

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

homeward

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APAH Celebrates 15th Anniversary of Providing Affordable Housing

APAH celebrated its 15th Anniversary "fiesta-style" on September 23, 2004, at the Rachel M.

Schlesinger Concert Hall and

Arts Center at the Alexandria Campus of the Northern Virginia Community College. With music by the DC Latin Jazz All-Stars and a Latino-flavored menu catered by Marco Polo Caterers, over 125 guests joined APAH's founders, board of directors, and staff in commemorating 15 years of providing safe, decent, affordable housing for low-and moderate-income families and individuals in Arlington County.

Executive Director Douglas Peterson presented Friend of APAH Awards to the following: Bill Fogarty of Walsh, Colucci, Lubeley, Emrich & Terpak, P.C., for Outstanding Pro-Bono Legal
 "APAH CELEBRATES" CONTINUES ON PAGE 4



Dolores Leckey with a little help from two of her children, Tom, Jr. and Celia Leckey, unveils the new sign for Leckey Garden Apartments.

APAH Focuses on Redeveloping Its Own Properties — not Purchasing Buildings

The value of real estate has risen so dramatically in Arlington that APAH has temporarily put off its search to purchase buildings in the county. But APAH's commitment to increase the number of affordable apartments in an area filled with luxury condominium and high-priced real estate is stronger than ever. Instead of buying buildings, APAH will build more units in the buildings it already owns.

"We will focus on redeveloping our properties rather than looking for new properties to buy," says APAH's Executive Director Douglas Peterson.

Such redevelopment is already taking place at Rosslyn Ridge. The 22 garden apartments in place at this APAH-owned property will be torn down and replaced with a 238 unit high-rise. In its place, by 2007, APAH will make

available 95 new affordable apartments, quadrupling the number of units previously offered to people who can't afford to pay higher rents.

Rosslyn Ridge was an ambitious project to take on – but it is by no means APAH's last one. APAH plans to add on affordable units to other properties as well. Staffers are pouring over local zoning codes, density regulations and other real estate ordinances so APAH can maximize use of its properties. To build up and out, APAH will have to get county approval. APAH has had a good track record in working closely with neighborhood groups to develop renovation plans.

Rosslyn Ridge was an ambitious project to take on – but it is by no means APAH's last one.

But some projects are more controversial than others. APAH is ready for the challenge that lies ahead. "We've already done the easy projects and those that are not controversial," Peterson said. "The projects we plan to take on in the future involve outside-the-box thinking. We don't know how neighborhood groups will

"REDEVELOPMENT" CONTINUES ON PAGE 5

president's letter

A mark of an organization's success is its ability to quickly respond to market pressures, change its course and spring into action. When real estate property values skyrocketed in Arlington, APAH began to shift its focus from buying buildings to constructing new apartments in its own properties. APAH will explore other development possibilities when it begins its long-range planning process over the next few months.

When I chaired the strategic planning committee five years ago, APAH was celebrating its 10th Anniversary. At that time, APAH owned 200 affordable apartments and was still viewed as the "new kid on the block." The need for affordable apartments was so dire that APAH's leaders felt they had to take more aggressive measures to ensure community residents were not forced out by high rents.

The five-year strategic plan was developed. APAH's goal: To triple the number of apartments it purchased or renovated to 600.

The task was an uphill battle – but APAH was prepared for the climb.

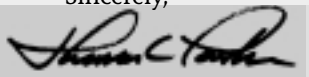
APAH forged ahead and exceeded its own goals. APAH's purchase of Columbia Grove and its redevelopment of Rosslyn Ridge to a high-riser significantly increased the number of affordable apartments APAH held in its inventory. Its ability to broker complex financial deals, manage larger projects and mediate agreements with community groups has placed APAH as a leader in the community.

Today, APAH is positioned to buy larger properties, but there are few, if any, affordable properties to buy. Prices have escalated almost beyond financial feasibility or common sense. Once again, APAH must look inward for direction. The strategic planning process APAH is about to embark on will give the organization a chance to assess its strengths and weaknesses and to develop a plan of action for the next five years.

APAH just celebrated its 15th anniversary. Its success in the housing industry is largely due to the devotion and commitment of APAH's supporters – including people like you, its board members, staff, county officials, volunteers and advocates. APAH staff and board members extend a special thank you to hundreds of people who have backed the organization through hard times.

