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***What I Call Home—Illustrations from the 10-Year Old Winner of the Fay Parker Art Contest***

*"My house is important to me because it keeps me safe from the coldness. That's so I won't get sick. My house protects me. If people didn't have houses they'd be living on the streets. I thank God for inventing houses."*



Plain, simple words from 10-year-old, Jennifer Martinez, a resident of Leckey Gardens Apartment, winner of the First Annual Fay Parker Art Contest. Her picture too is simple, representing the safety and comfort of a house with the sun above it.

A fourth grader at Key Elementary School, Jennifer started drawing two years ago. When she grows up, she wants to be an artist—or an FBI agent. While she contemplates a life of



espionage, she will take an art class at the Arlington Art Academy, the prize of the contest.

In December, APAH, along with the Arlington Artist Alliance, held its first annual art contest for residents

ages 3-18 years old. Participants were asked to draw a picture with the theme of "What I Call Home" depicting their impressions of what their home looks like or means to them.

The contest is named after Fay Parker, beloved wife of former APAH president, Tom Parker. Fay was a resident of Arlington County and a member of the Arlington Artist Alliance. She was an artist devoted to supporting the Arts in and around Arlington. The APAH annual art contest is intended to honor her memory.

**APAH to Take Over Ownership of 112-Unit Courthouse Crossings**

APAH's first major task after it incorporated in 1989 was to ensure that the owner of Courthouse Crossings rented 61 of its 112 garden-style apartments to low- and moderate-income residents. Arlington County approved the project on the condition that the five buildings be sold to a nonprofit 15 years later.

When APAH acquires the apartments in 2006, it will convert the rest of the market rate units into affordable housing. The Arlington County Board approved transferring the purchase rights for Courthouse Crossings from the County to APAH, adding 51 units of affordable housing to the county's stock, meeting 10 percent of the 400 unit goal this year.

"For ten years," says APAH President Douglas Peterson, "we've been monitoring Courthouse Crossings to ensure compliance regarding income qualification of tenants. This is the project that got APAH started. Now, we finally get to acquire it."

Securing affordable units in the Metro corridor is a "significant achievement" for the Arlington community, says County Board Chairman Chris Zimmerman. "This demonstrates our commitment to addressing the afford-

"OWNERSHIP" CONTINUES ON PAGE 6

**NEW STRATEGIC PLAN GUIDES FUTURE:**

**APAH to Triple Inventory by 2010 — Creating 1,165 Affordable Units for Arlington's Housing Stock**

APAH is taking unprecedented steps to safeguard affordable housing in Arlington County by making a commitment to triple the number of apartments it owns over the next five years—holding an inventory of 1,165 apartments. Instead of purchasing new buildings, APAH will redevelop its own properties, offering a mixture of both affordable and market rate apartments to people unable to afford high rents. Resident services programs will also be expanded so residents can improve their skills, get better jobs and become more self sufficient.

The 5-year Strategic Plan, adopted by APAH's Board of Directors earlier this year, calls for adding 755 units to the 410 units APAH holds in its inventory. "Our goals over the next

"NEW STRATEGIC PLAN" CONTINUES ON PAGE 5

# president's letter

Dear Friends,

It is an honor to be selected by the APAH Board to serve as its President for 2006. I wish to express my thanks to the Board for this vote of confidence. Over the past five years, I served on APAH's Education Committee with the responsibility of promoting affordable housing. Because of your efforts, affordable housing is now a major policy issue in our community. Can Arlington County retain its traditional character of a diverse family-oriented place to live? While your advocacy to elevate this issue before the community and its leaders has been very successful, implementation continues to be a challenge for all of us.

APAH's ambitious five-year plan is to triple the number of its affordable units from 410 to 1,200. Under the leadership of APAH's past president Tom Parker, APAH for the first time was able to preserve a large number of existing affordable apartment units with the acquisition of Columbia Grove, a 210-apartment complex. Prior to this APAH's acquisitions were smaller buildings of under 30 units. APAH is in the final stages of two major projects. One is the acquisition of the Court House Crossing apartments, which will preserve 112 units in the Metro corridor. The other is the construction of a 228-apartment complex on Roslyn Ridge, with 95 affordable units, that will replace APAH's 22-unit garden apartment. With both projects in the Metro corridor, these projects present major financial challenges in preserving and developing affordable housing.

