

## IN THIS ISSUE

President's Letter 2

Housing Report 2

Did You Know? 3

Donor Profile 4

Thank You Notes 5

Roundup 6

## Bulldozed Rosslyn Ridge Buildings Give Rise to APAH'S New 15-Story Complex

Over 120 dump trucks continue to haul away debris from the demolished Rosslyn Ridge buildings, paving the way for the 15 story, 238-unit apartment complex. Ninety-six of the apartments will be set aside for lower income people, including six apartments for people with physical disabilities.

The redeveloped Rosslyn Ridge will replace a 22-apartment building also owned by APAH.

The \$79 million complex includes 12 efficiencies, 138 one-bedroom, 66 two-bedroom, 14 three-bedroom and 7 three-bedroom town homes. Each home will have its own parking space on a three level underground lot. Leasing is expected to start December 2008.

APAH celebrated Rosslyn Ridge's redevelopment at a groundbreaking ceremony on February 8, 2007, surrounded by friends and supporters, includ-



APAH Executive Director Douglas Peterson at Rosslyn Ridge groundbreaking.

ing Arlington County officials. The project represents one of the largest packages for the Virginia Housing Development, and includes innovative use of density to increase affordable housing.

"Arlington County has been a key partner since we began planning," says Peterson. "By allowing us to borrow density from a park across the site, without impinging on the park, we were able to build a much larger building and offer more affordable units than most people thought was possible. Increased density creates an economy of scale, and makes the project economically feasible."

Another innovative feature of APAH's project is the use of recycled materials during construction, and of energy efficient installations such as a "green roof" comprised of planted grass and flowering shrubs to cut down on heating and air conditioning costs.



Douglas Peterson presents memento of event to Abigail Currie of Page Southerland Page.

Breaking ground on APAH's first-ever new construction project on February 8, 2007 are (L to R): Carolyn Settles, President, APAH; Paul Ferguson, Chairman, Arlington County Board; Douglas Peterson, APAH's Executive Director; Chauncey Brooks, M & T Bank; John Hastings, VHDA; David White, Paradigm Company.

PAGE 1 PHOTOS BY ROBERT ALLEN STRAWN



# president's letter

Dear Friends,

"Sustainability" involves complex issues, but can be summed up by a simple question "What kind of world will we leave to our children and grandchildren?" For APAH "sustainability" has three different meanings — the existence of affordable housing in Arlington, building affordable housing using green building techniques, and the long-term outlook for the Arlington Partnership for Affordable Housing.

Preserving and redeveloping affordable housing is APAH's contribution to Arlington's sustainability as an economically diverse community. With significant apartment stock built pre-and post World War II, Arlington was long valued for affordable rental housing. The proximity to Metro and robust business and employment opportunities have only increased its desirability as a place to live, work, and raise a family and has made affordable housing in Arlington an endangered species. It is this crisis that energizes our efforts to sustain the ability of people with modest incomes, including Arlington's most vital assets — our teachers, health care workers, first-responders, and social workers — to live in the community where they work and serve.

Although environmental issues are prominently discussed at the national and international levels, answers begin close to home. "Think globally and act locally" is more urgent advice today than it was more than 25 years ago when the phrase was coined. Arlington County's environmental stewardship and commitment to the reduction of carbon dioxide in the atmosphere includes its green building program, and our redevelopment of Rosslyn Ridge as a LEED certified building is an example of how APAH is doing its share.

APAH can only do its work if it is a financially sustainable organization, and a leadership passage is an opportunity to consider an organization's future. In 2000, the Board made an important decision by hiring Douglas Peterson as Executive Director. Douglas contributed so much to APAH and to the cause of affordable housing in Arlington, and now that he is stepping down we searched carefully to find someone with the best mix of skills and experiences to lead the organization. Nina Janopaul is a leader who will ably meet the challenges of both affordable housing and non-profit management.

However, ensuring that APAH and its work in affordable housing continue long into the future is not just the responsibility of the Board, the Executive Director, and staff. Everyone can play a role. Your support is one way to make a critical difference in one answer to the question, "What kind of world will we leave our children and grandchildren?"

