

# Wesley Housing News

Wesley Housing Development Corporation

The Door to Brighter Futures

Summer 2002

## The Housing Crisis:

### A Wake-Up Call to Faith Communities

- Faith Communities in Action Hosts Housing Conference in Fairfax  
*Virginia Peters Keynotes* p. 5
- Arlington Housing Crisis:  
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*"How" We Should Care* p. 2

## Wesley Housing Hosts Affordable Housing Forum in Arlington

Over 40 pastors, congregational leaders, and county officials turned out for an Affordable Housing Forum hosted by Wesley Housing at our Whitefield Commons Community Resource Center in Arlington. The event, held on May 7, highlighted the affordable housing crisis for low- and moderate-income families and individuals living in Arlington.

The breakfast gathering featured a panel discussion by local religious housing activists, including Rev. Charles Rinker, President of Arlington New Directions Coalition and Fr. Gerry Creedon, pastor of St. Charles Borromeo Catholic Church. Wesley Housing staff kicked off the program with an overview of what we are doing to increase affordable housing in this area. Arlington

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## Headlines

"Mayors Urge Affordable Housing Crisis Action"

Reuters, May 22, 2002

"Homelessness on Rise in Area, Survey Finds"

Washington Post, May 24, 2002

"Housing Shortage Pinches Thousand of Families"

Washington Post, March 17, 2002

"Fairfax Homeless Rise of 25% in Four Years Called 'Stunning'"

Washington Post, March 5, 2002



Father Gerry Creedon of St. Charles Borromeo Catholic Church (left) discusses housing with Rev. Herb Brynildsen, District Program Officer for the Arlington District of the United Methodist Church.

## Also In This Issue

- Nancy Minter, Board Chair p. 10
- Success in Community Services p. 8, 9
- Properties Update p. 6

## Two New Communities in Summer 2002

Wesley Housing and Carpenter's Shelter joined forces to purchase an Alexandria community in June (page 7). Construction on Quarry Station Seniors Apartments is completed in July (page 6).

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County officials also fielded questions from local pastors and congregational leaders about what the county is doing to stem the loss of affordable housing communities.

Rev. Herb Brynildsen, District Program Officer, for the Arlington District of the United Methodist Church, offered the invocation and facilitated the group discussion.

In the last twenty years, Arlington County has lost over 15,000 affordable units to demolition or condo conversion, according to the Rev. Charles Rinker. Rinker noted that the affordable housing issue no longer impacts just the poor in Arlington. “It affects the middle class, such as teachers, police, firefighters, nurses, cashiers, and postal workers,” Rinker said.

Fr. Creedon confirmed that the affordable housing situation has impacted some of his parishioners adversely. He related that one of the immigrant families who attends his church has been displaced twice in the last two years by higher rents. The faith community reaches out to such families to provide them with services, but we have to do more than that, he said. “We have to be advocates within our own congregations and within the community on this important issue,” according to Fr. Creedon. “That means putting pressure on county, state, and local officials to preserve and create affordable housing.”

Rev. Rinker pointed out that another historic affordable housing community, The Gates of Arlington, is still in jeopardy. WHDC’s Whitefield Commons Community Resource Center serves many of

## “How” the Faith Community Should Care About Affordable Housing

Father Gerry Creedon  
St. Charles Borromeo Catholic Church

*“I was a stranger and you welcomed me.”*

Religion and hospitality have always been linked. Our central rituals call us to share food and life. We extend the spirit of welcome beyond our faith communities when we reach out to homeless persons.

Our congregations serve in shelters and support group homes. It is time for us to take the leap from projects and service, to *advocacy* for affordable housing. While developers in our area build more houses with nine bedrooms and nine bathrooms, the number of two- and three-bedroom rental apartments decrease for low-wage workers and immigrants—who must stand in line. As well as compassionate service, we need action for justice to protect the available stock of housing for the poor in our communities.

this community’s residents. If for-profit developers had purchased this historic community in the heart of Buckingham, the market rents would probably have increased by 50 percent. “What accompanies this is the displacement of all households and the destruction of a viable and interesting community which the County and the community have already put time and money into,” Rev. Rinker said. Arlington New Directions Coalition, an organization Rev. Rinker co-founded, has been meeting with County officials concerning The Gates and other affordable housing communities in Arlington.

Fr. Creedon urged County officials to become proactive on affordable

housing, rather than reactive to developers’ actions. He urged the attendees to find new allies and new ways of relating to business interests within Arlington to generate greater support for the issue. “We must challenge the institutions of power to help them understand the ethical and moral issues associated with affordable housing,” according to Fr. Creedon.

