

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

homeward

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APAH Builds 95 New Affordable Apartments at Rosslyn Ridge II High-Rise

The Arlington Partnership for Affordable Housing (APAH) will build nearly 100 affordable apartments as part of a major redevelopment plan that will transform Rosslyn Ridge from 22-garden apartments into a 238-unit high-rise. The Arlington County Board applauded APAH's creative use of zoning laws and approved APAH's redevelopment proposal despite opposition from the area's civic association.

"Rosslyn Ridge II is a fabulous, huge project," said Arlington County Board Chair Barbara A. Favola. "APAH showed it can think outside the box. APAH provided as many units as they could within the density envelope. Because of that, we were able to maximize the housing availability on this project. We are proud to be a partner in this project."

The newly constructed units will also go a long way toward helping the County reach its goal of adding 360 affordable housing units this year. Making affordable housing available is key to a healthy economy in Arlington, adds Arlington Chamber of

Commerce President Rich Dowd. The Chamber supported APAH's project, hoping that reasonably priced housing will keep County employees in the area. "We support Rosslyn Ridge II because it will give relief to workforce housing," says Dowd.

APAH acquired and rehabilitated the original Rosslyn Ridge project, a three-floor garden apartment with 22 units, in 1994. Rosslyn Ridge II will include a 15-floor L-shaped building with 238 units, 40 percent of which will be set aside for people with low and moderate incomes. The 95 affordable units will include 6 efficiencies, 55 one-bedrooms, 26 two-bedrooms, 5 three-bedrooms and 3 three-bedroom

town homes. Five units of the 95 will be fully accessible to people with physical disabilities.

Rosslyn Ridge II should be completed in early 2007. The redevelopment of Rosslyn Ridge II raises the number of affordable housing units owned by APAH to 626—exceeding the organization's goal of preserving 600 "APAH BUILDS" CONTINUES ON PAGE 4

The Chamber supported APAH's project, hoping that reasonably priced housing will keep County employees in the area.

Arlington County Supports First Baptist Church Development, But Questions Height

The Arlington County Board supports the First Baptist Church of Arlington's project to build affordable housing on Church grounds, but leaders question whether the 10-story building proposed is too high. As a consultant to the project, APAH is working with neighborhood residents to come up with a consensus on the building's height, says Helen McIlvaine, APAH's Director of Development. The Board will address this issue at an October 2 hearing.

"We are still working with the neighborhood's civic association to come up with the right height," says McIlvaine. "We've been working with the community all along to get input into the project's design." To finance the project, APAH helped the Church secure \$700,000 in predevelopment funding from the National Housing Trust and its consortia of lenders. APAH is now seeking permanent financing options. The Board may be able to use tax credits to help finance the project if the Church can guarantee that a certain number of units will be set aside for affordable housing.

Last year, APAH was chosen to become the development agent for the Church, which has proposed the construction of a 10-story building in its property, along with three stories of underground parking. Church officials want to retain the steeple and the day care center. According to a "CHURCH DEVELOPMENT" CONTINUES ON PAGE 6

Condolences

It is with great sorrow that we report the passing of **Fay Parker**, wife of Board President **Tom Parker**. Fay was an active supporter of APAH, the arts and several other Arlington organizations. She will be greatly missed. Our thoughts and prayers are with the family.

president's letter

APAH knows where to look for affordable housing opportunities, and how to turn those opportunities into homes for low and moderate income people. That's what APAH's founders set out to do 15 years ago, when APAH was created. That is what APAH will continue to do.

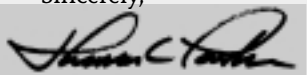
The opportunity to construct nearly 100 affordable apartments in APAH's Rosslyn Ridge property is a good example of APAH in action. With the guidance of county officials and community leaders, APAH purchased "unused density" from the park next to Rosslyn Ridge so it could build a 238 apartment high-rise—setting aside 40 percent of the apartments for people who can't afford paying market rents.

