teens, is offering a wide range of programs to help 9th through 12th graders make informed decisions about college, including workshops on career planning, one-on-one counseling, and field trips to local universities. "Today's teens are pulled in so many directions — often away from academic pursuits and study," says Jennifer Endo. "Our goal is to offer another option: Stay in school, do the work with encouragement, and develop and implement goals for life after high school."

### *Adult Programs: Keeping Seniors Active and Parents Connected*



*Seniors enjoy the Botanical Gardens.*

AHC offers a variety of services for adults, including English as a Second Language (ESL) classes (through

partnerships with Arlington Education and Employment Program and Hogar Hispano) and regular workshops on parenting issues.

Programs for seniors are also gaining popularity. Recently, seniors have gone on field trips to the Botanical Gardens and the Library of Congress. Other activities include on-site luncheons that focus on nutrition. "We do these programs to help keep seniors' minds and bodies active," explains Rebecca Gebhardt, resident services manager.

## Bridging School and Home

AHC partners with the Arlington-based Greenbrier Learning Center and local elementary schools to offer after-school programs both at the schools and onsite at AHC-owned properties. The programs are funded in part by a grant from the Virginia Department of Education. To further enhance the connection, AHC has hired a part-time staff person at Randolph Elementary School in Arlington. "This is a really great collaborative opportunity," says Renee Bostick, Randolph principal.

Rebecca Ross, AHC's new After School Curriculum Coordinator, works closely with teachers, after-school personnel and families to make sure each child receives consistent support and help. "Our after-school programs are unique because they are located where the students live, and we can communicate with parents who live at the property, as well as teachers of the children we work with," says Ross. "The daily contact means I can directly affect children's success rate and help them get to their grade level."



## Teen Tutoring - Making a Difference

**A**HC's Teen Tutoring program provides one-on-one tutoring for middle and high school students every week during the school year. The program is making a difference in the lives of the teens who participate - and also the adults who volunteer their time. Following are some comments from two volunteers, Joanna Miller and Bill Arvidson.

### *How did you first get involved with AHC?*

**Joanna:** My husband, Roger, and I started volunteering about five years ago. We thought tutoring would be a good way to give something back. The other appeal was helping people in the community because I'm a native Arlingtonian.

**Bill:** I've been tutoring for 10 to 12 years. My personal motivation was my concern about how many young people fall out of school for a whole range of reasons, from academics to family situations. I thought one thing I might be able to do is tutor to help keep them in school and away from other influences such as gangs.



*Jennifer Endo, Resident Services Director, with Bill Arvidson, long-time volunteer tutor.*

### *Does the program help students?*

**Joanna:** The more I've done with tutoring, the more I realize education is such a fundamental key to success. Anything that can be done to further that means a lot. AHC is definitely giving these kids an opportunity to get a good start. We've seen that those who stick with it achieve greater things than they otherwise would have without the support. The other thing is the effect on families who have several kids in the tutoring program. We have seen whole families become committed to the importance of education.

**Bill:** Along with the academic gains, there's another part of the process that's key — the bonding that occurs between the kids and the tutors. It helps these kids realize there are people out there who want them to do well, which really helps them develop more confidence and a sense of achievement.



*Roger Brown and Joanna Miller tutor students weekly at Harvey Hall.*

### *Do you recommend tutoring to others?*

**Joanna:** Definitely. Once you start tutoring, you get hooked on it. We've gotten to know the kids over the years, and have enjoyed watching them grow. It's nice to know you're making a difference. My husband recently ran into a student at Washington-Lee High School who told him how much she appreciated my help.

**Bill:** I get so much personal satisfaction when I help one of these young people get through their homework. And the kids feel good about themselves as well. I've had the great joy of tutoring three kids from the same family over the years. I watched them go through middle and high school, which has been amazing.

*For information about volunteering for AHC's Teen Tutoring or After-School Programs, please contact Jennifer Cavaliere, resident services assistant director, 703.486.0626 x 154; cavaliere@ahcinc.org.*

## HomeFront

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AHC's new affordable, 10-unit condominium project on South 17th Street in the Nauck community in Arlington breaks ground this fall.

