



Grand Opening of The Terraces at Arlington View

AHC Inc. held a grand opening of The Terraces at Arlington View, a \$40.8 million redevelopment of an affordable housing community located on the eastern end of Columbia Pike, at 1420 S. Rolfe Street in Arlington, Virginia.

The Terraces includes 77 affordable apartments and more than doubles the number of homes from the previous building. The Terraces houses families earning between 30% and 60% of the Area Median Income (AMI).

The building includes 15 three-bedroom apartments, 47 two-bedrooms, 14 one-bedrooms, and one studio apartment. Eight homes have been set aside for Arlington County's Permanent Supportive Housing (PSH) program, which provides the opportunity for residents with disabilities to maintain their housing and pay no more than 30% of their income towards rent.



The Gussepe family was the first to move into their new home at The Terraces.

The new community features many sustainable elements, including 190 solar panels, a green roof to support stormwater management, and electric vehicle (EV) charging stations. The building also includes a new community room, fitness room, courtyard, leasing office, and resident services onsite space.

Increasing Digital Equity at Five Maryland Properties

AHC recently installed 26 computers and multiple printers at five of AHC's Maryland-based communities: Charter House, Greenspring Overlook, Barclay Greenmount, Union Rowe, and MonteVerde. This is another critical step towards our goal of breaking down the digital divide and building equity across all our properties.



"This addition to our Maryland communities will help with our goals to unite residents, provide access to help support economic mobility, and encourage academic excellence and personal growth in a safe environment," said Susan Davidson, VP of Resident Services at AHC.

As part of AHC's efforts to break down the digital divide and create digital equity, every apartment also has free Wi-Fi.

This new building is phase one of a larger redevelopment plan. A second phase for The Terraces at Arlington View will eventually bring redevelopment of AHC's other buildings on the west side of S. Rolfe Street, providing more brand-new homes to the community.

Resident Services



AHC Celebrates 2023 Graduates

Family, friends, and mentors recently celebrated the 37 graduates of AHC's College & Career Readiness (CCR) program.

The graduates received acceptance from 156 out of the 257 schools they applied to and received \$13.3 million in gift aid and scholarships from those schools – a new record for the CCR program. All the students are the first generation in their families to reach this educational milestone.

The keynote speaker was Lara Mohamed, who is headed to Yale University to study global affairs. She received a Jack Kent Cooke Scholarship, Ron Brown Scholarship, and Horatio Alger Scholarship – allowing her to attend college at no cost.

"Little did I know as a sixth grader that my mom's simple decision to live in an AHC property and enroll me in this program would change the trajectory of my life," says Lara. "From an early age, AHC instilled in me this idea it didn't matter where I came from, that I was first generation or that both my parents were immigrants ... anyone could reach their goals if they worked hard."

Thank you to all our mentors, volunteers, community partners, and supporters for helping AHC's graduates shine bright!

Unlocking Literacy: i-Ready Tool Making a Difference

Reading is an essential skill for children. But the impact of the COVID-19's pandemic on education was significant, especially in reading proficiency. That's where AHC can help. AHC's afterschool education programs are making a difference.

Using a reading diagnostic tool, i-Ready, AHC successfully assesses and enhances reading skills for children in grades K-5.

"We've closed the gap significantly compared with pre-pandemic levels," says Laney Parrott, Literacy and Curriculum Specialist with AHC. "It's a testament to the work of AHC staff, volunteer tutors – and of course the students."

Help Make A Difference!

Join AHC's mission

in shaping a brighter future for every child and teen.

Volunteer to become a tutor or mentor!

Email volunteer@ahcinc.org to learn more.

The i-Ready tool is a comprehensive assessment that evaluates various aspects of reading, including phonological awareness, high-frequency words, vocabulary, and reading comprehension. Analyzing these areas gives AHC valuable insight into each child's reading proficiency. AHC uses this information to create personalized learning plans.

At the start of the 2022-23 school year, we identified 21 out of 101 children in our program reading at or above their grade level. End-of-

year testing showed this number nearly doubled to 40 students now reading at grade level or above. The success story doesn't end there.

High-frequency words, often called "sight words," play a crucial role in sentence comprehension. The percentage of children who recognized these words jumped from 50% to over 80% this school year.

Recognizing the importance of early intervention, AHC administers i-Ready tests to younger children at the beginning, middle, and end of the school year. This approach allows staff to closely monitor progress and tailor instructional lessons based on the specific needs of each student.