APAH's approach to redeveloping Rosslyn Ridge was original, but the Arlington County Board's support sealed the deal. It takes great vision, courage and commitment to approve such a large, controversial project. Approval of Rosslyn Ridge brings the total number of APAH-owned affordable apartments to 626—exceeding APAH's expectations of owning 600 units by 2005.

APAH's successes are due to the hard work of its staff, board of directors, county leaders, and volunteers. Without their support and guidance, APAH would not be in the forefront of the affordable housing movement. APAH's contributors are not as visible yet equally important to APAH's mission. Your gifts of time and treasure strengthen APAH's capacity to seek creative solutions to address affordable housing and improve neighborhoods. We thank you and ask for your continued support by remembering APAH in your United Way or Combined Federal Campaign (**Designation Code 8403**).

This year, APAH celebrates its 15th anniversary. While APAH has made great strides in preserving affordable housing, its work has just begun. The number of buildings APAH could buy to keep rents low is limited, but the ways in which APAH can approach buying available properties are limitless. APAH is ready to take the next step in working to ensure that low and moderate income people can continue living in Arlington, supporting our local businesses and employment, as well as enjoying access to everything the Washington D.C. metropolitan area has to offer.

Sincerely,



Tom Parker

Technology Center at Lorcom Arms to Open in 2005—Will Offer Classes, Training

When the Computer Technology Center (CTC) opens its doors in early 2005, residents of APAH-owned Lorcom Arms and the surrounding community will be able to go online to look for jobs, take computer and internet training classes, attend job skills workshops and sign up for English As Second Language courses. Neighborhood children too can pop into the center after school to do their homework, conduct research online, take classes and get help with school work.

"The center will be a resource to the community because we want to help as many people as possible" says Jessica Gould, APAH's Director of Construction and Development. "The primary objective of the Center is to help APAH residents break the cycle of poverty, underemployment and the daunting specter of homelessness by offering them educational, vocational and social programs. To maximize the Center's use, we hope to have homework clubs in the afternoon and adult classes in the evening."

The 700 square feet area located in Lorcom Arm's basement will be converted into two rooms, separated by a large glass window, and a bathroom. The main room will house 14 computers on moveable workstations, which will be tied to the server and printer by a wireless network. The other room, which also contains a kitchenette, will be used as classrooms, meeting rooms and homework clubs. The center will have its own separate entrance.

The need for a technology center first came up in 1998, when APAH met with the area's civic association to discuss its purchase of Lorcom Arms. Affordable housing, says Jean Falvey APAH's former executive director, is one of several challenges low- and moderate-income families face. Once that need is met, families can focus on getting ahead. "Housing coupled with education and information is an excellent springboard from which to gain self sufficiency and improve economic standing," she said. "Ultimately, APAH would like to know that it gave people the housing stability needed to improve their quality of life and leave one of APAH's properties to buy a home."

Last year, APAH received a \$160,000 grant from HUD to cover the cost of developing a technology center. APAH hired PageSoutherlandPage, an Arlington-based architectural firm, to construct the facility at Lorcom Arms. Construction will begin shortly after the building permit is approved.



APAH contributors, volunteers and staff gather in the Great Hall of the National Building Museum with Howard Decker, chief curator, for a tour of its Affordable Housing exhibit.

tenant profile

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.

A Tenant's Story: From Court House to Cameron Commons

When her 10-year-old son moved to the US, Martha (*) was living in an efficiency apartment in a Court House neighborhood. The middle-age immigrant, who worked at a nearby mall, registered her son at a public elementary school, and began looking for a 2-bedroom apartment. "I wanted to give him some privacy," said Martha. "I was looking in the Court House area for a bigger place because I didn't want to pull my son out of his school and start him in a new one."

"But I didn't find anything there I could afford," she added "I'm the only person in my family who is working."

Martha's friend suggested that she try to get Section 8 housing assistance vouchers. Martha visited the Section 8 office and applied for housing benefits. She got a list of apartments that accepted the voucher. Cameron Commons, owned by APAH, was on the list. The location, Martha said, was perfect. The apartment building was near work, close to a shopping center, right on the bus route. And, more importantly, the apartment was near her son's school.