Sincerely,

*Carolyn Settles*

Carolyn Settles, President

## **APAH Bids Farewell to Douglas Peterson, Welcomes Nina Janopaul as New Leader**

During his seven-year tenure with APAH, Executive Director Douglas Peterson witnessed the devastating effect skyrocketing rental rates had on Arlington County's economy, as teachers, firefighters and other residents fled the city in search of cheaper rents.

The shortage of affordable housing had shifted from a backburner issue, to a national crisis.

Under Peterson's leadership, APAH took drastic measures to retain and increase the number of reasonably priced apartments in Arlington, growing its portfolio to over 750 units through acquisitions and redevelopment. APAH will say farewell to Peterson June 1, and welcome Nina Janopaul, a well-respected affordable housing expert, as new executive director.

"APAH and all of the people I have worked with mean the world to me," says Peterson, who will stay on with APAH through the fall as a consultant. "This was a difficult decision, but it was the right one as our family is planning to move out West. I look forward to staying involved with APAH in a different role."

Carolyn Settles, President of APAH, notes that Peterson will be greatly missed by the board, staff, APAH's friends — as well as public, private and nonprofit partners, and community groups. "Douglas' ability to work with neighborhood groups and make our properties ones which are a source of pride to the community is legend."

As Peterson prepares to leave APAH, he reflects on APAH's transformation from a sideline player to powerful, pioneering leader. APAH's success rests with its ability to be a good neighbor. "You always read about neighborhoods fighting projects," he says. "But APAH had great results when it involved officers of the civic association and neighbors in the process to make sure the project benefited them."

"Being a good neighbor is APAH's hallmark," he adds.

Janopaul applauds Peterson's contribution to affordable housing movement.

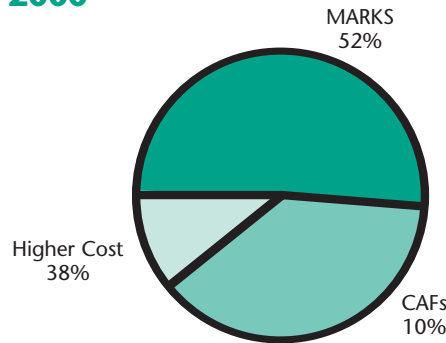
"I look forward to working with the APAH board and community member to further the organization's mission," says Janopaul, most recently a consultant to Enterprise Community Investment, Inc., on more than 150 proposed Low-Income Housing Tax Credit projects around the country. "As a 24-year resident of Arlington County, I am both honored and excited to be leading this wonderful organization in my home town."

*It is this crisis that energizes our efforts to sustain the ability of people with modest incomes, including Arlington's most vital assets — our teachers, health care workers, first-responders, and social workers — to live in the community where they work and serve.*

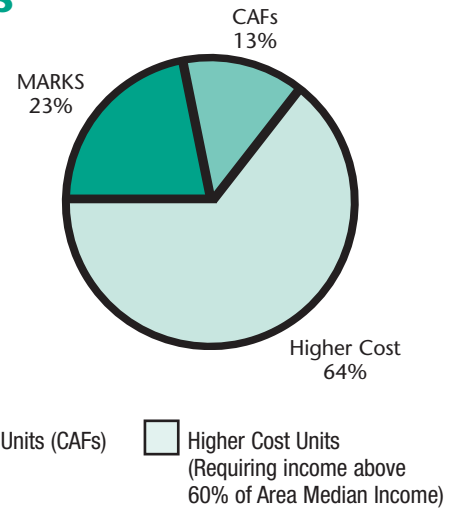
# did you know?

## AFFORDABILITY OF RENTAL STOCK

2000



2005



Market Affordable Units (MARKS)
  Committed Affordable Units (CAFs)
  Higher Cost Units (Requiring income above 60% of Area Median Income)

### Get Involved!

We hope you'll consider donating your time, talents and contacts. We can use your help in everything — from stuffing envelopes to forwarding announcements about APAH news and upcoming events. Business, church, community and school groups are welcome — we'll find a rewarding team project to suit your interests and time.

