

# Homeward

...in the shelter of each other the people live...

A PERIODIC NEWSLETTER OF THE ARLINGTON PARTNERSHIP FOR AFFORDABLE HOUSING, INC.

VOLUME IX ~ NUMBER 2 ~ FALL 2003

## IN MEMORY

### ***APAH Loses Great Leader, Affordable Housing Advocate in Tom Leckey, Arlington Loses Great Man***



*In Memoriam:*  
APAH co-founder Tom Leckey

Thomas P. Leckey, one of the founders of the Arlington Partnership for Affordable Housing (APAH), has helped shape the vision of Arlington County's affordable housing policy for more than 30 years. Because of his vision, hundreds of low- and moderate-income families in the County can stay in their apartments. Because of his vision, homeless residents received better services. Because of his vision, Tom was honored as a "Community Hero" in 1997, a title reserved to exceedingly generous individuals whose contributions to the community reach "Olympian proportions."

On June 23, APAH's leadership, staff and supporters as well as his family and friends mourned the death of the 69-year-old APAH founder. At the standing-room only church service, many praised the qualities of a great man they felt blessed to know. "Without doubt," said Mary Kate Uribe, the first professional staff member APAH hired, "Tom was the best boss I ever had and one of the finest people I have ever met. His quiet, modest facade could not hide his passionate belief in APAH's mission and all who worked to fulfill it." Douglas Peterson, APAH's executive director, recalls working with Tom on a Christmas in April project. "He talked about the need to help those who are less fortunate," says Peterson. "He was a quiet man but the kind of a guy whose presence you love to be around. He was a model for so many people."

"IN MEMORY" CONTINUED ON PAGE 2

## **Columbia Grove Purchase Doubles APAH's Affordable Housing Inventory to 410 Apartments**

When Columbia Grove first came on the market, developers swarmed all over the 210-apartment complex on South Frederick Street, eager to buy the building, rack up rents and make a killing—all of which made many of the current tenants who receive Section 8 federal housing assistance nervous. So when APAH showed up with a plan in hand to buy the building, keep affordable rents low AND add new parking spaces—a feat everyone said was impossible—the owner listened.

Inta Malis, former president of the Columbia Forest Civic Association, the neighborhood group with jurisdiction over Columbia Grove, said that the community had a good feeling about APAH from the start. "By the time Douglas (APAH's executive director) came to the neighborhood," she said, "he had already done research and knew that parking was key for us. Ensuring us additional parking was a great way to make a good gesture. He knew our concerns before he set foot here. He talked to other people about us before putting the package together."

Douglas Peterson, APAH's executive director, said he was impressed with how well the property, a brick garden apartment complex built in the 1950s and renovated in the early 1990s, was managed and thrilled to be on the front lines in the running. "We were fortunate that we had a seller who was willing to work with us on such a huge project," says Peterson. "We are talking about 210 units here, and we were competing with major, national companies. We've done lots of smaller buildings, under 30 or so units, many mom and pop owners. But this was a whole new scale. After we acquired the building, a lot of people were shocked." In early May, APAH paid former owner Herbert Davidson \$17.3 million for Columbia Grove. The

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## LETTER FROM THE PRESIDENT

Dear Friends:

In a 2002 Housing Needs Survey released last February, Arlington County said it intends to increase its overall annual goal of affordable housing units from 360 to

400. In response to that report, APAH has released its own goal to secure nearly 400 additional units of affordable housing in 2003—going above and beyond the county goal to provide apartments to Arlington residents. APAH is raising the bar.

