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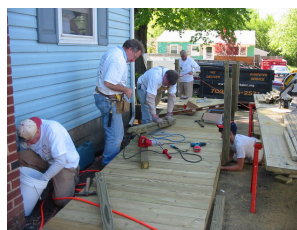
Art Trask

Rebuilding Together Ramps Up in 2006

Rebuilding Together may happen only once a year, but the impact of having 2,000 volunteers in the community simultaneously lasts a lifetime. RPJ Housing thanks all of the volunteers, especially the house captains who spent months organizing the projects. The volunteer teams worked from early morning to late at night making repairs, accessibility modifications and other improvements to 55 homes owned by low-income homeowners and non-profit agencies.

St. Stephens United Methodist Church and Lord of Life Lutheran assisted two families in Lorton. The first team formed a life long bond with a family displaced by Hurricane Katrina. This family now lives in a transitional housing unit which the group repaired. The second team helped a single mother and her sons by rehabbing their bathrooms, replacing appliances, painting and much more.

Floris United Methodist Church worked on the homes of two neighbors in the Alexandria area. They repaired a ramp, removed tons of yard debris, and painted the exterior of one home, while doing lots of maintenance on the other home.



One volunteer put her cosmetology skills to use and gave a homeowner a much needed haircut and shave. In a remarkable gesture of generosity, the homeowner donated his newly cut hair to Love of Locks, which provides hair prosthetics for children with long-term medical hair loss.

In Falls Church, DRP Construction completely transformed the home of a 72 year-old woman who just had back surgery. Not only did their staff members work tirelessly, but they tapped into the kindness of many of their sub-contractors. Upon returning home after a lengthy hospital stay, Mrs. "B" was overcome by emotion when she saw what had been accomplished - the team installed all new fixtures, flooring and cabinets in the bathroom; new carpeting and flooring throughout the house; additional railings and light fixtures; a walkway for safety; and a fresh coat of paint in every room.

Finally, in Northwest Fairfax County, Congregation Beth Emeth worked diligently on a group home for citizens with developmental disabilities. Their efforts improved the home's curb appeal and safety. All said, it was another banner RT year!

Fairfield & Lynn D Apartments Awarded Low Income Housing Tax Credits

When RPJ Housing purchased the Fairfield & Lynn D Apartments in the Town of Front Royal, it was clear that a significant infusion of equity would be required to perform badly needed renovations. The scope of work includes replacing the roofs, installing new windows, adding HVAC systems to the units, and changing out kitchen and bathroom appliance packages.

RPJ Housing applied for Virginia Housing Development Authority's (VHDA) Low Income Housing Tax Credits in March 2005 to use as equity for the extensive rehabilitation of these 80 units. Although the application scored as high as possible, it ranked lower than other Northern Virginia projects because it could not garner points for local funding assistance. It also ranked lower than many deals throughout the state because the rehabilitation costs per credit were higher. When the scoring criteria were revised in late 2005, they incorporated several new elements which further stacked the deck against preservation projects.



Despite these rapidly decreasing odds, RPJ Housing submitted its second application for approximately \$5.7M in Low Income Housing Tax Credits to support renovations at the Fairfield and Lynn D Apartments. The initial rankings indicated we did not make the cut. Just as we began exploring alternative strategies to address the rehabilitation needs, the final rankings were released. Amazingly, the pot of available credits had grown in that short time and we were on the list to receive a full allocation of tax credits! Development staff is now busy finalizing rehabilitation plans and making applications for construction loans. The moral of the story? Persistence pays off, especially in the competitive world of funding for affordable housing.



John Regan from The Christopher Companies and Bill Fuller from Virginia Housing Development Authority kick off the evening with a ceremonial spin of the Money Wheel.

