

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

homeward

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APAH Celebrates Columbia Grove Purchase— Adds 210 Affordable Apartments

APAH celebrated its latest acquisition, Columbia Grove Apartments, with a special ceremony September 24 attended by elected officials, community leaders and Columbia Grove residents. The event, sponsored by Citibank, was held at Columbia Grove Apartments, 1010 South Frederick Street in South Arlington.

Columbia Grove Apartments is the 12th property APAH has acquired. The 210 units in the complex bring the total number of apartments in APAH's portfolio to 410. As part of the dedication ceremony, County Board Chairman Paul Ferguson presented a special proclamation honoring APAH's longstanding efforts to preserve and promote affordable housing.

Deborah Adelman, president of the Citibank Commercial Real Estate group, praised APAH's efforts. "Making life better is the foundation of the commitment we make to communities where we do business," she said. "We are pleased to strengthen this commitment through Citibank Community Development's support of APAH and its efforts that bring communities together as part of its affordable rental housing acquisition process. Here, at Columbia Grove, we see the fine results."



APAH staff at Columbia Grove on Celebration Day. L to R: Martha Paschal, Judy Yoder, Helen McIlvaine, Douglas Peterson, Steve Loe, Jean Falvey

APAH Selected As Consultant to First Baptist Church Development

APAH was chosen to become the development agent for the First Baptist Church of Arlington, which is planning to build affordable housing in its property along with additional parking facilities—a move that also will hopefully increase membership in the parish. Like many churches in urban areas, First Baptist—located right across from the Metro—has lost many members because of limited parking.

"This is the oldest church in the county and it has the largest day care center," says APAH's Executive Director Douglas Peterson. "Church leaders have to find a way to modify the church and keep it alive. People quit coming to it because they couldn't find a place to park. Church leaders want to develop about 120 units, some of which will be affordable and others market rate. The rents will help defray the costs of owning the church."

Church officials want to keep the steeple and the day care center, and hope to build three stories of underground parking. APAH plans to meet with the neighboring civic association to get community input into the project's design and build grassroots support. "When we go into a neighborhood," says Peterson, "we are the new kids on the block. We never come in

Church officials want to keep the steeple and the day care center, and hope to build three stories of underground parking.

with the attitude that 'we know what's best for the neighborhood.' It's better, easier and more cost effective if you can build consensus early on so when the proposal goes before the county board the project can sail through."

APAH has secured predevelopment funding of about \$700,000 from the National Housing Trust and its consortia of lenders

including the Enterprise Foundation and the Washington Area Housing Trust Fund. As a consultant, APAH will continue to investigate permanent financing options.

It takes great leadership to bring about social change. APAH is devoted to ensuring low-income families and individuals can live in affordable housing. Because of APAH's hard work, the organization has become a trustworthy, influential and solid entity, known for its ability to take on large projects, make major acquisitions and win lender support.

APAH is a front-runner in the affordable housing market. APAH's staff, board of directors, development partners, residents, supporters and volunteers have played a key role in APAH's success because it takes a community to create and preserve affordable housing. We are pleased to welcome three new board members who are eager to secure affordable housing (see story on this page).

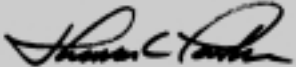
This year, APAH is celebrating its 15-year anniversary—and its accomplishments are significant. Today, APAH owns 410 affordable apartments and can offer hundreds of lower-income people the chance to live in a safe neighborhood, near shopping centers, good schools and transportation. Over the past year, APAH made great strides toward preserving affordable housing.

APAH just celebrated the purchase of Columbia Grove Apartments, adding 210 affordable apartments to a quickly depleting stock. APAH was also selected as a consultant to work on the First Baptist Church development, and its staff is drafting a proposal to redevelop Rosslyn Ridge Apartments into a 20 story high rise, housing 261 units and six 2-story townhouses.

All of APAH's properties have improved the quality of the neighborhood. The notion that affordable housing can be an asset to the community is now becoming a nationally known fact. The National Building Museum is hosting an exhibit on affordable housing, highlighting 18 well-designed projects from around the nation (see story on page 4).