Shortly after she moved in, however, APAH began renovating the building and constructing townhouses in the back of the complex. Martha

worried about the disruption. Her furniture had to be moved so contractors could work around the apartment. Her belongings were packed in boxes. She and her son had to stay at a hotel for several days while the apartment was being painted. "I found it hectic," she said. "But my son felt like it was an adventure, especially going to a hotel. We ate out a lot. And APAH paid for the food."

APAH staff, however, was supportive throughout the renovation. Martha, for instance, told one of APAH's directors that she worried about leaving her computer in the apartment while she and her son stayed at the hotel. "The person from APAH," said Martha, "came to my house and offered to take my computer and move it to her house or her office." Whenever Martha felt the need to let off steam, she called the same APAH staffer. "She listened and told me that it would be okay. She helped me cool down."

The renovation is now complete. Martha lounges around in her brand new apartment, enjoying the cool air coming from the newly installed central air-conditioning system. She also feels safer because of the new security system set up at the entrance of the building.

Most importantly, Martha's son has a room of his own, and a home near his school.

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* The Cameron Commons's resident asked that her real name not be used.

COMMUNITY RESOURCES

To learn more about APAH

Arlington Partnership for Affordable Housing
703-276-2657 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?

- The number of affordable housing units in Arlington County in 2000 represented 52% of the total rental stock.
- In 2002, affordable housing units represented only 38% of the County's apartments. The County lost affordable housing units because rents increased by 20% between 2000 and 2002.
- The total number of rental units that are committed to remain affordable is now 5,030, representing 12% of all apartments in the County. The owner and County have set aside these units for families with incomes ranging between 40-60% of Area Median Income.
- In 2003, 723 affordable housing units were added to the county's inventory—a record-breaking annual total which produced over 300 units more than in any previous year. The County's goal is to increase the number of affordable rentals by 400 a year.

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Source: The Office of the County Manager, Arlington, Virginia.

Arlington Board Requires Developers to Set 10 Percent of Units for Affordable Housing

Developers who plan to build apartments in Arlington will have to make 10 percent of those units available for people with low- and moderate-income, according to the affordable housing site plan guidelines passed by the Arlington County Board April 28. "This is an enormous step forward in making Arlington a truly inclusive community," said County Board Chair Barbara A. Favola. "We value diversity and want people from all walks of life—service workers, teachers, working families, young professionals, etc.—to be able to call Arlington home."

A key element of Arlington's smart-growth goal is to build new affordable housing units and preserve existing ones. According to the General Land Use Plan, site plan projects permit more development than built-by-right zoning. In considering targets, the Board balanced community needs with development needs.

The County will ask developers seeking approval of site plans to reserve 10 percent of the "gross floor area" to any new residential or mixed-use development near the Metro for affordable housing units. Commercial developers proposing new projects must contribute \$4 per square foot of above-ground building floor area to the County's affordable housing efforts—such as funds earmarked for purchases, and rent reductions.

At a Glance

APAH's 15th Anniversary Celebration.

APAH is celebrating its 15th birthday! Join us to mark this momentous occasion on Thursday, September 23rd, from 6-9 pm, at the **Rachel M. Schlesinger Concert Hall and Arts Center**, on the Alexandria campus of Northern Virginia Community College.

While we are raising a toast, we'll also rededicate **Lorcom Arms** as **Leckey Gardens**, in honor of the late **Tom Leckey**, an APAH founder and longtime supporter. The band DC Latin Jazz All-Stars—a big hit at our Columbia Grove event last fall—will be back by popular demand, regaling us with their unique blend of African, Spanish, Indian and Caribbean music. We'll keep you posted on details. Check our website.

APAH will also be hosting a **special volunteer event at APAH's Cameron Commons** property on Saturday, September 25th. Board members and other volunteers will help beautify the landscape at Cameron Commons from 9 am to noon.