APAH has come a long way in preserving affordable housing – but it still has a long way to go. APAH will continue educating consumers, public officials, business leaders and other organizations about the importance of keeping rents low so longtime residents aren't forced to move away and teachers, nurses and other professionals can live in the communities where they work.

Sincerely,



Tom Parker

PART ONE OF TWO

Advocates Get Tips at Leckey Forum on Educating the Public About Affordable Housing

You want public officials to support affordable housing? Tell them that high rents are forcing firefighters, nurses and other government workers out of Arlington in search of cheaper rents. Explain to them in plain English what 60 percent of the median income really means, and use different words to describe "affordable housing" so they don't confuse it with public housing.

These are some of the suggestions made by housing advocates who attended the Research to Action Conference and Leckey Forum, held last fall at George Mason University. The conference was sponsored by the Alliance for Housing Solutions (AHS), a broad-based coalition formed to educate the public about affordable housing, promote "best practices" from around the country and bring together county leaders and affordable housing organizations.

"The conference was a great success," said Jack Cornman, principal with Consultants on Purpose and a member of AHS. "We had about 100 people, many of them national experts, who spoke about the nature of the affordable housing challenge and what approaches we could take to begin solving it." Over the next year, participants agreed to focus on public education, and actions they can take at the state and local levels to promote affordable housing.

Educating government officials and other advocacy groups about the effect affordable housing shortages have on the economy is key to moving the issue forward, said Douglas Peterson, executive director of APAH, one of AHS' founders. "The affordable housing crisis doesn't affect just traditionally lower income families," he says. "Teachers, firefighters and working professionals are also feeling the crunch. These are the people who make our government work," he says.

"It's important to have them living close by. If they move to Fredericksburg, they'd have to get into their cars and drive in every day. That "LECKEY FORUM" CONTINUES ON PAGE 3

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.

Leckey Forum

CONTINUED FROM PAGE 2

affects pollution, adds to congestion. If they quit their jobs, employers here are left in a lurch. Services will begin to drop because companies can't find qualified people." Peterson agreed with conference participants that a more effective public education campaign was key to moving forth the affordable housing agenda.

To get public support for affordable housing, for instance, activists should forge relationships with other advocates. Clean air activists, for instance, can tell legislators that high rents are contributing to pollution because people forced to move further out have to commute longer distances. Business leaders can point out that they're having trouble finding qualified employees since so many of their workers move out of the area to find cheaper rents.

Activists seeking to educate the public about affordable housing issues should also consider the following tips AHS participants suggested:

- Listen to the concerns of homeowners opposing affordable housing projects in their neighborhoods. For many, their homes are their largest investment.
- Focus on getting the faith communities involved in the issue.

- Get private and public sector employers involved in the issue – i.e., school board and administrations, health care providers, hotel executives.
- Engage young people in the issue, particularly around the issue of home ownership.
- Develop and present basic courses on the issue to groups in the faith communities and others.
- Build on the Arlington Chamber of Commerce resolution supporting affordable housing.
- To get attention, explain that this issue is a crisis which affects the entire community.
- Include housing that is affordable for people making under \$20,000.

To get public support for affordable housing, for instance, activists should forge relationships with other advocates.

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Part II: Best Practices to be in next issue of Homeward

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?

- **Where Is Workforce Housing Located?** A study by National Association of Home Builders looked at housing affordability in the 25 largest metro areas in the United States for teachers, police, nurses and retail sales persons. Relying on 2000 Census figures, the study examined which census tracts are affordable to households supported by someone working in that profession.

In a few areas, virtually all homes are priced beyond the reach of households that rely on the salary of a teacher, police officer, nurse or retail sales clerk.

In most areas, police officers, teachers and nurses can afford homes in only less than one-half of the census tracts.

Workers in retail sales have a tough time buying a reasonably priced house in virtually all areas. Affordable rentals are just as difficult to find.

- A proposal for Fairfax County to subsidize affordable housing directly through real estate taxes is gaining attention and support among county supervisors, according to a Washington Post article. The plan calls for dedicating \$17.5 million annually to keep 1,000 units of housing at affordable rental rates – an amount equivalent to a penny on the real estate tax rate, which is \$1.13 per \$100 of assessed value. Since 1997, the county has lost 1,300 affordable units, some of which have been turned to luxury housing.

