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New Bill Grants Developers Density for Affordable Housing

A new law will allow developers who support affordable housing to expand their projects by constructing more units than typically permitted under current zoning laws. Enacted June 15, 2006, the Affordable Dwelling Unit Ordinance codifies Arlington's affordable housing process by offering developers the option of contributing cash to Arlington's

Affordable Housing Investment Fund or setting aside reasonably priced apartments in developments underway.

In exchange, developers will be able to transfer density from one site to another, expanding their own projects.

"We are pleased with the bill's outcome," says Douglas Peterson, Executive Director of APAH. "We look forward to working with developers who plan to build near APAH's projects so we can create as much affordable housing units as possible."

APAH was the only non-profit developer chosen to participate in the Arlington Affordable Housing Roundtable, which unanimously approved a compromise involving the County's zoning ordinance last October.

Other Roundtable members participating in the six-month negotiation process include developers, business community representatives, County leaders and advocates.



Virginia Governor Tim Kaine signs legislation that codifies Arlington's affordable housing process. Arlington County Board Chairman Christopher Zimmerman (far right) attended as well as Sen. Mary Margaret Whipple (left of governor), who introduced the bill. Also pictured are County Board Members Jay Fiset, Barbara Favola, and Vice Chair Paul Ferguson.

"We are pleased with the bill's outcome," says Douglas Peterson, Executive Director of APAH.

Courthouse Crossings Renovation Underway — 112-Units Ready For Occupancy 2007

Residents returning to Courthouse Crossings will move into freshly painted renovated apartments with new appliances, carpeting — and neighbors. Fifty-one of the 112 apartments now leased at market rates will be converted to affordable housing, reserved for residents earning under 60 percent of the median income.

APAH is now helping relocate residents earning above that income level.

"The relocation process is challenging," says Virginia Patton, APAH's Resident Services Coordinator. "We are contacting property managers and meeting with owners of properties to help them find market rate units. Some residents will move into other apartments in APAH's properties."

APAH is providing additional services to residents looking for housing. Interpreters will stand by, ready to accompany residents with limited English speaking skills to interviews and help them fill out forms. Relocating families with school age children take priority. "We would like

"RENOVATION" CONTINUES ON PAGE 2



APAH volunteers orchestrated book parties for residents' children over the summer. Activities at the book party at Cameron Commons (above) began with group story reading. See "Residents @ Home" on page 3.

president's letter

Dear Friends,

Young voters in Arlington care about affordable housing. Many recent college graduates eager to start out on their own end up moving back home because they can't afford to live near the city. Thirty-somethings with salaries that barely cover rising rents end up quitting the "job of their dreams," settling for less further out in the suburbs.

We need young people to stay in Arlington and take leadership positions in our school boards, local government, and religious institutions.

Many young people volunteer at APAH because they know that the inability to pay for high rents stands in the way of their future.

This New Generation of advocates are working with APAH alongside the Northern Virginia Housing Alliance to demand that politicians create more reasonably priced apartments.

Arlington County politicians are responding. The recent law granting developers' density in exchange for their contributions toward affordable housing represents a big win for advocates. The County Board's go ahead approving APAH's proposal to redevelop Rosslyn Ridge, and transferring the purchase rights of Courthouse Crossings to APAH will increase the number of affordable units APAH provides to 522.

APAH's success rests on commitment of its staff, board of directors, donors and volunteers. Supporters of all ages have committed time and money

to invest in the future of our city by providing reasonably priced housing so people can live close to their jobs, families and friends. We thank you for your continuous, generous commitment.

We've come a long way, but our work has just begun. Every year, more low and moderate income people of all ages leave Arlington in search of cheaper housing further away from the city. A healthy community depends on a diverse population staying and getting involved. Young people are newcomers to the movement.

APAH welcomes the New Generation to the affordable housing cause.

Sincerely,

Richard J. Herbst

Richard J. Herbst, President

Many young people volunteer at APAH because they know that the inability to pay for high rents stands in the way of their future. This New Generation of advocates are working with APAH alongside the Northern Virginia Housing Alliance to demand that politicians create more reasonably priced apartments.