**Please contact us at 703-276-2657.**

## COMMUNITY RESOURCES

### To learn more about APAH

Arlington Partnership for Affordable Housing  
703-276-2657 [www.apah.org](http://www.apah.org)

### For information on renting or maintenance of an APAH property

Paradigm Management Co. 703-528-8151 or 703-528-7200

### Housing Assistance

Housing Grants	703-228-1350
Housing Services — Section 8	703-228-1450
Emergency Winter Shelter	703-228-3935
Homeless Services	703-228-1350
Home Ownership Assistance (AHOME)	703-527-3854
Clothing/Household Items	703-548-4227
Fuel and Energy/Utility Assistance	703-558-0035

### General Information

Arlington County Information and Referral	703-228-3000
TTY Hearing Impaired	703-228-4611
Arlington United Way	703-522-0606
Arlington Public Schools	703-228-6000

### For Emergencies

Fire, Police, Ambulance	911
For non-emergencies	703-558-2222

## COST OF HOME OWNERSHIP

FY 2007 COUNTY JOB	ENTRY PAY	AFFORDABLE OWNER UNIT
Police Officer	\$44,600	\$156,100
Teacher	\$42,000	\$147,000
Couple	\$86,600	\$303,000
JAN-APR 2006	Median Condo	\$380,000
	Median Single-Family	\$640,000

**Sources:** Median home price data is from the Housing Division analysis of data from the County's Real Estate Records; salary data is from County and School Board Human Resources offices.

- According to America's Rental Housing: Homes for a Diverse Nation, a report from the Joint Center for Housing Studies at Harvard University, 200,000 affordable rental units in the United States are demolished every year, while only 100,000 new units are created.
- Across the United States, religious congregations would have to invest an average of \$500,000 each in order to meet the revenue shortfall created by decreased Federal funding for affordable housing.

## DONOR PROFILE:

# A Conversation with Jack Goodman as told by Jean Falvey

*Jean Falvey, past Executive Director of APAH, recently met with Jack Goodman, an Arlingtonian and long-time supporter of APAH, to talk about his involvement in affordable housing, the Arlington community and the changes that have occurred in Arlington over time.*

**Jean:** Jack, you and your wife, Laurie, have faithfully contributed to APAH for over 10 years. What motivated you to invest in APAH and why have you continued to do so?

**Jack:** Arlington County goes about affordable housing in the right way, in my opinion. Instead of having a government housing authority that builds and manages “public housing,” Arlington County government relies on, and supports, private nonprofit organizations that strive to provide affordable housing. Based on my training and background as a housing economist, I believe this model works better.

Arlington is fortunate with the nonprofit housing developers who are doing business in Arlington. APAH has a special place in my heart because it works exclusively in Arlington. APAH’s origins and its founders, Jack and Jean Sweeney, the Nary’s, Wholey’s and Leckey’s, also motivate me to support APAH. Although I do not personally know any of the founders, I respect them and what they sought to create in APAH.

**Jean:** You mentioned that you are a housing economist. Tell me about your professional life and how it relates to APAH’s work?

**Jack:** The challenge for APAH and others trying to develop affordable housing in Arlington is that this is such a popular place to live that rents and house prices have been bid up sky high. That is good for the County in terms of tax revenue and in other ways but makes it more difficult for the many people who work at lower paying jobs to achieve affordable housing. It is really important for the social and economic health of any community to have a diverse population in terms of skills, interests and backgrounds.

**Jean:** What changes have you seen in Arlington, especially any that impact community development and affordable housing, since you first moved to Arlington?

**Jack:** I moved to Arlington in 1975, 32 years ago. In that time I like others have seen staggering changes in the Rosslyn-Ballston Corridor. I remember the Speedy Gonzales Restaurant, in an old frame house on North Stuart Street, near Fairfax Drive and surrounded by vacant lots. You had to go to a vending machine on the front porch to get a soda for your meal. That block – across from the Ballston Metro station – has changed a bit since then.

As for Arlington’s demographics, the school-age population of the County dropped sharply in the 1970s and 1980s but has been rising since then – in both number and as a share of the County total. These age composition changes have been both cause and consequence of changes

we have seen in the mix and prices of housing in the county.

**Jean:** What other community work are you involved in?

**Jack:** After living in Arlington for about ten years and benefiting from how well the County is run, I decided in the mid-1980s that it was time for me to start helping out. Since then I have served as a member and as chairman of the Citizens Advisory Commission on Housing and of the Planning Commission. More recently I have been President of the Thomas Jefferson Middle School PTA and of the Arlington Forest Club. Currently I am Treasurer of the Washington-Lee High School Crew Boosters.