**APAH is in the final stages of two major projects. One is the acquisition of the Court House Crossing apartments, which will preserve 112 units in the Metro corridor. The other is the construction of a 228-apartment complex on Roslyn Ridge, with 95 affordable units, that will replace APAH's 22-unit garden apartment.**

While APAH's founders provided a solid foundation upon which to grow, today's rapidly escalating real estate and construction costs make the acquisition of new properties and/or the redevelopment APAH's existing properties far more difficult.

We need your support now more than ever. While there are limited opportunities to acquire new properties, APAH wishes to be in a solid financial position should the occasion present itself. Also, APAH, at the same time, wishes to redevelop its own properties to increase the number of its affordable units where possible.

We thank you for your support and request that you continue to spread the word to others and especially to remember APAH when making a contribution to the United Way or Combined Federal Campaign (Designation Code 8403).

Sincerely,

*Richard J. Herbst*

Richard J. Herbst, President

## LECKEY FORUM UPDATE

# Strategies for Preserving Affordable Housing Developed at Leckey Housing Forum

Developers are having a heyday upgrading apartments into luxury units and replacing rentals with high-priced condos.

What can government officials and advocates do to preserve the affordable housing supply?

Over 150 government officials, housing advocates and developers asked these questions and brainstormed solutions at the Third Annual Thomas P. Leckey Housing Forum, held December 3, 2005, at George Mason University. Participants attending *Saving Housing That's Affordable*, sponsored by the Alliance for Housing Solutions (AHS), broke out into small groups after formal presentations to devise ways to keep rents from skyrocketing.

"This year's focus," says Jack Cornman, principal of Consultants on Purpose and a member of AHS, "was on what can be done to preserve existing units. Developers talked about economic pressures they face. One problem, for instance, is the cost of operating and maintaining apartments, including the cost of personnel. We focused on how we can help owners meet those added costs."

Priorities small groups suggested:

- Identify buildings most likely to be converted and help tenants buy units..
- Tap real estate transfer tax receipts throughout the state to support affordable housing.
- Support increased density in return for affordable units.

More information on the conference can be found in the following website:

**[www.allianceforhousingolutions.org](http://www.allianceforhousingolutions.org)**

## 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.**

## APAH-Sponsored Seminars, Tutors, Donations

APAH residents can count on having a roof over their heads—and on getting the support they need to get ahead and reach for the sky. Through its Residents Services Program, APAH is reaching out to over 1,200 residents, offering them educational, financial and other services.

No more stuffy textbooks that teach outdated English. In APAH's one-on-one ESL tutoring program, **English Excel!** residents will meet volunteer tutors at coffee shops, libraries and other nearby locations to learn conversational English. APAH is actively recruiting volunteers committed to working with residents for six months in this program, which was developed under a grant from the Arlington Community Foundation.

Navigating the immigration process can be daunting—and dangerous. APAH residents attended a workshop led by **Just Neighbors** to learn how to maneuver around government bureaucracies, access benefits to help them become more productive and successful—and steer clear of shady “experts” offering legal services.

A 60-year old APAH resident never imagined she'd own a computer and learn how to “surf the net” as they say. Now, with her own

computer obtained through Resident Services, she is doing just that! Many APAH residents are receiving donated computers from **First Time Computers**, an organization which collects, refurbishes and gives computers to people who need them. APAH's goal is to collect two computer donations every two weeks.

APAH residents and their children can now spend a long lazy afternoon reading books donated by **Books for America**, an organization that distributes donated new and used books to children and adults. APAH is pleased to be involved in a program that is making great strides in fighting illiteracy. Each book children pick leads to a new chapter in their lives.

*Many APAH residents are receiving donated computers from First Time Computers, an organization which collects, refurbishes and gives computers to people who need them.*

## COMMUNITY RESOURCES

### To learn more about APAH

Arlington Partnership for Affordable Housing  
703-276-2657 [www.apah.org](http://www.apah.org)

### For information on renting or maintenance of an APAH property

Paradigm Management Co. 703-528-8151 or 703-528-7200

### Housing Assistance

Housing Grants	703-228-1350
Housing Services — Section 8	703-228-1450
Emergency Winter Shelter	703-228-3935
Homeless Services	703-228-1350
Home Ownership Assistance (AHOME)	703-527-3854
Clothing/Household Items	703-548-4227
Fuel and Energy/Utility Assistance	703-558-0035

### General Information

Arlington County Information and Referral	703-228-3000
TTY Hearing Impaired	703-228-4611
Arlington United Way	703-522-0606
Arlington Public Schools	703-228-6000

### For Emergencies

Fire, Police, Ambulance	911
For non-emergencies	703-558-2222

## did you know?

- Families earning \$54,000 in 2005 could afford to rent only 23 percent of Arlington County's apartments—down from 52 percent five years ago. Why? Rents increased an average of 34 percent from 2000 to 2005, according to Arlington County government.
- Households with incomes between 40-60 percent of the Area Median Income can afford to pay rent at only 13 percent of the county's apartments.
- To afford a two-bedroom apartment anywhere in the country, individuals must make at least \$15.79 an hour, according to the National Low Income Housing Coalition. Yet the Federal minimum wage remains \$5.15 an hour.