Renovation

CONTINUED FROM PAGE 1

to keep households within the area to minimize disruption and accommodate their needs," she says.

APAH is also seeking apartments for elderly and disabled residents near transportation, retail outlets and doctor offices.

Qualified residents will move out temporarily during the renovation. APAH met with them on June 22, to outline the relocation process and explain that APAH will shift residents into non-renovated units and then into newly renovated units. Later, she spoke with each tenant separately about special needs during the relocation and to have them sign the lease.

APAH's Executive Director, Douglas Peterson, says he wishes all the residents could stay, but explains the building APAH purchased last spring was set up with a "narrow band" of affordability. "APAH's properties typically offer affordable housing to a wide range of low and moderate income people," he says, "but some units are designed to be offered at lower rates."

Arlington County approved the construction of Courthouse Crossings in 1991, on condition that the five buildings be sold to a nonprofit organization 15 years later. APAH proved to be the ideal candidate, having worked at Courthouse Crossings for over a decade, monitoring income levels of residents. The County Board approved transferring the purchase rights to APAH.

also did you know?

- Wages in the Washington area are rising more than twice as fast for highly-paid workers as they are for low-paid workers, the Washington Post reported last July, widening the gap between rich and poor.
- An executive in the Washington, DC region earning \$43,699 a year could not afford to pay \$1,231 to rent a one-bedroom apartment in Arlington.
- Annual income of at least \$64,240 is required to rent a two-bedroom apartment in Arlington — too expensive for most registered nurses, legal secretaries and office managers.
- Rents are rising rapidly in the Washington area because increasingly affluent residents would rather rent than buy in an inflated real estate market.
- The Washington area has one of the lowest apartment vacancy rates in the nation — 1.7% compared with a national average of 5.7%.
- Rents are expected to rise 5-9% annually over the next few years.

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.

Thirty rambunctious children from APAH's properties tossed water balloons, played musical chairs and created arts and crafts projects at **APAH's Second Annual Kid's Field Day** at Columbia Grove this Spring. Fifteen volunteers from Arlington's Community Role Models program helped with set up and registration, and staffed stations to make sure kids took turns at the moon bounce and cheered each other on during egg relay races. Launched in January 2004, the role models program is aimed at engaging young adults (20- and 30-somethings) in mentoring and other civic activities.

Amid the scorching summer heat, APAH residents eagerly awaited the arrival of the **Books for America** volunteer. Cameron Commons residents attending the spring book party picked out

... children from APAH's properties tossed water balloons, played musical chairs and created arts and crafts projects ...

eye-catching selections and started reading while sipping lemonade to ward off the heat. Another book party was held at Leckey Gardens.

Residents from Cameron Commons and Carlyn Springs are ready to log on and go online — as soon as they get a computer donation from **First**

Time Computers, a group that collects, refurbishes and donates computers to people in need. Computers will be delivered this fall.

The APAH Resident Services Program would like to thank its sponsors:

Books for America
 United DC Soccer Team – Kicks for Kids Program
 Harris Teeter – Harrison Street, Arlington
 Safeway- Lee Highway, Arlington
 Giant Food Stores – Washington Boulevard and Lee Highway, Arlington
 Monica Harsley of the Virginia Cooperative Extension for her presentation on nutrition to the residents of Leckey Gardens

And its volunteers:

Andrea Alegret	Brigid Leahy
Ruth Back	Jessie Malloy
Matthew Brooks	Ellen Patton
Carolyn Forte	Fran Patton
Ever Flores	Jonathon Solis
Elizabeth Latusek	Stephanie Yoder

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 Third Annual National Housing Opportunity Pulse survey, sponsored by the National Association of Realtors, reveals the following:

- People want teachers and firefighters to live where they work;
- 8 out of 10 survey respondents said affordable housing is a big problem;
- Affordable housing was ranked the second biggest problem next to health care options.