APAH Builds

CONTINUED FROM PAGE 1

affordable housing units by 2005. Approval of Rosslyn Ridge II comes at the heels of APAH's purchase last fall of Columbia Grove, a 210-unit garden-style apartment community just off Columbia Pike.

The county approved the Rosslyn Ridge II project at its July 10th meeting. The civic association did not support the redevelopment, despite exhaustive efforts to engage opponents in discussion of alternatives. "We tried to bring the community along," says Favola. "We took everybody through an educational process to look at alternatives. In the end, there was a core group who simply didn't want the project. But we were able to persuade reasonable people about the benefits of the project."

APAH's Executive Director Douglas Peterson said that getting the project approved took a year longer than he expected. He commends the Board, however, for giving residents ample time to address their concerns. "The Board gave them time to negotiate, and when they didn't the board voted with their conscience. At the end of the day, the County thought that 95 affordable units of affordable housing for perpetuity in the Rosslyn neighborhood was too good a deal to pass up."

The chance to build new affordable housing using the density tool is rare—so Peterson jumped at the opportunity. The County park adjacent to APAH's property, Hillside Park, was zoned as a medium-high residential area, not as a park. APAH proposed to purchase the park's density and use it to build more units on its

"APAH BUILDS" CONTINUES ON PAGE 5

mark your calendar!

APAH'S UPCOMING EVENTS

- **APAH Celebrates 15th Anniversary**

September 23, 2004, 6:00 – 9:00 p.m.

RSVP to Judy Yoder jyoder@cavtel.net or 703/276-2657 x104

Please join APAH's founders, board of directors, residents, staff and volunteers as we celebrate 15 years of providing safe, decent, affordable housing and improving neighborhoods; honor our supporters; and rededicate one of our properties in remembrance of Tom Leckey.

- **APAH Holiday Open House**

December 15, 2004, 4:00 – 7:00 p.m., APAH Offices: 2704 North Pershing Drive, Arlington, VA

RSVP to Judy Yoder jyoder@cavtel.net or 703/276-2657 x104

thank you notes

The following individuals have generously contributed to APAH between January 2004 to and August 2004.

Harlow &
Charlene N. Bickford
David W. Briggs
Robin & Michael Broder
John & Christina Bryans
Eric & Dianne Carroll
John & Grahame Coffey
Julie Cross-Cole
Randy & Adrie Custer
Philip D. Dean, Jr.
Calista L. DiGiulian
Patricia Dowd
Douglas A. & Nancy Dowling
Bob Rosen & Jay Fisetto
Gail A. Fleming
Edward Y. Fu
Heather Gale
Anton & Adeline Gardner

Libby & Kennan Garvey
Eva L. Griffeth
Lewis Gulick
Wren & Don Gurney
Nancy Hall
Alden & Carolyn Hart
Alice Hogan &
Robert Boucher
John & Laura Huennekens
Carmen C. Iannacone
Carrie Johnson
Ralph E. & Debra Johnson
Art & Vivian Kallen
Joseph & Annette Kane
Nancy E. Kervin
Susan Klingaman
Margaret & Tom Leckey
Theodore & Willa Lutz

The following organizations have generously contributed to APAH's Fund-Raising Campaign between January 2004 and August 2004 either by matching an employee's contribution or by awarding an operating grant directly to APAH:

Arlington Presbyterian Church
Church of the Covenant
Citigroup
Clarendon Presbyterian Church
Combined Federal Campaign
Enterprise Social Investment Corporation

Eugene and Agnes E. Meyer Foundation
Just Give.org
Rosslyn Renaissance
Systems, Inc.
United Way
Wachovia Corporation

George & Jan MacDonald
Morris J. MacGregor
Colleen Maher
Nancy McCracken
Martha Ann Miller
David & Conchita Mitchell
Charles & Carol Moran
Charles Morley &
Christine Gregory
Lloyd Mostrom
Neil A. & Lynn M. Parent
J. Karen Pyrah