Monte Carlo Night Draws a Full House

Dice were rolling and chips were flying in support of affordable housing at RPJ Housing's Second Annual Monte Carlo Night at Top of the Town on May 12th, 2006. After a brief welcome and dinner, Royal sponsors **The Christopher Companies** and **Virginia Housing Development Authority** kicked off an evening of fun and games with a ceremonial Opening Spin of the Money Wheel. Guests played Blackjack, Texas Hold'Em, Craps and Roulette with abandon, stopping only to accept a chocolate cigar from one of our dapper Cigar Girls and Guys. Players who raked in really strong hands were declared the King or Queen of their table, and sported a plastic panama hat or a feather boa until they were "dethroned" by another player.

The action at the silent auction tables matched the action at the game tables, where guests took turns outbidding one another for dinner and movie packages, golf outings, beauty makeovers, handmade crafts and tickets to see the Washington Nationals play at RFK Stadium.

As the dessert trays rolled out, **Herb Cooper-Levy** and **Congressman James P. Moran** presented the **Metropolitan Washington Bankers Group** an award for their catalytic role in the formation of the Northern Virginia Affordable Housing Alliance. After an inspiring address from one of our Katrina families, **K.T. Harris from HOT 99.5 FM** joined the revelry as the live auctioneer, leading the crowd to bid on some excellent high end items, including a Bed & Breakfast Stay in Ireland thanks to **Isle Inn Tours**, a Catered Dinner for Six, an heirloom House Quilt and a handmade Persian Carpet from **J & J Oriental Rugs** in Alexandria.

The games resumed after the live auction, including special Blackjack, Craps and Texas Hold'Em tournaments to determine the evening's top players. After some fierce competition, our winners emerged: **Sean Murphy** is our Texas Hold'Em victor, **Paul Sandt** is our Blackjack victor, and **Callie Frease** is our Craps champion and all around top player of

the night. The evening ended with a set of raffle drawings, with our top prize **Get Up and Go! Vacation Package for Two** going to RPJ Housing Board member April Hall.

Thanks to the participation and support of our sponsors, auction and raffle prize donors, and guests, the evening was a grand success. We are delighted to report we have met our goal of raising \$20,000 to preserve affordable rental housing and provide volunteer home repairs for low income individuals and families in the Washington metropolitan area!

Although the cards and dice are already packed away, plans for Monte Carlo Night 2007 are already percolating. We invite you to join our planning committee as we work to make next year's Monte Carlo Night even bigger and better. Feel free to call (703) 528-5606 x18 to learn how you can help.



Looking for an Accessible Apartment?

Check out Arlington County's new Accessible Housing Bulletin, which provides information about new and existing developments that have affordable and market rate units with accessible features. Subscribers receive notification via email about available units, including location, size, rent, income restrictions and how to apply. To subscribe, go to <http://www.arlingtonva.us/subscriptions/subscribe.htm>



Tenant Spotlight: Jesse Pamela Heishman

If you stop by the RPJ Housing rental office on Fordson Road in the summer, you might see tomatoes worthy of a State Fair prize growing outside the door. Those big red beauties are compliments of Mount Vernon Gardens resident Jesse Pamela Heishman, better known around the property as "Pam."

Since moving to RPJ Housing's Mount Vernon Gardens apartments in February of 1996, Pam has devoted countless hours to making her apartment community a great place to live. As the seasons change, Pam assembles curb scenes to dress up the rental office. Her scarecrows are a particular favorite during autumn. Pam also takes time to organize holiday events for her fellow residents, including picnics and an Easter egg hunt. She has even volunteered to create an animal habitat on the grounds of the property for the children.

Not only is Pam a star resident, she is also one of RPJ Housing's prized business partners. Her company, J.P.'s Final Touch, cleans the common areas and units that turn over at Mount Vernon Gardens, Belvoir Plaza, Orrington Court, and Fort Myer Apartments I & II.

If "Home is where the heart is," then Pam is certainly the heart of our Mount Vernon Gardens home. Thanks, Pam, for showing us what can happen when residents show they care!

Metropolitan Washington Bankers Group Honored for Efforts to Strengthen Affordable Housing Advocacy

Over the past several years, Northern Virginia localities' efforts to preserve and develop affordable housing for low income individuals and families have gained significant momentum. The new "One Penny" initiatives put forth in Fairfax County and the City of Alexandria are attributable to more organized, focused advocacy efforts by players from a variety of different businesses involved in affordable housing.