The National Low Income Housing Coalition reports findings of a recent poll:

- 25% of respondents said they had trouble paying housing expenses last year.
- Of those interviewed, 27% said high housing costs cut into their ability to pay for health care including medical insurance;
- 67% of those interviewed said expensive housing costs interfered with their ability to spend money on food or a car, or saving for retirement;
- 77% said they worried that low income people in their communities may not be able to afford to own or rent a home;
- 53% think that federal programs designed to provide affordable housing to low-income Americans have lost ground in recent years.

CHARITY BEGINS AT HOME

Up Close and Personal: An Interview with Olivia and Brian Kane

Brian and Olivia Kane exemplify the ideal volunteers — generously contributing funds and expertise to help APAH reach its goals and recruiting volunteers like Kemp Wills who worked tirelessly to set up IT services. A landscape architect, Brian also designed a landscape for Calvert Manor and supervised a team of volunteers who helped beautify the property. Through their efforts, Brian and Olivia are investing in APAH's future. In the following interview, the Kanes, parents of four daughters, talk about their involvement with APAH.

Why do you invest in APAH?

To us, shelter is the most basic of needs — so simple, yet so elusive in our community. We both value the idea of a home as a safe, loving place for families to grow together and to share their lives, to forge their own values, and to support extended family. APAH's proven commitment to assist families in procuring decent, affordable housing near their jobs, schools, and community initially attracted us to APAH's work and continues to do so.

In what ways do you hope your investment benefits APAH, affordable housing in general and/or the community?

APAH wisely chooses its properties. It appears to focus on areas where people have access to the excellent resources of Arlington, such as schools, transportation, parks, and employment. By supporting APAH, we hope that additional members of the community will be offered the opportunity to live in this community, and be close to these valuable resources. Our hope is that in turn, these will enrich these families' lives and opportunities. We hope that Arlington will continue to be a community with an eclectic offering of housing for singles and families; we see APAH as a leader in leveling the playing field for those with financial limitations who dream of home ownership in Arlington.

What characteristics do you look for in organizations to which you support?

In the case of APAH, it was not only its continued well-managed growth and property selection, but also its staff who have included us

in updates and in celebrations of their successes, and in communicating to us their needs and wishes.

APAH makes a difference - one apartment, one house, one life at a time. Driving by a property that has been improved, we can see the quantitative differences. Although we may never know the qualitative difference it makes in the lives of its residents, we know the difference the concept of "home" has meant to our family.

What role do values play in your philanthropy? Are your children or other members of your family involved?

Values play a large role. At times, it can be paralyzing to know how to best respond when one considers the many competing needs that exist. Selecting and focusing on a few ministries — in our case, housing, homelessness, and food, as well as diversity and environmental stewardship — appear to be the recurrent values in our hearts and on our minds. We speak to our own children about why these issues are important to us, as members of a neighborhood community as well as members of a faith community, and hope they grow to understand that they, too, are called to service to be enriched by giving to another. We don't exist alone.



The Kane Family

APAH news

Thanks to a \$10,000 grant from the **Philip L. Graham Fund**, APAH will upgrade its outgrown computer system with a more powerful server and hardware, as well as donor management software. The improved system will allow APAH to monitor donor contributions and trim administrative costs—so APAH could reach its goal of providing additional affordable housing. The one-time grant was approved July 22.

APAH Executive Director Douglas Peterson was asked to teach a graduate level course on affordable housing at Catholic University's School of Architecture. Students taking Affordable-Housing 101 asked questions about affordable housing design, and about the process of bringing affordable housing to neighborhoods.

APAH was fortunate to have two interns working at the office, helping staff with special projects: **Kim Painter** from **Exxon-Mobil Internship** program, and **Rachel Kinney** from the **Citibank Summer Internship** program.

thank you notes

The following individuals have generously contributed to APAH between February 1, 2006 and July 31, 2006.

