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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

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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

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

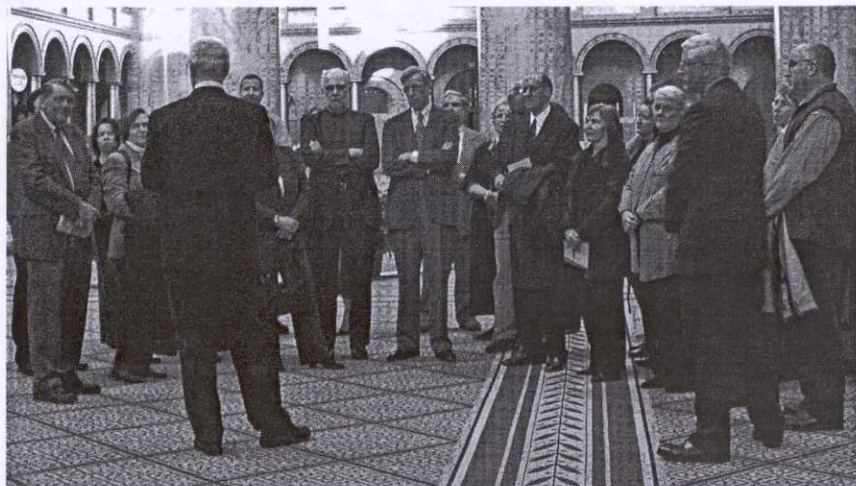
When the Computer Technology Center (CTC) opens its doors in early 2005, residents of APAH-owned Lorcom Arms and the surrounding community will be able to go online to look for jobs, take computer and internet training classes, attend job skills workshops and sign up for English As Second Language courses. 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.