“We hope to sponsor more issue forums on affordable housing throughout Northern Virginia,” said Alvin Smuzynski, WHDC President/CEO. “We will be working with the congregational leaders who attended this forum to highlight the need for a fuller range of housing opportunities here in Arlington,” Smuzynski said. ■

## The Affordable Housing Crisis in Arlington

By Charles Rinker, *President, Arlington New Directions Coalition*

The first way to discuss the affordable housing crisis in Arlington is to recite the dire statistics which are by-products of our booming economy:

- Since 1980, the County has lost over 15,000 affordable housing units to demolition or condo conversion.
- There is a tight rental market for all housing (a vacancy rate of less than .8 of 1% last year).
- Rents in the County increased an average of 15% last year (\$155 per month), on top of an increase of 7% in the previous year.
- Home purchase prices increased an average of 12% last year (\$33,000).
- There is an extreme shortage of 2BRs and 3BRs (needed by families).
- Last year alone, Arlington lost 30% (over 3,600 units) of its private market rentals available to households earning less than 50% of area median income (mostly due to rent increases).
- Arlington's countywide homeownership rate is less than 45%, actually decreasing over the last few years.
- "Affordable housing" no longer means housing for the poor, but for the middle class as well (teachers, police, firefighters, nurses, postal workers, etc.).

The second way to discuss the affordable housing crisis is to describe how outside developers with little or no interest in the County, other than the money that they can make here, are ravaging and exploiting our community. Arlington is one of the top target markets in the country for Real Estate Investment Trusts (REITs) and other rental housing developers who want to take advantage of our prime location, growing economy, tight rental market and high rents. These developers bid up the purchase prices on Arlington's properties; and their interests are in redeveloping affordable housing complexes into upscale, high-rent properties that can maximize their monetary returns. "To hell" with what the Arlington community wants and needs with respect to its quality of life.

These market-driven, for-profit developers cause low/moderate



*WHDC's Whitefield Commons is located in the heart of Buckingham.*

income and multicultural residents to be displaced from their homes. Ethnically and economically diverse and viable communities with active networks of association and mutual support are uprooted and destroyed. This private market, for-profit driven develop-

*"Affordable housing"  
no longer means  
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ment process does not meet the needs of the community; and it gives no voice to those most affected by it, namely, the tenants. It is a development process driven not by community values and the community's desired outcomes, but by money and the greed of developers who have nothing more than a monetary interest in Arlington. It is unjust to the households displaced when there is no place else in Arlington for them to go. It is undemocratic in that Arlington's people are disenfranchised and have no meaningful voice in what kind of development we want and need to preserve our quality of life and community values. It is Enron-type capitalism, where a few people get rich by exploiting the low-income and minority members of our community and by creating negative externalities that the County must address with its public resources.

*Continued on page 4*

# Listening to New York City Rebuild a Community

By Judy Pirozzi, *WHDC Director of Resource Development*

On the weekend of July 20, I had the privilege of volunteering my time to help New York City begin an historic redevelopment process. Along with more than five hundred other skilled facilitators, I traveled to the Big Apple to help nearly 5,000 New York City stakeholders conduct what is certainly the biggest town hall meeting in this country's recollection. The event was named "Listening to the City."

The stakeholders, representing an eclectic cross-section of local demographics, were charged with evaluating six possible "scenarios" for Lower Manhattan's redevelopment. These plans included options for commercial, residential, transportation, cultural, 9/11 memorial, and green spaces. As I sat and recorded responses of the ten participants at my table, I marveled at the synchronicity of having been assigned a small group that represented so many seniors' issues during the same month that Wesley Housing opened its first senior project in Northern Virginia. I listened to the stories of these aging New Yorkers—an elderly retired truant officer who had "solved" her housing problem by purchasing a fourth floor walk-up co-op; a homeless woman who lived in a shelter run by a non-profit organization; a cab driver and his wife who had never been able to save enough money to make a down payment on the America Dream.

The discussion at our table closely mirrored the input collected from all five hundred tables. Themes, hopes, and concerns were electronically submitted and posted instantaneously. An overriding community-building theme emerged to proclaim the sensibility and sensitivity of this focus group of 5,000: *Give us a user-friendly, inclusive, 24/7 community that makes room for all citizens—the wealthy, the subsidized, and the "middle." Make room for residential spaces.*

The forum gave voice to those whose opinions had never been solicited. As reported in the New York Times, "Sitting in small groups, those attending appeared to relish the chance to talk with people whom they might rarely encounter in normal work and family life." It gave the average man on the street a chance to stand up and be counted, and it appears that the average New Yorker wants a culturally rich, inclusive community.