AHC collaborates with the children's teachers and volunteer tutors who contribute to helping children in targeted areas. Volunteer tutors undergo training sessions to learn ideas and strategies that enhance the overall reading support provided to the students. Through accurate assessment, tailored instruction, collaboration, and celebration, AHC has proven that progress is possible even in challenging times.



A new partnership between the Arlington County Police Department and the Life Enrichment Center provides literacy tutoring to elementary-aged students at AHC's Gates of Ballston afterschool program.

Resident Services

5 Ways Older Adults Are “Aging Unbound” at AHC Communities

AHC’s award-winning Resident Services division offers many services for older adults where they live. Whether in Virginia or Maryland, senior residents are finding ways to connect and take advantage of the variety of programming in their communities. We are grateful to our many community partners who help make it possible. Check out these active seniors:



Did You Know?

In addition to the many seniors living in AHC communities nationwide, we operate three senior-only communities:

- MonteVerde in Baltimore
- Charter House in Silver Spring
- Hunter’s Park in Arlington

Joining Workshops

AHC Inc. hosts many workshops to help seniors develop different skill sets. The workshops cover a range of topics, such as how to use your smartphone, grief support, health and nutrition, financial literacy, scams and fraud, and more.

Partying at Holiday and Birthday Celebrations

Senior residents in Virginia can join in monthly birthday parties. In Maryland, these parties are held quarterly. There’s usually a catered meal, dessert, refreshments, live music performed by the residents, and, most importantly, fellowship. Residents also celebrate significant holidays throughout the year.

Taking Care of Health and Wellness

Health and Wellness is one of AHC’s four significant cornerstones. Our communities provide activities, including exercise classes, arts and crafts, nutrition and wellness programs, heating/cooling assistance programs, nurse practitioners, and occupational and physical therapists.

Our communities also offer COVID vaccination and flu clinics to bring senior residents many of the resources they need to stay healthy. Residents can also attend benefits counseling sessions to understand Medicare/Medicaid better.



Residents and volunteers at AHC’s Charter House in Maryland recently celebrated Juneteenth and the start of summer with good food plus poetry and song from a special guest.

Staying Active

Staying active is essential to everyone, but most importantly to our residents in senior communities. Outside their community’s onsite gyms, residents are also offered recreational trips, shuttles to grocery



Summer Camp Swimmingly Fun

In addition to educational activities, summer camp includes swimming trips, fire department visits, field trips, and even cupcake decorating with a celebrity baker!



stores and shopping, karaoke, exercise classes, arts and crafts, Bingo nights, and more.

Taking Advantage of Food Distribution

AHC gives groceries and food boxes to residents in our various apartment communities. Older residents can access coffee and tea days, food from Arlington Food Assistance Center, Capital Food Bank, MANNNA food distributions, pop-up farmer’s markets, and more.

AHC in Action

AHC Moves to More Resident-Centric Fees

AHC recently looked across its portfolio at fees charged to residents – for late rent, pets, key replacements, and more. To ensure fees are fair, consistent, and compassionate, AHC developed a new policy for all its communities going forward. As a result, at many AHC communities, fees are now significantly lower than in the past. For example, late fees are now only 5% of the month's rent or \$50, whichever is lower.



AHC Welcomes NeighborWorks

This spring, AHC hosted NeighborWorks America on a tour of The Shell, The Shelton, Serrano, and the brand-new Terraces at Arlington View. AHC has been a NeighborWorks member since 2001.

We can't do it alone!

**AHCinc.org/
donate**



Photo by Yanique Revers

AHC Community Earns Beautification Award

We're excited to share that The Spire community won a prestigious award from the Alexandria Beautification Commission.

The Spire was only one of three awardees from a pool of 70 nominations. It was selected for its contribution to the city's beauty through community revitalization, native plantings, and environmentally sustainable practices.

The Spire was built after the Episcopal Church of the Resurrection decided to redevelop its property with a smaller worship space. The Spire's green spaces includes beautiful native plants on the hillside, extending along the front of the church and apartments. The plants also limit soil erosion and stormwater runoff.

New Play Area at Serrano



Based on feedback from residents, a new playground was built and is now open for residents at the Serrano community in Arlington! The playground for young children to run around or kick a ball includes an enclosed area and play equipment.