John A. Acton
 James Almand
 Delwin M. Anderson
 Anonymous
 Robert & Elizabeth Baker
 Karen L. Barnes
 Charlene & Harlow Bickford
 Carolyn V. Boaz
 William & Ellen Bozman
 *Eugene M. &
 Josephine Amato Burns
 Mary & Jim Callow
 George & Lynda Carlson
 Eva Marie Carney
 Eric & Dianne Carroll
 Linda & Michael
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 Barbara & Peter Olivere
 Peter B. Owen
 Benny & Mary Kay Parker
 Thomas & Marian Penn
 David Permut

Blossom Perry
 Elizabeth S. Perry
 Robert C. Perry
 Sharon Pinnock
 William Reese
 Ann K. Ross
 Jonathan Ross
 Michael J. Roy
 Lois Ruffner
 Robert Ryland
 Herb Schaffer
 & Miriam J. Wilson
 Chris Scheer
 James D. Schlichting
 Jacquelyn Scott
 Daryl A. Shall
 Michael & Diann Sherwin
 John & Elizabeth Spencer
 Effie S. Stallsmith
 Herbert & Alice Sufit

Stephen C. Swaim
 Susan E. Swearingen
 Jack Sweeney
 & Patricia Tiernan
 James Terpstra
 Howard & Martha Thorkilson
 Marie Tibor
 Stephen & Regina Trodden
 John & Mary Vihstadt
 Donald Vines
 Donn & Anne Viviani
 Robert J. Watson
 Willard & Anne Webb
 James & Marilyn Webster
 Jeannette Y. Wick
 James Wilson
 Ronald O. Wise
 Ann Yarborough
 Bruce Zavos
 Janet Zipser

* Gifts in memory of Sylvia Brennan
 ** Gifts in memory of Thomas P. Leckey

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

Arlington United Methodist Church
 Caruthers Foundation, Inc.
 The Chestnut Revocable Trust
 Citigroup Foundation
 Exxon Mobil Corporation
 Kiwanis Club of Arlington
 Our Lady Queen Of Peace Church
 Philip L. Graham Fund
 PNC Financial Services Group
 Robert Paul Jones Co. LTD
 Temple Rodef Shalom Fund for the Community

DESIGNATE #8403

Charity Begins at Home... and in the Office

The United Way (UW) and Combined Federal Campaign (CFC) help 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.



A Tutor's Tale: Friendship Grows as APAH Resident Learns English

How do I teach her English so she can express herself better?

Tammy Summers knew what she was supposed to do. APAH's training program for tutors volunteering to teach English covered the entire basis. Learning sentence structure was a good start, a grammatical springboard for learning to communicate.

But how could she make English come alive?

Summers didn't have to worry. APAH resident Janette was so excited about learning she was able to incorporate the finer points of grammar into daily conversation, animating the process. Summers too felt eager to teach. "This opportunity gave me a chance to sit down and think about struggles immigrants go through when they come here," she says.

Summers always wanted to be a teacher, but ended up becoming a financial consultant instead. Her interest in volunteering at APAH stemmed from a class she took at Northern Virginia Community College on affordable housing — an issue she confronted when her apartment building turned to condos. Many professionals were forced out because of high rents.

She wondered how her 5-year old daughter would feel if she had to leave her home, her friends, and her school.

The lessons lasted an hour and a half and were held at different locations. Some were harder than others. Janette struggled with writing. The best way to practice, Summers figured, was to write letters to each other. "She wrote to me about what she did during the week," she says, "using adjectives, adverbs."

In class, they went over the letters and corrected mistakes. Summers worried that Janette may get discouraged. One time, she asked Janette to take a test on the computer so she could develop additional skills. "She was intimidated at first," Summers said. "I didn't want to her to feel bad when she got a wrong answer. But she was happy to do something different."

Her English is improving slowly but steadily. After 20 years of living in the US, Janette feels confident enough to ask her boss at the cafeteria for a promotion.

Despite the language barrier and cultural differences, Summers feels a strong connection to Janette. "We have so many similarities," she said "She is a single mom and so am I. We can relate on a lot of levels."




APAH resident teams up with tutor to learn English under Excel Program, setting an example of partnership and friendship.

The friendship is deepening. During one lesson, Summers brought her daughter to Starbucks to meet Janette. Shortly after, Janette invited Summers to her house to meet her daughter. "Unfortunately," says Summers, "she is a teenager so she wasn't there. But I wanted to see other parts of Janette's life."

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.

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