Two years ago, APAH set a goal of acquiring 600 apartments by 2005—a big step for what was then a little organization. But APAH's plan was to push itself beyond its comfort level. With this year's purchase of the 210-unit Columbia Grove apartment complex, our inventory has doubled—and the organization is now offering county residents 410 affordable apartments. Several proposals in the



## In Memory

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Tom Leckey founded APAH in 1989, along with seven other longtime Arlington residents including his wife Dolores, Bill and Rhoda Nary, Jack Sweeney and Jean Sweeney, and Joe and Midge Wholey. The quietly devout Catholic, as it turned out, had just retired from the Office of Naval Research as a budget analyst and had time in his hands. He became APAH's president and board chairman and offered his home as the first "office."

Jack Sweeney, another APAH founder who was in the scripture study group with Leckey, remembers the early days. "He took on the task of applying for nonprofit status and worked through the paper work, set up all the formalities," Sweeney recalls. "Those days, we worked out of his dining room table. We put the organization together there."

Tom Leckey also had lots of faith about APAH's future. "We had a brand-new organization and no money," continues Sweeney. "But Tom always had hope that it would come together, so we'd drive around during the day when we both had some time and we'd look for buildings to buy."

Even after APAH got on its feet and moved into an office, Tom Leckey continued volunteering an average of 60 hours a month in various capacities.

Jean Falvey, formerly APAH's executive director, has always been impressed with Tom's involvement in so many community activities. "I always had a sense that there was so much to him in terms of abilities, interest, faith and knowledge," says Falvey, now an APAH consultant. "Not just professionally, but in terms of community." Tom Leckey's presence around APAH will be sorely missed.

pipeline, including the redevelopment of Rosslyn Ridge, would make available at least another several hundred affordable apartments.

We've turned a significant corner. What made our projects work? What's the reason for our success? A good acquisition plan, solid financing, community support, responsible management and a commitment by all parties involved to preserve affordable housing. APAH staff and board members worked hard to bring affordable housing to the forefront. The Acquisitions Committee, for instance, is identifying innovative ways to preserve affordable housing, including considering partnerships with other nonprofit organizations.

The Community Relations Committee has also worked hard to educate the public about the need for affordable housing. In fact, the Alliance for Housing Solutions (AHS), a coalition organized by APAH founders and other community leaders, will soon sponsor a forum to discuss the role of affordable housing in the community.

The need for affordable housing is dire. According to the county's 2002 Housing Needs Survey, over 10,000 Arlington low-income residents are paying more than 40% of their income for rent. That's a lot of people who must pay a big chunk of their paycheck for rent—that is, if they can stay where they currently live. Our goal at APAH is to help them stay at their apartment so they can get on with their lives and attend to other living needs. We thank you for supporting us in this mission.

Sincerely,

Tom Parker, President



## Homeward

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*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@erols.com](mailto:apah@erols.com), or visit our web site at [www.apah.org](http://www.apah.org).

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## IN THE SPOTLIGHT

# APAH Leaders Making Headlines

APAH received the **2002 Housing Achievement Award** for “Project of the Year in Northern Virginia” by the **Housing Association of Nonprofit Developers (HAND)**. Presented at the 12th Annual HAND meeting on June 9 at the Fairview Park Marriott in Falls Church, VA, the award honors APAH’s work to preserve and renovate the Lorcom Arms Apartments, located at 2031 North Woodrow Street.

APAH also submitted the winning nominations of **Scott Ritter** with **United Bank**, who was named “Financier of the Year” in the Washington Metropolitan Area for his financial support for Lorcom Arms, and the **Waverly Hills Civic Association**, named “Nonprofit Friend of the Year” in the Washington Metropolitan Area, for its support in the Lorcom Arms project.

**Dolores Leckey** and **William Nary**, two of APAH’s founders, have been honored recently for their distinguished community service. **The Arlington Commission on the Status of Women** presented Leckey with a 2003 “**Person of Vision**” award at the annual Women’s History Month dinner, held March 19th at Clarendon Ballroom. Leckey has also been involved in the affordable housing industry through **Arlington Street People’s Assistance**

**Network**. **Bill Nary** was one of the honorees in the **Lifetime Achievement Category of the Community Hero Awards**, which was presented as part of Neighborhood Day on Saturday, May 10th in Ballston Commons Mall. Nary was selected for the award based on his efforts to improve the lives of Arlingtonians, from pedestrian safety to affordable housing.