**Jean:** That’s quite a list! Any parting words?

**Jack:** Arlington is very fortunate to have organizations like APAH to help people who don’t have much money to be able to live in safe, decent affordable housing.

Thank you, Jack Goodman and Laurie Efron, as well as APAH’s many other supporters for believing in APAH’s mission and entrusting your contributions to us.



*Jack Goodman and his wife, Laurie Efron, with their children.*

# thank you notes

The following individuals have generously contributed to APAH between August 1, 2006 and February 28, 2007.

John A. Acton  
Bill Allen  
R.B. & Jocelyn Anderson  
Anonymous  
Anonymous  
Hank & Amy Appelbaum  
Jesse & Valerie Aronson  
Glen & Daureen Aulenbach  
Rita J. Bamberger  
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Danna Fischer &  
Laurence Bourne  
Gerard & Frances Brannon  
David W. Briggs  
David & Ann Broder  
Robin & Michael Broder  
Joanna Miller & Roger Brown  
John & Christina Bryans  
Kevin Byers  
Vincent & Joan Cardella  
George & Lynda Carlson  
Eva Marie Carney  
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Linda & Michael  
Caudell-Feagan  
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Evelyn L. Haught  
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Helen Horton  
Cindy & Jim Irving  
Nina Janopaul  
Adele Jenney  
Carrie Johnson  
Paul B. Johnson  
Ralph E. & Debra Johnson  
Art & Vivian Kallen  
Ruth & Herschel Kanter  
Susan N. Kelly  
Colleen & Phil Kiko  
Betty Kilgore  
David & Virginia Kingsbury  
Jonathan C. &  
Barbara A. Kinney  
Pennie L. Kinsey  
Gary W. Kirkbride  
Jackie & Joseph LaPiana  
Larry & Roz Latto  
Kathleen K. Leavey  
Dolores Leckey  
Margaret & Tom Leckey  
James & Eleanor Leonard  
Joan S. & James Leonard  
Nancy Lowenthal &  
F. Paxton Baker  
Theodore & Willa Lutz  
George & Jan MacDonald  
Morris J. MacGregor  
William & Gladys Mann  
William O. Maxwell, Jr.

Norma J. McCauley  
Elizabeth McDaniel  
Toby J. McIntosh  
Barbara McKittrick  
Martin &  
Patricia McLaughlin  
Darlene Mickey  
& David Permit  
Jeffrey & Michelle Miller  
John C. & Gail Morfit  
Mr. & Mrs. Lloyd Mstrom  
Nancy Moyer  
Bill & Rhoda Nary  
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Elroy & Dorothy Nieweg  
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Barbara & Peter Olivere  
Lawrence F. &  
Rose Mary Padberg  
Neil A. & Lynn M. Parent  
Benny & Mary Kay Parker  
Thomas Parker  
& Carolyn Settles  
Jay Patchett  
Nick & Mary Ann Penning  
Mary Purdy  
J. Karen Pyrah  
Harold & Ellen Radday  
Abraham & Senta Raizen  
Martha Bozman  
& Blair Reischer  
Susan Retz  
Vincent Riley  
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Anita & Larry Roberts  
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Madelyn C. Ross  
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John & Elizabeth Spencer  
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Linda Summerall  
James Sundquist  
Jack Sweeney  
& Patricia Tiernan  
Jean Sweeney  
Mike & Gen Timpone  
Ted & Helene Totman  
Stephen & Regina Trodden

Meg Tuccillo  
Daniel & Jeannette  
Vanbelleghem  
Karl & Luella Vannewkirk  
Oscar & Betty Vertiz  
John & Mary Vihstadt  
Robert J. Watson  
Kathleen L. Webb  
Steve Weinstock  
Dianne Welsh  
L. Pat Wynns  
& Andrew Wenchel

Midge & Joe Wholey  
Douglas L. &  
Jeanne M. Williams  
Michelle &  
Christopher Winters  
Ronald O. Wise  
William Wooten &  
Ingrid Jobst-Wooten  
Gary J. & Cheryl S. Wright  
Ann Yarborough  
Malcolm & Cheryl Ann Young  
Bruce Zavos