Q&A with AHC President & CEO Paul Bernard

What's been your most significant learning since becoming CEO of AHC?

Discovering the history of diverse cultures in our communities – for example, in Arlington, prominent African American history stems back to the early 19th century. Or listening to immigrant stories from our residents, Latin American, Asian, African, etc.

We aren't monolithic in who we are and serve. Everyone's story is valuable.

Name three words that come to mind when describing AHC.

Service. Community. Excellence.

How will AHC continue to have success in the future?

If we put people first, mission first – and have the courage to push limits. Likewise, being service oriented and innovative should lead to success. The larger cause must trump the self-interest of a few – our mission will anchor us.

How do you stay connected with residents?

Being available. Asking questions – and listening. At the end of the day, you have to care about people's well-being. Show up in the places that are important to people. When you show up, it says, "I see you. I care. You matter." Being grounded in humility and open to continuous learning also helps.



Scan the QR code to read the full interview on AHC's website – including Paul's favorite movies, first job, and more.

Real Estate Development



Mixed-Use Initiative in Arlington

AHC and Goodwill of Greater Washington submitted preliminary plans to Arlington County to redevelop the existing Goodwill retail store and donation center at Arlington Blvd. and Glebe Road in Arlington.

This is an initial step in the process to create a new mixed-use building that will co-locate five stories of affordable apartments, a new Goodwill retail store and donation processing center, and a childcare center. This exciting initiative will support the community and further the mission of both nonprofit partner organizations.

New Community in D.C. Welcomes Residents This Fall

Construction is in its final stages at Waterfront Station II, a mixed-use, mixed-income property in Washington, D.C.'s Southwest Waterfront neighborhood. The community's first residents are scheduled to move in this November, with the entire building open by February 2024.

AHC is developing the project with Hoffman & Associates, City Partners, and Paramount Development. The community will have 449 homes, 136 (30%) of which will be affordable. Half of the affordable apartments are for households earning up to 30% Area Median Income (AMI) and the remainder



for households earning up to 50% AMI. **Homes at these deeply affordable rents are acutely needed and increasingly rare in our region.**

The community will also include three permanent supportive housing (PSH) apartments, to serve individuals who have experienced

Key's Pointe in Baltimore Enters Next Phase



The second phase of a multiyear effort to rebuild southeast Baltimore's former O'Donnell Heights public housing complex moved forward this spring. The City of Baltimore's Urban Design and Architecture Advisory Panel reviewed a master plan concept presentation for the next 355-home phase of the community, called Key's Pointe. This master plan is for a large overall second phase, which includes sub-phases.

The first phase of the redevelopment was completed in 2018 with a total of 144 new, mixed-income residential homes in townhome-style buildings. AHC and the Michaels Organization are developing the project, in coordination with the Housing Authority of Baltimore City.

chronic homelessness. The partnership is finalizing leases for the project's first-floor commercial spaces. In addition to traditional retailers, the community will include a performing arts/cultural space and D.C.-based early childhood education provider, AppleTree School. The community is adjacent to a Safeway grocery store, a public library, and a metro station.

HomeFront

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*Developing Affordable Homes
and Helping Communities Thrive*

2230 North Fairfax Drive
Suite 100
Arlington, Virginia 22201

Address Service Requested

About AHC Inc.

Founded in 1975, AHC develops affordable housing and helps communities thrive in the Northern Virginia, Washington DC and Baltimore region. We provide a wide array of educational programs and social services to help residents build more stable and successful lives. Learn more at www.ahcinc.org.

News Nuggets



Kaine Visits St. James

Virginia's U.S. Senator Tim Kaine toured the Campagna Early Learning Center in Alexandria at AHC's St. James Plaza community. During the visit, he connected with various leaders from the area, including Campagna Center CEO Tammy Mann, AHC President & CEO Paul Bernard, and AHC VP of Community Relations Jennifer Endo.

Award Winners from AHC Communities

The Housing Association of Nonprofit Developers (HAND) recently honored two students from AHC communities.

Hermon Weldegiorgis was the grand prize winner of the Children's Essay Contest. She read her inspiring essay at the event. Toromo Funsho, an incoming first-year student at the University of Virginia, was a GenerationHAND Scholarship awardee and gave remarks to the packed audience. AHC couldn't be prouder of these amazing students!



*Toromo Funsho, above,
and Hermon Weldegiorgis
with her parents, at right.*