APAH’s Executive Director Douglas Peterson (second from left) and Director of Development Martha Paschal (third from left) accept HAND’s prestigious 2002 Virginia Project of the Year award at the organization’s June 2003 awards luncheon.

## Columbia Grove

CONTINUED FROM PAGE 1

Arlington County Board approved a financing package up to \$2.82 million to purchase the property, which will preserve 105 affordable housing units. Citibank will help with the financing as well. APAH purchased the property for long-term preservation of mixed-income housing. Few changes will be made over the next few years—and 53 of the two-bedroom units will remain affordable. “We’ll improve the parking lot and take care of minor issues, operate the building and try to develop the refinancing

plan that will allow us to pay the county back and position the property to operate well. We have onsite property management from Paradigm,” says Peterson.

The shortage of parking spots however remains significant—with only 173 spaces for 210 units. APAH met with the civic association several times and told the group it would seek funding from the county and other sources to expand the parking lot. “None of the planning was hard or hostile because we heard about APAH’s plans to look for parking options early on,” said Malis. “Douglas was always available. If people had questions and concerns about what this (change in ownership) meant for the neighborhood, Douglas had all the answers at his fingertips.

“He was also able to give people names of people to contact in the county whom he used to work with so we had two sources of information,” Malis added. “This approach dispelled the concern and any suspicion we had about the project, since nobody had to take just his word for it. The most important element of the project, and one that made the entire neighborhood listen more, was the proposal to build additional parking.”

In granting the loan, chairman of the Arlington County Board Paul Ferguson said: “Expanding the availability of affordable housing remains a top priority. The strength of our real estate market presents challenges to that goal. I am proud that Arlington was able to add 679 affordable units this fiscal year.”



The acquisition of Columbia Grove Apartments brings the total number of units owned by APAH to 410 in all.

## ROUNDUP:

# Happenings at APAH's Properties

### Cameron Commons

New construction on five, three-bedroom town homes and a wheelchair accessible apartment in the existing building at Cameron Commons is well underway and should be finished by the end of the year. The flat roof on the existing building also has been replaced to stop leaking problems.

### Columbia Grove Apartments

With the help of Citibank, APAH purchased this 210-unit property and substantially increased the number of affordable apartments APAH is able to offer Arlington County residents. This acquisition marks APAH's first foray into South Arlington. (See lead story on page 1.)

### Rosslyn Ridge

The redevelopment of Rosslyn Ridge Apartments, a 22-unit APAH-owned garden apartment building on 1531 North Pierce St., Hillside Park into a 20-story high rise using density from the adjacent County-owned Hillside Park is still at the site plan review stage. APAH proposes to develop 261 apartments, and six 2-story townhouses-half of which would be reserved for people earning 60 percent of median income, and include 291 parking spaces. "We've had a dozen meetings with the county and the public to discuss the merits of this proposal, and have had no opposition from those in the surrounding neighborhoods about the affordable housing aspect of the project," states Douglas Peterson, APAH's executive director. "Mostly, they're concerned about the height of the building. We say we are proposing a building that is in line with the zoning board and that we think will provide a unique opportunity to provide 133 affordable housing units in Rosslyn."

### Fisher House

APAH is seeking interim financing to renovate the Fisher House apartments—33 APAH-owned apartments spread out over four buildings. "We will first do an environmental study and architectural plan to modernize the buildings and then do the upgrade," says Judy Yoder, from APAH. "The buildings were constructed before WWII, so they'll need new mechanical, electrical, and plumbing systems to be installed. We'd also like to make the units bigger, turn some two-bedrooms into three bedrooms. One of our goals is to create more family-size apartments by changing the configuration so we have more 2 or 3 bedroom units. People who are renting three bedrooms often can't afford to become homeowners. Lenders are interested in this type of proposal in our County."