More Than Housing Needed to Help People Become Independent

Virginia Patton knows that tenants who sign a lease to move into one of APAH's properties often feel they got a new lease on life. But APAH's new resident services coordinator also knows that tenants need more than a roof over their heads to thrive and become self-reliant. Some people need jobs skills, while others need financial counseling. Some need parenting skills, while others need help with childcare.

With a grant from the Eugene and Agnes E. Meyer Foundation, APAH hired Patton to help residents tackle everyday challenges so they can face a brighter future. "Over the years," says APAH's executive director Douglas Peterson, "we determined that many of the people living in our units need help with other aspects of their life so they can function better and get up to speed. By hiring Virginia we are closing the loop. The goal for our residents is that they move on. We don't want to keep them in a perpetual state of need."

Patton is eager to take on the challenge and is spending much of her time talking to tenants to find out what kinds of services they need to improve their lives. She is also developing partnerships with other Arlington-based organizations to "bridge the gap and provide services and programs that enrich the experience for residents," Patton explains. Below are a few examples of programs Patton is now offering residents.

COMPUTER DISTRIBUTION. Patton is working with an organization that refurbishes computers and donates them to low and income people. Patton will soon be handing out applications to APAH residents so they can apply to receive free computers. She will then look into enrolling the residents in computer and Internet classes.

FINANCIAL SEMINARS. Patton is partnering with Citibank to offer financial seminars to residents so they can better budget their funds. "That's part of becoming financially viable," she says. "They can learn how to do online banking, get information about retirement planning and find out how to open up banking accounts." These financial seminars, Patton said, will be offered in English and Spanish.

READING CONNECTION. Books open up windows to the world. Patton is meeting with a group that sends volunteers into the community to read to children. "They do reading circles," she said, "a volunteer comes to read to the children, and they also hold a parent education workshop." One of those workshops, for instance, focuses on how parents can read to their children and emphasizes how reading enriches children's lives.

APAH Celebrates

CONTINUED FROM PAGE 1

Assistance; Ernest Skinner, Community Relations Director of Citibank, for Outstanding Individual Corporate Supporter; Citibank, N.A. for Outstanding Corporate Supporter; and to Kemp Wills for Outstanding Volunteer Service.

The highlight of the evening was the dedication of Leckey Gardens, renamed for the late Thomas P. Leckey, an APAH Founder. Dolores Leckey reminisced about APAH's early days, and then she and her children unveiled the new sign for the property (formerly named Lorcom Arms).

First Baptist Church Plan Approved – With 70 New Affordable Housing Units

APAH is planning to submit a low-income tax credit application to the Arlington County Board to help finance the development of the First Baptist Church of Clarendon project—a mixed use church and residential development that will create 70 new affordable housing units near the Clarendon Metro Station. "APAH's role will continue to be the development agent for the church," according to Helen McIlvaine, APAH's director of development.

Proposed by First Baptist Church, the Views would create 116 new residential units—60 percent of them affordable—rebuild the church and retain an education building that houses the County's largest childcare center. The Board approved a 10-story building, seven feet lower than originally proposed, and a \$4.5 million loan from Arlington's Affordable Housing Investment Fund. The loan will be repaid at 3.5 percent interest.

Getting board approval for the project was not easy. In its resolution, the board directed the county manager to hold roundtable meetings to inform citizens and provide a venue for people to give input on the project. "We had about 9 months of community meetings," McIlvaine said. "We were able to negotiate many of the differences." The Lyon Village Civic Association, for instance, opposed the project, because of its height. Result: The building's height was lowered.

"CHURCH PLAN APPROVED" CONTINUES ON PAGE 6



The founders of APAH, Jack Sweeney, Jean Sweeney, Bill Nary, Dolores Leckey, Joe Wholey, Midge Wholey

thank you notes

The following individuals have generously contributed to APAH between September 2004 to and February 2005.