Heavy traffic and expensive rentals may affect the Washington area's economic development as residents become dissatisfied with quality of life, according to a Gallup Organization survey sponsored by Greater Washington Initiative. Only 9 percent of respondents said apartment rentals are reasonably priced and traffic wasn't a problem.

# Developers Will Support Affordable Housing Under New County Plan

Developers will partner with Arlington to preserve and create affordable housing throughout the County. Under a plan recently approved by the Arlington Affordable Housing Roundtable, developers have four options they can select from to comply with new requirements.

Developers can provide on-site units, off-site units nearby, off-site units in Arlington County, or make a cash contribution to the County's Affordable Housing Fund. Donation amounts will vary depending on project size. Arlington County Board Chairman Jay Fissette congratulated Roundtable members for their commitment to finding a solution to this challenging issue.

*Developers can provide on-site units, off-site units nearby, off-site units in Arlington County, or make a cash contribution to the County's Affordable Housing Fund.*

"All affected parties sat at the table and the compromise plan is fair," he said of the six-month process. "The Arlington community will benefit from additional affordable housing resources and a more streamlined development process." The Board created the Roundtable on May 7, 2005, to brainstorm solutions to the affordable housing crisis. Twenty-three members were appointed to serve at the Roundtable—APAH was the only nonprofit developer.

Having reached deadlock last October, the Roundtable created a working group to negotiate a compromise proposal, which was unanimously approved by the larger group.

## CHANGES AT THE HELM: *APAH Welcomes New Board Members*

This year brings changes to APAH's Board of Directors. Longtime board member, **Richard Herbst** assumes the position of President and Chair of the APAH Board. New officers include **Carolyn Settles**, Vice-President, and **Rita Bamberger**, Secretary. **Doug Dowling** continues as Treasurer.

Farewell and thank you to outgoing board members **Jim Shea** and **Paul Timpane**. We offer them our best wishes, as well as our sincere thanks for the time and effort they gave in support of APAH's mission to provide safe, decent and affordable housing to low-and moderate-income families and individuals in Arlington.

A very special thank you to **Tom Parker**. During his 3-year term as president, Tom oversaw the growth of APAH as an organization and, more importantly, a tripling of APAH's inventory of affordable units. Tom served as President and Board Chair with distinction and grace. The staff cannot thank him enough for his guidance and support over the years. We are pleased that Tom will remain on the board as a director.

### **Other Board members:**

Randy Anderson	Thomas Penn
Brad Coyle	Elizabeth Perry
Jane Hammitt	Scott Ritter
Alice Hogan	Steve Weinstock
Tom Parker	Midge Wholey

## at a glance

**What you can do to help create and preserve affordable housing? Virginia Housing and the Campaign for Affordable Housing offer these suggestions:**

- Educate yourself, your neighbor and coworkers about the importance of having affordable apartments.
- Support public awareness efforts.
- Write letters to the editors of local newspapers about the shortage of affordable housing choices in your community. (Few people can afford to live here so they move out.)
- Attend candidate forums for local and state elections and ask candidates to state their position on expanding affordable housing options for working people.
- Support reform of zoning ordinances and planning codes that protect affordable housing.

## **DON'T HESITATE TO DESIGNATE! APAH #8403**



**THANK YOU FOR YOUR SUPPORT!**

# thank you notes

The following individuals have generously contributed to APAH between October 1, 2005 and January 31, 2006.