Lower Manhattan is on the verge of an awesome redevelopment opportunity—one that will enjoy the benefits of all of the best practices we have developed in the last thirty years. Maybe I am looking through a special lens because I work for Wesley Housing... some say that when you have a hammer, everything looks like a nail. Yet, as I listened to their stories, their hopes, their disappointments, and their mandates, I could not help but wonder that everything really does come down to housing. ■

*Continued from page 3*

The third way to discuss the crisis is to list the reasons affordable housing is important to a community:

- The first is the "economic reason". The lack of affordable housing is a constraint on the economy's ability to achieve its growth potential. High rents and mortgage payments divert spending from other economic sectors. With the lack of affordable housing units, jobs are not filled. New households, who work here but have to live elsewhere because they cannot afford the housing, add to our region's transportation problems, traffic congestion and consumer spending lost to the area. (George Mason University Professor Stephen Fuller estimates that our region lost 6,800 new jobs in 2000, because workers had no where to live.)
- The second is the "justice reason". A community should be judged by how it treats its poorest and most vulnerable members. One of government's prime responsibilities is to provide for the general welfare—to be especially attentive to those who are left out and left behind by the economic institutions of society. When some in our community do not have affordable housing, it diminishes us as a community. It's the job of government, religious institutions, service agencies and good citizens to correct the problems caused by the lack of affordable housing.
- The third is the "quality of life reason" — namely, our desire to have a livable, quality community. We value cultural and economic diversity, but we cannot have it without affordable housing. We need protection of our environment, but we cannot have it without affordable housing. We want less traffic congestion, but we cannot have it without affordable housing. We want and need craftsmen, repair shops, service providers, etc., convenient to where we live, but we cannot have them without affordable housing. ■

## Faith Community Turns Out for Affordable Housing Conference at St. Matthew's UMC— Virginia Peters Keynotes

Over 350 members of the faith community and local officials turned out for the “Making Housing Affordable: Tools for Faith-Based Communities” conference on March 14th at **St. Matthew's United Methodist Church** in Annandale. Sponsored by the Fairfax County **Faith Communities in Action (FCIA)** organization, the conference featured a range of speakers and workshops highlighting the current housing crisis in Northern Virginia. FCIA's Chairperson, The Reverend Ronald F. Christian, enthusiastically welcomed the many faith leaders who turned out to address the critical issue of affordable housing.

Virginia Peters, Wesley Housing's founder, energized the attendees at the conference luncheon. Ms. Peters explained that she had no background in real estate, financing, construction, or architecture when she started Wesley Housing with the support of the United Methodist Churches of Northern Virginia. “The church decided that beyond building more churches for people to worship in, there should be local missions to help meet the needs of people in our neighborhoods,” said Ms. Peters.

Ms. Peters identified decreasing federal funding as a major problem for affordable housing. “In the last 25 years, tax breaks for homeowners have quadrupled. During this same period, budget

authority for low-income rental assistance fell from \$77 billion to \$24.6 billion.”

She encouraged faith communities to get involved in building stronger communities by supporting affordable housing efforts or designing effective mission programs. “There is a formula to our success,” she said. “Find guides to show the way and be willing to take a leap of faith.”

*“We need more programs to get low-income people into their own homes, but not at the expense of low-income renters.”*

Speaking in support of increasing affordable housing opportunities in Northern Virginia were local religious leaders representing the Episcopal Diocese of Virginia; Congregation Olam Tokvah; Catholic Diocese of Arlington; the A.D.A.M.S. Center; Metropolitan Washington D.C. Synod Evangelical Lutheran Church in America; and the Mount Vernon Baptist Association. The FCIA conference was hosted by St. Matthew's United Methodist Church in Annandale. “I'm thrilled that my home church was the site for a



*WHDC founder, Virginia Peters:  
“Be willing to take a leap of faith.”*

conference on affordable housing,” said Nancy Minter, Chair of WHDC's Board of Directors.

Attendees participated in six workshops to help faith communities get involved. One key session was “Building Stronger Communities: Producing Affordable Housing Independently or as a Housing Development Partner.”

Other featured topics: Developing Housing for Persons With Disabilities; Support Services for Families in Transitional Housing; Permanent Affordable Housing; Effective Advocacy for Affordable Housing; Becoming Housing Choice Voucher Landlords; and Individual and Group Volunteers in Affordable Housing Communities.

Martha Stokes, the UMC Virginia Conference Chairperson of the Commission on Disabilities, was a panelist for the disability workshop. Kathy Morton-Paal, WHDC's Director of Community and Volunteer Services facilitated the supportive services workshop. 📌

**Conference Sponsors** Chevy Chase Bank; Fannie Mae Northern Virginia Partnership Office; Housing Association of Nonprofit Developers (HAND); the U.S. Department of Housing and Urban Development (HUD); Fairfax County Department of Housing and Community Development; and Fairfax County Department of Systems Management for Human Services—Community Interfaith Liaison Office.