The following organizations have generously contributed to APAH's Fund-Raising Campaign between August 1, 2006 and February 28, 2007 either by matching an employee's contribution or by awarding an operating grant directly to APAH:

Arlington Presbyterian Church  
Church of the Covenant  
D&D Landscaping  
DMT Associates, Inc – Dan Mendelson  
Enterprise Social Investment Corporation  
James and Gloria Remond Foundation  
Miles and Martha Wedeman Fund  
Philip L. Graham Fund  
PNC Bank  
Rock Spring Congregational Church  
Temple Rodef Shalom  
Tidewater Research Foundation  
Virginia Housing Development Authority

## “The Perfect Gift”

Mother's Day and Father's Day are on the horizon, and Spring and Summer are months filled with celebrations of weddings and graduations.

What better way to recognize an event in the life of someone you love than a gift to help another family have a safe, decent, and affordable place to live.

Of course, giving to the Arlington Partnership for Affordable Housing is always in season and is just a “click away” at [www.apah.org](http://www.apah.org).

## Special Opportunity for Seniors to Open Doors to Affordable Housing

The Pension Protection Act of 2006 created a unique situation for people 70 years of age or older to make tax-free contributions of up to \$100,000 from their Individual Retirement Accounts (IRAs) to APAH. Gift must be made by December 31, 2007.

Please note that gift is tax-free only if a direct transfer from donor's IRA to APAH. Please consult your professional tax advisor about taking advantage of this opportunity.

## Happenings at APAH's Properties

### Courthouse Crossing Renovation Ahead of Schedule

Construction at Courthouse Crossing Apartments is running ahead of schedule, with 112 affordable apartments slated for occupancy as early as October. All of the apartments will be leased to low- and moderate-income people — an increase over the 61 units set aside prior to APAH's purchase of Courthouse Crossing last year. APAH helped residents who no longer qualify to stay find other apartments in the area, and relocated returning residents to those empty units during the renovation. "The relocation process went so smoothly," says APAH's Executive Director Douglas Peterson, "that we had to change our game plan, refurbishing 22 units at a time rather than 11. That's why we are ahead of schedule."

Arlington County approved the construction of Courthouse Crossing in 1989 under the condition that 61 of the 112 apartments be set aside for low- and moderate-income residents — and that the building be sold to a nonprofit 15 years later. "This is the first project in Arlington in which the developer had to build affordable housing as part of a site development process and agree to sell it to a nonprofit later on," says Peterson.

APAH was the likely buyer since it had been hired to monitor Courthouse Crossing, ensuring tenants met income qualifications. "This is the project that got APAH started," he says, "and now we got to buy it. What used to be only 40 percent affordable will now be 100 percent."

### Fisher House

Renovation is finished on four of the 33-unit Fisher House Apartments, and another four are expected to be ready for occupancy within a month. APAH's extensive renovation of the Fisher House garden-style apartment buildings includes construction of seven "bump out" additions to convert 14 existing one-bedroom apartments into 13 two-bedroom apartments, and one three-bedroom apartment. The larger family sized units will accommodate low-income families. One apartment will be handicapped accessible. "Of all rental units in Arlington," says Peterson, "less than 3 percent have three or more bedrooms. We would like to see those percentages increased." Returning tenants will be given first dibs on apartments, and will not have to pay rent increases.


## UNDER CONSTRUCTION: Rosslyn Ridge

- 238 apartments including efficiencies, 1-, 2-, and 3-bedroom units
- (7) 3-bedroom town homes
- 96 apartments for lower-income families
- 6 apartments for persons with physical disabilities
- Award-winning green building design for energy conservation and sustainability
- Leasing begins December 2008!

## homeward

*Homeward* is a periodic publication of the Arlington Partnership for Affordable Housing, Inc. (APAH), a private, nonprofit, 501(c)(3) housing sponsor operating in Arlington County to provide safe, decent, and affordable housing opportunities for low- and moderate-income people. For additional information about APAH and our housing program, call (703) 276-2657, send e-mail to [apah@cavtel.net](mailto:apah@cavtel.net), or visit our web site at [www.apah.org](http://www.apah.org).

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