Five years ago, APAH's board members set a goal of securing 600 affordable housing units by 2005. At the current rate, APAH will likely exceed that number. But APAH and its supporters are not sitting back. They have much larger goals in mind—especially when considering that, between 2000 and 2002 alone, Arlington lost over 4,800 affordable rental units.

Leadership requires foresight and courage. APAH is forging ahead, prepared to take on future challenges so that lower income Arlington residents can feel proud of where they live and create a better life for themselves.



Tom Parker

Three New APAH Board Members Add Diversity, Know-How To Team

APAH welcomes three new members to its board of directors: Thomas Penn, Carolyn Settles and Steve Weinstock. The skills each brings to the table are different—but what they all share is a deep concern about affordable housing in Arlington County.

Thomas Penn brings to APAH's board first-hand knowledge of how lack of affordable housing affects families. A former member of the Arlington School Board, Penn often visited parents at home. "Both parents were working full time to pay their rent and had no time to meet us at school," said Penn, who also served as chairman of Arlington's Tenant-Landlord Commission. "In some cases, younger children were left at home."

When asked to be on APAH's board, Penn was eager to help. "The fact that APAH was willing to set aside a large percentage of units for affordable housing when it wouldn't be difficult to rent all the units at market value raised my interest," said Penn. On a personal level, Penn makes his own contribution to affordable housing: He rents the first house he bought in Arlington to Section 8 tenants. "It's the one little thing I can do for my community."

The skills each brings to the table are different—but what they all share is a deep concern about affordable housing in Arlington County.

Carolyn Settles knows it's tough to build affordable housing in the county—but she also knows it's not impossible. Founder of Settles Associates—an interior architecture, design and facilities strategic planning firm—Settles brings to APAH expertise in the development process, zoning issues and financing. She is well connected in the Arlington business community and understands how the county works. When Settles went on a tour of APAH's properties, she knew she made the right decision by joining the board.

"I was so impressed by the sheer volume of projects the organization has done in Arlington," says Settles, who also serves on George Mason University's real estate committee. "That they were in fact able to purchase wonderful real estate for great prices is amazing, especially with such a small staff. APAH has shown that they are now legitimately able to handle large projects. I would like to lend my expertise and understanding to whatever assistance is needed."

As a commercial developer, Steve Weinstock, with Weinstock Properties, also understands the political process and financial difficulties involved in building housing. But he believes affordable housing is badly needed. "It's a problem people need to work on," says the former county planner who now develops retail stores in strip malls and other shopping areas. "I was a planner from 1975 to 1979, and even back then, in the 70s, affordable housing was an issue. It's always been an expensive community to live in."

Former vice-president of the board of the Arlington Art Center, Weinstock was eager to join APAH when asked because "it's the public civic spirited thing to do. I'm just another citizen active in the development community. I understand how hard it is to find development opportunities in Arlington. Nobody could have predicted the rise and appreciation in real estate values across the board."

APAH staff and board members welcome Penn, Settles and Weinstock to the board.

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.

Columbia Grove Resident Welcomes APAH As New Owners

When Yvonne Aiken, a 41-year-old mother and 15-year resident of Columbia Grove Apartments, heard that her apartment building was about to be sold, she worried about her future. "I thought to myself, I can't leave my neighborhood," she said. "I feel safe here and I love its convenient location. Plus, my child's sitter is within walking distance and there are plenty of great schools nearby."

But her fears about the "takeover" subsided when she met the new owners.

Last February, the Columbia Grove Citizens Association sent out an email announcing APAH's proposed purchase of the 210-apartment complex. An office manager who refuses to go on welfare, Aiken worried that the new owners would raise the rents and force out residents like her, trying hard to get ahead. "I trusted the former owners," she said. "So I prayed that the old landlords would not let the building go unless they knew that the people coming in would do just as well."

Her prayers came true. Early on, APAH's staff met with the tenants to introduce themselves. "That was an excellent gesture," she said.