### Lorcom Arms

Lorcom Arms' computer training center is expected to be operating in full swing next spring if all goes as planned, according to Peterson. At the Lorcom Arms renovations celebration, Rep. Moran announced he had requested a loan to fund the building's computer training center. HUD just gave APAH green light to go ahead with setting up the center. APAH contacted The Urban Alternative, a project of the Graduate School of Education's Initiatives in Educational Transformation of George Mason University, whose mission is to create a learning community and improve quality of life in multiethnic neighborhoods. "We are doing the preliminary work right now," says Peterson. "We need to develop a construction schedule and figure out how many computers to install for the training center." The center will provide access to computers, software, and the Internet for resident training, on-line homework, research assistance, and for adults seeking office computer skills, assistance for GED preparation, ESL tutorials, and on-line job searches and applications. "We'll have somebody doing the computer training. We'll do the work and then the money will be allocated to us through a HUD grant."

### Borromeo Housing

APAH has formed a partnership with Borromeo Housing, a nonprofit organization that helps homeless, at-risk teenage mothers in Northern Virginia, get back on their feet by giving them emotional support, educational training, employment assistance and safe housing. Two teen-mothers are already sharing an apartment in Lorcom Arms, and another affordable apartment has just become available for two more young women and their children to move into. "These women live in a group house first, then get a trade and eventually come here for a 1-year transition," says Peterson. "They get constant monitoring to see how they are doing."

APAH has remodeled its online home, [www.apah.org](http://www.apah.org) Log on for a visit and bookmark it! Our website has a brand new look, as well as updated housing statistics, property photos, descriptions and maps. No matter what information you're looking for, the site is easy to navigate, and helps visitors stay up-to-date on the latest news from APAH on affordable housing.



# THANK YOU NOTES

The following individuals have generously contributed to APAH between January 2003 and July 2003. Those whose names appear in bold have made their contribution in memory of Tom Leckey:

- Marsha N.Allgeier
- Marty & Peter Almquist
- Richard L.Barr
- Carolyn V. Boaz
- John & Marianne Borelli**
- Gerard & Frances Brannon**
- Dennis Brown**
- Jane W. Burr
- George & Lynda Carlson
- Eric & Dianne Carroll**
- John & Mary M. Churchman
- Ms.Caroline Cochran**
- John & Grahame Coffey**

- John K.Crawford
- Lucy & Alfred Denney**
- Lawrence & Calista DiGiulian
- Stanley Dobson**
- Sharon K.Donovan
- Ruth J. Druhan**
- Elizabeth K.Eastwood
- Todd & Paula Endo
- Eva Griffeth
- Jean & Tom Falvey**
- Timothy & Ann Felker**
- Gail A.Fleming
- Barbara A.Gallagher
- Evans Gerakas
- John & Ann Glennon**
- Emily Jo Goulden
- Wade & Ann Gregory
- Lewis Gulick
- Ruth Sievers & Steven Hanft
- Mr. Paul Harless
- Larry W. Harms
- John F. & Evelyn Haught**
- John & Phylis Heller**
- Peter & Theda Henle
- Patricia Horner**
- Glenda E. Hottle
- Jay & Elsie Howenstine
- Ralph E.& Debra Johnson**
- Arthur & Margaret Jones**
- Brian P. & Olivia Wills Kane**
- Ruth & Herschel Kanter**
- Susan N.Kelly
- Tom & Barbara Kenefake**
- Margaret Kennedy
- Betty Kilgore
- Susan Klingaman
- Betty Kole
- Hank & Jean Lajewski**