## New Condominium Project Moving Forward

AHC is breaking ground on a new affordable condominium project in the Nauck community in Arlington this fall. Located at 2900 South 17th Street, the units are targeted at first-time homebuyers with incomes below 80 percent of Arlington's median income. The project includes 10 units — four with two bedrooms and six with three bedrooms. The homes feature two full baths, large kitchens, combined living room and dining room, balcony and carport parking. Sales of the units are expected to begin in early 2008.

Eighty percent of AHC's new construction in the last 10 years has been in the Nauck neighborhood, which has been designated one of Arlington County's Neighborhood Strategy Areas. In 2003, AHC completed the Bruner Place townhouse project, which included a mixture of four affordable units and three market-rate units.

For more information on the new condominium project, please contact Rick Holliday, homeownership asset manager, 703.486.0626 x 132; [Holliday@ahcinc.org](mailto:Holliday@ahcinc.org)

## New Loan Program to Offer Homebuyer Workshops

AHC is initiating a new loan program for moderate-income buyers. With 30 years of experience and deep roots in the community, AHC's new program offers additional opportunities for buyers who may not qualify for conventional loan products, but do not want to use riskier and more expensive options. Possible applicants include first-time buyers, low- to moderate-income families, and credit-worthy

individuals who are interested in refinancing. Loans will be fully amortized, fixed-rate loan products.

To get the word out to the community, AHC is starting homebuyer workshops at convenient locations throughout the area in October.

For more information, contact Jimmie Jones, manager of mortgage services, 703.486.0626 x 124; [Jjones@ahcinc.org](mailto:Jjones@ahcinc.org)

## Backpack Giveaway Starts School with a Smile for 400 Students



Muriel Garr, left, Vice President and Community Development Manager for SunTrust Bank and Ann Riege, Major Account Representative, Potomac Disposal Services (PDS) distributed backpacks to children at AHC's Woodbury Park apartments in Arlington.

Four hundred children living at AHC's affordable apartment communities throughout Arlington and Baltimore started school this year with brand new backpacks stuffed with school supplies, generously donated by Potomac Disposal Services (PDS), SunTrust Bank, and the Junior League of Northern Virginia.

The annual backpack giveaway is organized by AHC's Resident Services Program. Many of the children who received backpacks attend AHC's free on-site after-school programs that meet four days a week during the school year.

## QuickNotes



### *Affordable housing on the campaign trail*

A recent Zogby Poll said that 70 percent of Americans are more likely to choose a 2008 presidential candidate who articulates a plan for providing affordable housing.

### *Working families increasingly challenged to find affordable rentals*

The Center for Housing Policy reports that the number of working-family renters paying more than half their income for housing has soared from one million to 2.1 million since 1997. Overall, advocacy groups say there are nine million low-income renter households and only 6.2 million units they can reasonably afford.

### *Children's early reading skills critical to long-term success*

A report from the Center for the Improvement of Early Reading Achievement notes, "If children are not independent readers by the end of third grade, it is unlikely that they will be successful in the middle grades and beyond... In order for children to become the readers that our society needs, they must apply what they learn in school to everyday reading and writing at home and in their communities."



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*Become a member of AHC and help us sustain affordable housing in our neighborhoods and support our Resident Services programs that give at-risk children and their families the help they need to succeed in our schools and in our community.*

- \$35 Individual      Name \_\_\_\_\_
- \$60 Family              Address \_\_\_\_\_
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- Please send me information about volunteering.
- Please sign me up to receive AHC's monthly e-newsletter.

*Your donation is tax-deductible. Please make your check payable to AHC Inc. and return to: AHC Inc., 2300 S. Ninth Street, Suite 200, Arlington, VA 22204.*

**Or, donate online at [www.ahcinc.org](http://www.ahcinc.org)!**

**#77198 - AHC's new number for the Combined Federal Campaign!**



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