L to R: Columbia Grove resident Yvonne Aikens, Deborah Adelman, President CitiBank Commercial Real Estate Group, Peggy Whiting, Columbia Grove resident

"They could have moved right on in." Shortly after, APAH did a survey of tenants' needs. "They went door-to-door to find out who was in each apartment," she said. "That was good too. There is a lot of overcrowding in this world. Then, they gave each resident a \$25 gift certificate to Giant. I wanted to receive that."

Aiken said that Paradigm Management Company has been responsive to tenants' concerns—taking nothing for granted. When she griped about the worn out indoor mats, Paradigm changed the carpet. When Aiken said tenants didn't know how to report problems, Paradigm asked her how the previous managers handled that issue. APAH managers then did the same thing—they posted notes on everyone's door with a phone number to call when problems arise.

A year after that first email, Aiken can now relax knowing that APAH is 100 percent behind her—and behind other residents who need affordable housing to pursue their dreams.

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?

- An estimated 7,000 of the projected 33,800 new jobs expected to be created in Arlington County between 2000 and 2010 will be low wage positions, according to the **COG Cooperative Forecast and the U.S. Bureau of Labor Statistics**. As more people move into the area, less affordable housing will be available. In fact, **George Mason Economist Stephen Fuller** calculated that about 4,375 new affordable units would be needed to serve these new workers.
- Arlington County lost over 4,800 affordable rental units between 2000 and 2002 due to increasing market rents and the renovation or demolition of lower cost apartment rentals in the private market, according to the **Arlington County Housing Division**.
- By 2010, Arlington County intends to provide assistance to priority households in the following proportions: 65 percent to families with children; 20 percent to the elderly; and 15 percent to persons with disabilities, according to the county's November 2003 report on **Arlington's Goals and Proposed Targets for Affordable Housing**.
- Arlington County requires nonprofit property owners to pay property tax, even if the property owned serves primarily low-income households.

National Building Museum Opens Affordable Housing Exhibit

America's architects are increasingly creating well-designed affordable housing, which helps house low-income families, as well as improve the value of the communities, according to Howard Decker,

Architects are now designing affordable housing that is fresh, robust, attractive and colorful—housing that can integrate into the communities and revive historic areas.

chief curator of the National Building Museum. The Museum is hosting an exhibit on affordable housing, entitled *Affordable Housing: Designing an American Asset*, by highlighting 18 well-designed projects from around the nation that portray the needs of tenants and emphasize the benefits of good design.

APAH staff, board members and community residents will visit the National Building Museum Monday, March 22, at 5:00 p.m., and take part in a curator-led tour. A reception will follow at the Casa Italiana in Washington, D.C.

"The design of affordable housing is being increasingly used to de-stigmatize the residences of low-income people," says Decker. "All my life, affordable housing has been a visible and, most often, unfortunate physical and social part of American communities." A bad design, he explains, is "anonymous." No distinction is made between public and private space. Badly designed housing also falls apart more easily and is unattractive and hard to maintain.

Architects are now designing affordable housing that is fresh, robust, attractive and col-

orful—housing that can integrate into the communities and revive historic areas. "A good design creates the notion of having an inside, semi-public space that is different from the public face of the street," he says. "You want to have a clear sequence of moving from public place to private space."

One project in the exhibit shows how the interior of a New York City building was converted from being dark and gloomy to bright and colorful by opening the spaces, using glass, light and color. The architect also redesigned the size of the apartments so the ones in the middle of the floor were different from the ones at the end of the hall.

Nearly 180 entries were submitted in response to the national call for proposals—all of which will be available in the museum's database, including photographs. The National Building Museum will be holding a day and a half long symposium focusing on affordable housing March 30 and 31. The forum will focus on how good design can act as a catalyst to social change.

