



Robert Pierre Johnson
Housing Development
Corporation

E-News & Notes

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Hearts and
Hammers

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1. January Program Highlights:

RPJ Housing is expanding its portfolio of permanent supportive housing for people with disabilities in the community. Our most recent purchase is a four bedroom single family home in Arlington County's Glen Carlyn neighborhood which will be used as a group home for adults with intellectual and developmental disabilities. Thanks to a \$412,000 second trust loan from Arlington County, we closed on the home in December 2006. Our next step is to work with our architect, AE Collective, P.C., the County Department of Human Services Staff and a private residential services provider to develop a renovation plan. The Washington Forrest Foundation has awarded the project a \$4,000 grant for accessibility modifications such as ramps and a roll-in shower. We are also seeking funds from the Virginia Department of Housing and Community Development to assist with the bulk of the rehabilitation. RPJ Housing and county staff made a presentation to the Glen Carlyn Civic Association and were delighted to find strong support for this initiative. Several neighbors even offered to host welcome parties and assist with repairs!

As we renovate the Glen Carlyn home over the next several months, we will also begin to identify another home in Fairfax County to purchase and use as a group home for adults with psychiatric disabilities who have very low incomes. This initiative will be made possible by a \$312,610 forgivable HOME loan from the Fairfax County Redevelopment and Housing Authority. RPJ Housing will partner with Psychiatric Rehabilitative Services, Inc. (PRS), a nonprofit mental health services provider, to ensure residents receive the daily supports they need to live successfully in the community. PRS will provide counseling services, assistance with daily living skills and linkages to community resources. These two homes will bring our inventory of supportive housing for people with disabilities to five homes and ten apartment units which will serve approximately 40 adults with various types of disabilities. In addition, once the renovation of the Fairfield and Lynn D Apartments in Front Royal is completed an additional eight apartments will be available to persons with disabilities. The housing needs of this population are complex and critical, and RPJ Housing intends to continue developing new residential opportunities so these individuals can participate actively and fully in our communities.

2. *Events and Announcements*

February 8th: Rebuilding Together Project Training will be held in the Fellowship Hall of the Church of the Covenant at 7:00 p.m. for new volunteer team leaders.

Statewide Housing Trust Fund Bill: The General Assembly will be considering House Bill 1825, which proposes to create the Virginia Housing Trust Fund. The fund would be capitalized with half of any revenue from the state recordation tax that exceeds the official projections for this tax. This fund would be used to incent developers to build or preserve affordable housing for rent or sale. Affordable housing supporters should email their State Delegate and Senator and ask them to support this bill so we can spark the development of badly needed affordable housing around the state. For more information, check out the Virginia Housing Coalition's trust fund brochure at http://www.vahousingcoalition.org/downloads/VHC_Trust_Fund.pdf.


3. *Classified Ads*


WANTED: Do you have a neighbor, friend or family member who needs home repairs and can't afford them? RPJ Housing's Rebuilding Together and Hearts and Hammers programs provide free home repair services to homeowners with limited incomes. Repairs can vary from fixing a light switch, installing a grab bar to painting an entire house. To learn more about how to apply, contact Patti at (703) 528-5606 ext 16 or visit our website at www.rpjhousing.org/program to download an application.


WANTED: Local companies to sponsor our upcoming Monte Carlo Night. A variety of sponsorship levels are available, from \$500 to \$5,000. Each level has a corresponding benefit package. See the brochure on our website at <http://www.rpjhousing.org/PDFs/2007MonteCarloNightSponsor.pdf>. We also need gift certificates for dinner at restaurants, hotel stays, spa visits, a hair cut/color, golf for four; tickets to sports events, concerts or theater performances; items of art, jewelry, or crafts; electronics (e.g., I-pods, game systems, PDAs) or services such as portrait sessions, interior design consults, house painting, remodeling consults, etc. Call Jeannie for details at (703) 528-5606 x18 or jeanniec@rpjhousing.org.

WANTED: A gently used office cubicle divider and a PC laptop with Wi-Fi capability for our growing staff! Contact Amy Medrick if you can donate either piece of equipment at amym@rpjhousing.org or (703) 528-5606 x10.

4. *Hats Off To...*

 PNC Bank and Wachovia for their grants to support a new construction manager position to oversee the renovation of our rental properties

 Monument Title Company for sponsoring a holiday gift wrapping table at Barnes & Noble in Springfield and donating their proceeds to RPJ Housing

 Our Board of Directors, who recently held elections to new posts on the Executive Committee. **Wyatt Bethel**, an attorney with Odin, Feldman & Pittleman, will stay on as the Chair, while **Ed Greene**, a real estate mortgage banker with Greystone, will assume the Vice Chair position. **Joe Amato**, Vice President of Equity Finance at Freddie Mac, will serve as Treasurer and **Herb Cooper-Levy**, RPJ Housing's executive director, will be the new Secretary. **Lisa Langebrake** an architect with Langebrake + Dahlstrom; **Michael Milliner**, a construction manager; **Kim O'Neale**, a financial analyst with Telesis Corporation; **Bob Wiles**, a commercial real estate broker; **Gray Mitchell**, an attorney with Ballard, Spahr, Andrews and Ingersoll; **Rob Rein**, a mechanical and industrial engineer with SM & A, and **Jug Harbottle**, a retired stock broker, will remain with the Board as at-large members. We offer our deepest thanks for their contributions of time and expertise to ensure RPJ Housing's successful operations.

5. Did You Know?

Termites are some of the tiniest creatures ever encountered but they can cause widespread damage by literally “eating” your home! There are two basic kinds of termites: subterranean termites that nest underground to survive and drywood termites that live in wood. The cellulose in wood is a termite’s breakfast, lunch and dinner. Protozoa in their digestive tracts convert this cellulose to usable food. Generally the easiest way to detect drywood termites is when they swarm to establish new colonies. At this stage, termites will be attracted to light and lose their wings, which are often left on window sills. Alternately, you may find small pellets of partially digested wood that are 1-2 mm long and cream colored, reddish-brown or black. To detect subterranean termites, probe wood or drywall on the lower levels of your house with a screwdriver or knife to determine whether there are any mud or shelter tubes extending from the ground to woodwork or foundation walls. These tubes, which are about 5 mm in diameter, enable subterranean termites to get food and then return underground for moisture. Be sure to examine the exterior and interior foundation surfaces, sills, joists, support posts, hollow blocks, cracks in cement or brick construction and expansion joints, and anywhere inside or outside your property where wood is on or near the soil. Drywood and subterranean termites need different treatments, including soil treatment, termite baits, physical barriers, mechanical alteration, foundation and wood treating. All of these methods should be performed by a licensed pest control operator. Any contract for termite control should include an inspection, initial treatment and a continuing service agreement or warranty. Further inspections may also be necessary. No matter what, prevention is the best medicine for dealing with termites. So get rid of any food sources in and around your house, because the best kind of termite is a starving termite!

*To unsubscribe, please send an e-mail to info@rpjhousing.org
RPJ Housing * United Way/CFC # 8178 * 2666 Military Road * Arlington, Virginia 22207
703-528-5606 * Fax: 703-351-9754 * www.rpjhousing.org*