- John A. Lane
- Robin R.Layton
- Robinwyn Lewis
- Perry & Kristin Lindstrom**
- Arthur & Justine Maloney
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- Richard McCord, Jr.**
- Janice & George McDonald
- Richard & Eileen Melia
- David & Conchita Mitchell
- Jerry K.Mitchell**
- Charles & Carol Moran**
- Kevin R.Nary**
- Thomas G. Nichols
- Barbara L.& Peter Olivere
- Benny & Mary Kay Parker**
- Thomas & Fay Parker
- Blossom Perry
- Robert C. Perry
- Mary Purdy**
- Ramesh C.Rastogi
- Donald Rehorst & Elizabeth Banks**
- Charles & Lora Ann Rinker, Jr.
- Scott & Joan Ritter
- Martha Schuchart Sachs
- Dr. & Mrs.Ernie Saulmon
- Chris Scheer
- James D.Schlichting
- Michael & Diann Sherwin**
- B.L.Shute
- Guy Starling
- Arthur N.Stern
- James P. Straus
- Linda Stubbs
- Stephen C.Swaim
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- Jack Sweeney
- Karl J. Tamaro**
- James Terpstra
- David W. Valenzuela
- Marie J. Van Ness
- Terri L. Vandell
- Donn & Anne Viviani
- Joe & Midge Wholey**
- Jeannette Y. Wicke
- Claude Willis
- H. Warren Willis**
- Ronald O.Wise
- Viola C. Yee
- William M. Yoder
- Chris & Mary Beth Zimmerman
- Janet Zipser
- The following organizations have generously contributed to APAH's Fund-Raising Campaign between April 2002 and January 2003 either by matching an employee's contribution or by awarding an operating grant directly to APAH:
- Arlington Community Foundation
- Citigroup Foundation
- Fannie Mae Foundation
- Housing Association of Nonprofit Developers
- Miles and Martha Wedeman Fund
- Potomac Custom Builders
- United Way/Combined Federal Campaign
- Virginia Housing Development Association

## 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



## Did You Know?

- Most renters, regardless of how low their incomes, receive no federal housing assistance, according to a Spring 2003 report issue by the Neighborhood Funders Group, entitled, *Affordable Rental Housing and the American Dream: The Role for Foundations*.
- A household with one full-time minimum-wage worker can't afford the average rent for a two-bedroom apartment anywhere in the county, according to the same report.
- The average monthly rent for a two-bedroom apartment in Arlington is \$1,515, according to the 2003 Rent and Vacancy Survey, from Arlington County.



*APAH mourns the death of Kate Wholey and offers condolences to the family, APAH founders, Joe and Midge Wholey.*

## NEWS & EVENTS

### Columbia Grove Celebration—September 24, 12-3 p.m.

Join APAH staff, board members, volunteers and supporters on September 24 between noon and 3 p.m. to celebrate APAH's newest and largest acquisition to date, the 210 apartment complex Columbia Grove. With the help of Citibank, APAH was able to purchase this property and substantially increase the number of affordable apartments they are able to offer Arlington County residents. The acquisition also marks APAH's first foray into South Arlington. Come see the new property and celebrate our success!

## DESIGNATE # 8403

### Your Chance to "Give at the Office"

Every year at this time, APAH joins with hundreds of other worthy nonprofit organizations to compete for limited charitable dollars. As you review the literature from the United Way (UW) Campaign and the Combined Federal Campaign (CFC), APAH urges you to favorably consider our request for your continued support and assistance.

This campaign helps one out of every three people in the Washington Metropolitan Area and APAH is grateful for its opportunity to help strengthen the Arlington community with these funds. You may designate APAH in either campaign with the **number 8403**.

If your employer participates in another campaign or you are retired, simply write "**Arlington Partnership for Affordable Housing**" in the space provided on the pledge card to designate your pledge and include our address: 2704 North Pershing Drive, Arlington, VA 22201.

APAH has speakers available to visit your business or community organization. Please call Jean Falvey at (703) 465-0725 to make arrangements. We thank you in advance for your consideration and generosity.



## ADDRESS SERVICE REQUESTED

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