AFFORDABLE HOUSING TID-BITS FROM THE NATIONAL BUILDING MUSEUM EXHIBIT

- FACT:** You'd need to build more than 250,000 units a year for over 20 years to close the housing affordability gap, according to the **Millennial Housing Commission, 2002.**
- FACT:** Nowhere in American can a household with one wage earner working at minimum wage afford a modest one-bedroom apartment, according to the **State of the Nation's Housing, Joint Center for Housing Studies, 2003.**
- FACT:** People who earn minimum wage (\$5.15 per hour) and pay 30 percent of their annual income for housing shouldn't have to pay more than \$257.50 a month in rent and utilities. The average monthly cost of a reserved parking space in downtown Washington, D.C., is \$280.
- FACT:** To afford the median fair-market price of a two-bedroom rental unit in the United States, a worker would have to earn a wage of \$12.47 per hour, 242 percent of the current federal minimum wage of \$5.15 per hour.

mark your calendar!

APAH'S UPCOMING EVENTS

- *Sailboat lottery raffle tickets and drawing will be held this spring.*
- *Affordable Housing: Designing an American Asset Exhibit will take place at the National Building Museum between February 28 and August 8.*
- *Lorcom Arms Renaming ceremony will take place in the spring.*

thank you notes

The following individuals have generously contributed to APAH between August 2003 and December 2003.

John A. Acton
 Brooke Alexander
 Bill & Joan Allen
 Anonymous
 Hank & Amy Appelbaum
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 Charlene N. Bickford
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 Margaret & Tom Leckey
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 Margaret Lorenz
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 & John Bohman
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 George & Jan MacDonald
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 William & Gladys Mann
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 Dan & Alice Nicolson
 Elroy & Dorothy Nieweg
 Barbara L. & Peter Olivere
 Monica Maxwell
 & Ilmar Paegle
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 Thomas & Marian Penn
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 & William Powers
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Arlington Community Foundation
 Arlington-Fairfax Hematology-Oncology, P.C.
 Church of the Covenant
 Citigroup Foundation
 John D. Claybourne, Inc.
 Miles and Martha Wedeman Fund

Reese/Sedinger Real Estate, LLC
 River House Apartments
 Rock Spring Congregational Church
 The Holladay Corporation
 Washington Workplace



Holiday Open House, December 17
APAH volunteer Kemp Wills and Jane Hammitt, Executive Director of Borromeo Housing

Happenings at APAH's Properties

Cameron Commons

APAH is working with the Langston Citizens Associations to fill the affordable housing vacancies at Cameron Commons. The apartments look great! Gas service installation is complete and renovation is underway within the first three first-floor apartments, as well as in the newly built, three-bedroom family apartment. The rest of the renovations will be done one floor at a time. Residents will either move to other apartments in the building or into a hotel until their homes are refurbished.

Columbia Grove

APAH purchased the 210-unit property and substantially increased the number of affordable apartments. (See story on page 1.)

Fisher House

APAH is seeking interim financing to renovate the Fisher House apartments—33 APAH-owned units in four buildings—and create more family-size apartments. Two architectural firms have made site visits to the Fisher Houses and will prepare proposals for the rehabilitation of the four Westover buildings. APAH is looking into the project's eligibility for tax credit financing in this year's cycle.

Lorcom Arms

Lorcom Arms will be renamed The Leckey Place Apartments to honor the memory of the much-loved community leader and great man Thomas P. Leckey, an APAH co-founder who passed away June 23, after devoting more than 30 years of his life to improving the lives of low-income people. "There are people who, through their own selflessness and hard work, deserve recognition on a grand scale," says APAH's Executive Director Doug Peterson. "It is befitting to rename the building The Leckey Place to commemorate the man whose commitment to affordable housing was crucial to APAH's success." A dedication ceremony will be held in the spring, amid blooming flowers and blossoming trees.

Rosslyn Ridge

APAH is updating the tenant relocation plan for the redevelopment of Rosslyn Ridge Apartments, a 22-unit APAH-owned garden apartment building. APAH proposed to develop a 20-story high rise, housing 261 apartments, and six 2-story townhouses, half of which would be reserved for people earning 60 percent of the median income. The proposal also includes 291 parking spaces. APAH is now conducting a tenant survey about the redevelopment to present before the Landlord-Tenant Commission—and will soon hold a tenant meeting. "It is taking us longer to get everyone on board," says APAH's Executive Director Doug Peterson, "because this is such an innovative approach. But we've garnered some support from the housing commission and other entities."

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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