John A. Acton  
*Catherine Allegra*  
& *James Tanner*  
*Bill Allen*  
*Karen & Kent Allen*  
Anonymous  
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Richard & Jean Barton  
Jeff Bartos  
Katherine Beysseance-Erler  
& Richard Erler  
Harlow &  
Charlene N. Bickford  
Ric & Anne Blacksten  
Joseph J. Bonsignore  
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Gerard & Frances Brannon  
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David W. Briggs  
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George & Lynda Carlson  
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Michael Caudell-Feagan  
John & Grahame Coffey  
John M. Cornman  
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Joseph S. Wholey, III  
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Paul Hegland &  
Kristen Puckett  
Dolores Leckey  
John & Myra Leckey  
Margaret & Tom Leckey  
Joan S. Leonard  
Louise Van Horne  
& John Bohman  
Theodore & Willa Lutz  
George & Jan MacDonald  
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Barbara McKittrick  
Martin & Patricia McLaughlin  
Darlene Mickey  
& David Permit  
Martha Ann Miller  
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& Blair Reischer  
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Patricia Tiernan  
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Jeannette Vanbellegem  
Karl & Luella Vannewkirk  
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Andrew Wenchel  
John White  
Dennis Wholey  
Joe & Midge Wholey  
Douglas L. &  
Jeanne M. Williams  
Ronald O. Wise  
Gary J. & Cheryl S. Wright  
Bruce Zavos  
*Contributors listed in italics made gifts in memory of Joan Webster Allen*

## New Strategic Plan

CONTINUED FROM PAGE 1

five years are ambitious, "says Douglas Peterson, APAH's president. "But we are confident we can achieve them as we look to redevelop our properties. We will continue spending time identifying potential deals, but our focus will be to do more with what we have."

Converting Rosslyn Ridge from a 22-apartment building into a 228 unit high rise is APAH's most dramatic attempt at stretching its resources and giving a boost to the affordable housing supply. Plans are also underway to expand other apartment buildings, construct townhouses adjacent to APAH's properties and convert smaller units into two- and three-bedroom units.

APAH faces new challenges as it moves into construction, adds Jack Cornman, principal of Consultants on Purpose, who facilitated the strategic planning process.

Additional staff will be needed to oversee construction work and manage assets, said Cornman. "Watching a building go up is different and more difficult than rehabilitating existing buildings. Projects will be more complex and need for tenant services will increase." The strategic plan calls for hiring additional staff, including a director of development to help with fundraising.

Organizations go through changes as they mature, Cornman adds, setting in place formal systems to monitor projects, manage staff and keep track of administrative functions. APAH is stepping up its operation to handle its growing business.

The following organizations have generously contributed to APAH's Fund-Raising Campaign between October 1, 2005 and January 31, 2006 either by matching an employee's contribution or by awarding an operating grant directly to APAH:

Arlington Community Foundation  
Arlington Presbyterian Church  
Citigroup Foundation  
Clarendon Presbyterian Church  
D&D Landscaping, Inc.  
Enterprise Social Investment Corporation  
Rock Spring Congregational Church  
Tidewater Research Foundation  
*U.S. News & World Report Editorial Staff*  
Miles and Martha Wedeman Fund

## Happenings at APAH's Properties

### Cameron Commons

APAH completed construction of five new apartments in the High View park neighborhood. All new units have three bedrooms, and one is handicapped accessible.

### Carlyn Springs/Queens Court

APAH finished refinancing these properties to prepare them for redevelopment.

### Columbia Grove

APAH expects to construct five new apartments at Columbia Grove to be used as "transitional housing." As its owners, APAH will lease the units to an Arlington social service organization responsible for running a program to help safeguard abused women.

### Fisher House

Thirty-three apartments in four buildings will be completely refurbished in the renovation project funded through a tax credit allocation administered by the Virginia Housing Authority. Sixteen of the one bedroom units will be converted into two bedrooms and another into three-bedrooms.

### Rosslyn Ridge

Construction is expected to begin on the redevelopment of a 22-apartment building into a 228-apartment complex, with 95 units reserved for low and median income residents. All Rosslyn Ridge residents have been relocated to new homes. Six of these units will be reserved for extremely low income people with physical disabilities, along with their families. APAH hopes to finance these through low income housing tax credits and tax exempt bond financing.

## Ownership

CONTINUED FROM PAGE 1

able housing challenges." All 112 units, he says, will be affordable for 60 years.

APAH will replace plumbing, put in new roofs and make structural repairs. Each apartment will receive kitchen and bathroom upgrades, as well as new windows and water heaters. Renovation is slated for completion within the next year and a half.


The County will provide a \$16.7 million bridge loan to help APAH purchase the property. A long-term County loan of \$9.1 million will allow APAH to get permanent financing and renovate existing apartments.

Three-fourths of the apartments have more than two bedrooms, ideal accommodations for families.

## 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](mailto:apah@cavtel.net), or visit our web site at [www.apah.org](http://www.apah.org).

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Douglas Peterson	.....	Executive Director
Martha Paschal	.....	Director of Real Estate
Steve Loe	.....	Chief Financial Officer
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