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Anonymous
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Rita J. Bamberger
Caral Mehling Bennett
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Ric & Anne Blacksten
Carolyn V. Boaz
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Gerard & Frances Brannon
Jim Breiling & Betty Byers
David W. Briggs
David & Ann Broder
Robin & Michael Broder
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Roger Brown
John & Christina Bryans
Vincent & Joan Cardella
George & Lynda Carlson
Eva Marie Carney
Col. & Mrs. William Carr
Eric & Dianne Carroll
Cecilla Cassidy
Eric & Linda Christenson
Dorothy & Frederic Clarke, III
John & Grahame Coffey
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Judy Connally
Dorothy Cormany
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Mary E. Donnelly

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Mimi Fitzgerald
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Carrie Johnson
Art & Vivian Kallen
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Ruth & Herschel Kanter
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AHC, Inc.
Arlington Presbyterian Church
Bean, Kinney & Korman
Citicorp/Citigroup
Clarendon Presbyterian Church
Combined Federal Campaign
D&D Lawn Service, Inc.
Enterprise Social Investment Corporation
Kiwanis Club of Arlington

Eugene and Agnes E. Meyer Foundation
Just Give.org
Riggs Bank N.A.
Rock Springs Congregational Church
Tidewater Research Foundation
United Way
Miles and Martha Wedeman Fund
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Lloyd Mostrom
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Alvin W. Smuzynski
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Patricia Tiernan
Stephen & Regina Trodden
Daniel & Jeannette
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Karl & Luella Vannewkirk
John & Mary Vihstadt
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Kathleen L. Webb
Willard & Anne Webb
Dianne Welsh
Anthony & Sandra Wheeler
Dennis Wholey
Joe & Midge Wholey
Megan Wholey
Mike & Mary Kay Wilson
Malcolm & Cheryl Ann Young
Bruce Zavos

Redevelopment

CONTINUED FROM PAGE 1

react. But we are confident that we will continue working with them to gain their support."

Over the past 15 years, APAH has purchased apartment buildings throughout Arlington County – mostly smaller properties. Last year's purchase of Columbia Grove doubled the number of affordable housing units in APAH's inventory to

410 apartments. But property values in Arlington increased by 24 percent last year alone, making it nearly impossible for APAH to match even the lowest bid to purchase a property.

"The price of doing business has tripled," said Peterson. "Non-profits simply can't afford to buy any buildings right now. The fact that people are paying such exorbitant prices for properties further solidifies APAH's position that we have to redevelop properties in the metro corridor." In addition to adding on units to its own buildings, APAH will continue to work as a consultant to other organizations seeking to develop affordable housing in their own properties.

Happenings at APAH's Properties



PHOTO: ROBERT ALLEN STRAWN

APAH President Tom Parker and Executive Director Doug Peterson along with Randy Anderson and Kerry Donley, of Virginia Commerce Bank, celebrate the Opening of the new addition to Cameron Commons Apartments.

Cameron Commons

Renovation and new construction of Cameron Commons – purchased by APAH in 2001 – was completed in 2004. APAH and the Highview Park neighborhood developed a construction plan for renovating the existing apartment and building the adjacent new section, consisting of five three-bedroom town homes. One town home is handicapped accessible. Virginia Commerce Bank, which financed the construction, also hosted a grand opening celebration at the property in February.

Fisher Houses

APAH began evaluating plans to refinance, renovate and expand these four existing garden apartment buildings. Working with an architect and financial partners, APAH hopes to submit a

tax credit proposal this year. Some units will be turned into two and three bedroom apartments to accommodate larger families.

Lorcom Arms Apartments

Lorcom Arms was renamed **Leckey Gardens** during APAH's 15th Anniversary Celebration in September. The name change and rededication honors the memory of the much-loved community leader, Thomas P. Leckey, one of APAH's founders and its first president, who devoted more than 30 years to improving the lives of low-income people.

Rosslyn Ridge Redevelopment

After much negotiation and collaboration, the Arlington County Board approved the Rosslyn Ridge Redevelopment last July. Through a creative use of maximizing site density coupled with transfer of density rights from an adjacent property, APAH will redevelop Rosslyn Ridge from a 22-apartment property to a 228-apartment property, 95 of which will be reserved for low-income people, including six apartments that will serve extremely low-income families.

Church Plan Approved

CONTINUED FROM PAGE 4

The Board also retained lower-density zoning along the back of the church property, to provide a buffer to the existing residential neighborhood. The county, said McIlvaine, supported the project because it was eager to create more affordable housing. "What appealed to the county," said McIlvaine, "was that they don't often get a project that will create so much new affordable housing. There was motivation to try to figure out a way to get as much compromise as possible."

Of the 70 affordable units, 64 will be available to families who make 60 percent of the Washington DC area's media income or \$52,000 for a family of four; six are affordable at 50 percent of median income or \$43,500 for a family of four.

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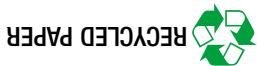
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