R. Scott Benson
Abraham & Senta Raizen
Susan Retz
Charles & Lora Ann Rinker
Scott & Joan Ritter
Anita Roberts
Kathleen & James Rubinger
Albert Saunders
Charles & Kathleen Schehl
Joanne Schehl
Kathryn Scruggs
Violet Shealy

Paul & Sharon Showalter
Mary Lynn Skutley
John & Elizabeth Spencer
Mathew H. Street
Jack Sweeney
John & Sylvia Teem
Marjorie Tuccillo
Kathleen L. Webb
Candice Wilson
Ronald O. Wise
Viola C. Yee
Bruce Zavos

APAH In the News

The **Historic Affairs and Landmark Review Board** recently recognized **APAH** with a **2004 Community Restoration/Renovation Award** for its outstanding efforts to preserve Lorcom Arms while renovating the historic Arlington property.

APAH received a \$7,500 grant from the **Eugene and Agnes E. Meyer Foundation** to fund a new resident services coordinator position at APAH. The coordinator will work closely with each of APAH's nine properties to ensure residents receive needed services.

Smart Growth Alliance of Washington recognizes **APAH's Rosslyn Ridge** and the **First Baptist Church of Clarendon** projects for the merits each project will bring to their surrounding communities and the region. The award was granted as part of the **SGA's Smart Growth Recognition** program, designed to encourage projects that promote smart growth.

APAH Builds

CONTINUED FROM PAGE 4

site. "We are not building on that park," he explains. "We're going up. We could have just build 100 units on the existing land, but we thought, 'Why not achieve maximum benefit to the County by using the county's asset which was laying fallow?' No other parks in the county were zoned like that."

The Arlington County Board approved a request from APAH for a loan of up to \$1.8 million from the County's affordable housing fund to cover the redevelopment project. The loan will be provided from the existing Arlington Housing Investment Fund and the Rosslyn Fund from monies earmarked for affordable housing. According to Arlington County, primary financing for the project is expected to be provided by the Virginia Housing Development Authority.

DESIGNATE #8403

Charity Begins at Home... and in 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.

Happenings at APAH's Properties

Cameron Commons

APAH finished nearly all of the renovations in the existing three-story building. The common area in the lobby will be completed shortly-delays were due to construction of the accessible unit adjacent to the lobby. Foundation has been laid for the new townhouses, and framing will begin soon. APAH hopes the units will be ready for occupancy mid-October.

Columbia Grove

APAH is exploring the possibility of creating a child development center on the premises.

Fisher House

APAH is in the process of developing plans for renovating the Fisher House apartments-which include 33 APAH-owned units spread across four buildings. Plans also include creating more family-size apartments at the property. Next year, APAH will apply for tax credit financing to fund the project. In the interim, work is underway on remediating exterior water issues.

Lorcom Arms

The new computer center at Lorcom Arms is under construction. (See story on page 2).

Rosslyn Ridge

Arlington County gave APAH green light to more than quadruple the number of affordable housing units at Rosslyn Ridge, near the Rosslyn Metro Station. (See Story on page 1).

Church Development

CONTINUED FROM PAGE 1

county report, "the Board believes there are significant community benefits to this project, however, further refinements are necessary to more appropriately balance the impacts and benefits of the project."

APAH's goal is to preserve affordable housing by purchasing existing buildings and constructing new developments. But its role as a consultant will probably expand as a result of the new county guidelines which require that at least 10 percent of all new projects-including commercial ones-offer affordable rents. "We think groups doing for profit development may look to APAH to help them put together the affordable housing component," said McIlvaine.

"We are still more interested in being owners," she said. "But we are happy to participate in any creation of new affordable housing." Some groups have already approached APAH to help them develop affordable housing, adds Douglas Peterson, APAH's Executive Director. "We've gotten phone calls from property owners who want us to come talk to them depending on the outcome of the Church's project."

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, or visit our web site at www.apah.org.

- Tom ParkerPresident
- Douglas PetersonExecutive Director
- Martha Pascal, Helen McIlvaineDirectors of Development
- Steve LoeChief Financial Officer
- Judy YoderDirector of Operations
- Marcela KoganContributing Writer



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