The Metropolitan Washington Banker's Group (MWBG) played a critical role in coalescing these isolated organizations and creating a powerful, unified voice for affordable housing: the Northern Virginia Affordable Housing Alliance (NVAHA). MWBG is a membership organization comprised of financial institutions that are committed to the principles of the Community Reinvestment Act as well as the practice of community development lending. MWBG nurtured the development of NVAHA by calling the potential players together, sponsoring the group's initial meetings, sharing their experience of creating an alliance in Washington, DC and how it could apply to Northern Virginia, providing financial assistance, developing and hosting an NVAHA webpage, and involving individual members of MWBG and their financial institutions. NVAHA could not have taken root and blossomed without this support. RPJ Housing honored the Metropolitan Washington Banker's Group for being the catalyst behind the formation of the Northern Virginia Affordable Housing Alliance at our Monte Carlo Night Benefit on May 12th, 2006. MWBG President Jacqueline Daughtry-Miller of Independence Federal Savings Bank, along with Craig Pascal from PNC Bank and Jan Maxwell with Chevy Chase Bank, were on hand to accept the award and offer their own congratulations to NVAHA for its accomplishments.

Swing a Golf Club So We Can Swing a Hammer

Mark your calendars: the seventh annual ESSI Golf Classic benefiting RPJ Housing's Rebuilding Together and Hearts and Hammers programs will be held on Thursday, September 21st at the Reston National Golf Course. Golfers will enjoy this popular Northern Virginia course designed by the legendary Ed Ault and managed by Virginia-based Billy Casper Golf. By spending a day on the golf course or by sponsoring this event, you will provide RPJ Housing the funds needed to repair the homes of low-income seniors, persons with disabilities and families with children. Thanks to everyone's support, funds from last year's Golf Classic helped pay for a new ramp for Sara who has multiple sclerosis and uses a wheelchair. Thanks to your support, she now has improved access to her home.

Golfing fees are \$110 per player or \$440 for a foursome. Green fees, carts, breakfast, beverages, lunch, golf shirts, golf balls, prizes and awards are included. To learn more about becoming a sponsor or participant, contact Patti Dennis at (703) 528-5606 x16 or pattid@rpjhousing.org



Did You Know?



Fairfax County has earmarked a penny of the real estate tax rate to the preservation of affordable housing for the second year in a row. This action will contribute \$21.9M to the "Penny Fund" this fiscal year.



The City of Falls Church declined to allot a penny of the real estate tax rate to affordable housing preservation, but continued its annual \$75,000 to the Falls Church Housing Corporation, and dedicated \$150,000 to hire a professional city staffer to study the most promising approaches to retaining or developing new affordable housing. It also set aside \$2.15M of its capital improvement plan budget for acquiring or retaining affordable housing.



Arlington County set aside over \$39.5M to address housing needs in their FY07 budget, \$17.5M of which is local funding. Housing development and housing subsidies are the largest local expenditures. The Board enhanced its Homeowners' Grants Program and the Tax Relief programs for elders and persons with disabilities. The Board also increased funding for the County's Affordable Housing Investment Fund (AHIF) and enhanced Housing Grants and supportive housing programs.



The City of Alexandria's FY 07 budget dedicates one penny of the real estate tax for affordable housing equal to \$3.3M for a second year. The City Council also increased the benefits and income threshold for real estate tax relief for low and moderate income home owners, senior citizens, and people with disabilities.

Count me in! I want to help RPJ Housing help people like Sara. Here is my tax-deductible contribution to support *RPJ Housing's* efforts to develop and preserve affordable housing in the Washington metropolitan area.

\$25.00 \$50.00 \$75.00 \$100.00 Other \$ _____

Name _____

Address _____

E-mail _____

Or, go to www.rpjhousing.org to donate online through the Network for Good on our Home Page.

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