# Properties Update

## Quarry Station Opens Its Doors to Seniors in July

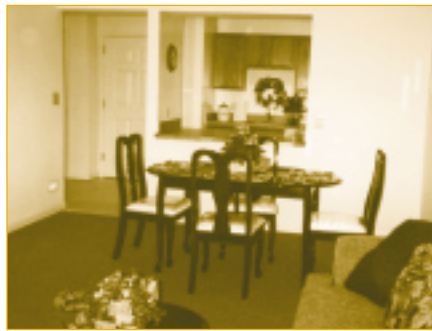


*Quarry Station's patio and great room*

The Quarry Station Seniors Apartments community, a Manassas project under construction during the past year, opened its doors in early July. The 79-unit complex is ahead of schedule," said Alvin Smuzynski, WHDC President/CEO. "We look forward to serving a new population and a new community in Northern Virginia."

The Quarry Station community, designed for low-income seniors, offers spacious one- and two-bedroom apartments, beautifully landscaped

grounds, elevators, on-site laundry facilities and a 24-hour maintenance response system. Rents will range from \$650 for a one-bedroom unit to \$850 for two-bedroom units. Conveniently located in the heart of Old Town Manassas, residents can use the walking path from their community to shops, grocery and drug stores, restaurants, and historic sites.



*Model apartment at Quarry Station Seniors Apartments*

Quarry Station will provide a Community Resource Center, a state-of-the-art computer room, regular health screen-



*Ella Marshall and Stacy Stephens, Quarry Station site staff*

ings in the wellness center, crafts, parties, and other leisure activities. "We want to offer a range of services to our residents to contribute to their well-being and quality of life," explains Quarry Station's Site Manager Stacy Stephens.



For more information about Quarry Station, please call Stacy Stephens at (703) 393-7788.


## Early 2003 Groundbreaking Expected for Coppermine Place

The groundbreaking for Coppermine Place, a community for people with disabilities and low-income seniors located in Herndon, is expected to take place in early 2003. Last year, the U.S. Department of Housing and Urban Development (HUD) awarded \$2.2 million in capital funds and rental assistance for the Coppermine Place disability project.

Funded under HUD's Section 811 program and by Fairfax County and the City of Falls Church,

Coppermine Place will offer 22 fully accessible one-and two-bedroom apartment homes, tailored to the needs of people with disabilities. The apartment community for the disabled, featuring barrier-free housing units for very low-income persons with disabilities and/or traumatic brain injuries, will be the first of its kind in Northern Virginia. Coppermine Place also will provide 66 apartment homes for low-income seniors, devel-

oped under the Federal Tax Credit Program.

Local disability activists, state, federal and local officials and the McNair Farm community support this innovative project, because there is an extreme lack of affordable housing for people with disabilities. "We are especially excited about Coppermine Place, because it meets the housing needs for two specialized populations," said Rosana Montequin, Director of Real Estate Operations. 

## WHDC Makes First Purchase in Alexandria City Commits \$325,000 for Lynhaven Apartments

Wesley Housing purchased and can now rehabilitate Lynhaven Apartments after the Alexandria City Council voted unanimously to approve a \$300,000 loan from the Housing Trust Fund to support the purchase. This is in addition to the \$25,000 formerly approved for predevelopment activities associated with the project. “We have made a commitment to affordable housing both in the City and in the region and this is a good opportunity to live up to that commitment,” said Alexandria Mayor Kerry Donley.

Of the 28 units, Wesley Housing will maintain 16 apartments as affordable units, including 4 units committed to families transitioning from Carpenter’s Shelter, and rent the remaining 12 units at market rates. Affordable units would be rented to families or individuals who earn 50 percent of the median income. “This is exactly the kind

of project that we should be supporting,” said Councilwoman Joyce Woodson.

WHDC plans to spend \$210,000 to upgrade the Lynhaven complex, which is located at East Reed and Commonwealth Avenues in Alexandria City. Carpenter’s Shelter pledged \$250,000 to the project in return for the use of four apartments that would serve as transitional housing for its clients. “We are pleased to be working with another non-profit organization that cares about providing affordable housing solutions in our region,” said Alvin Smuzynski, WHDC President/CEO. Fran Becker, Executive Director of Carpenter’s Shelter, adds her thoughts on the partnership. “This represents a community effort to provide a continuum of care to those at risk of homelessness in Northern Virginia.” 🏠

*The Lynhaven Apartments in the Arlandria district of Alexandria*



## Partner Highlights

### Capital One & Kids Cafe At Wexford Manor

By Sandi Abadinsky,  
*Capital One Volunteer*

Capital One has been financially supporting local “Kids Cafes”, an after-school initiative offering at-risk youth a meal or snack and learning activities in a safe, chaperoned environment. It recently began providing volunteers for the initiative at Wexford Manor.

While volunteering at the after-school program at Wexford Manor, I was able to help one second grader complete her homework. The assignment—what seemed like a simple workbook page on telling time—was well beyond her skills. Luckily I had the time, and the patience, to sit with her until every question was answered correctly on the front and back of the page. This took close to 45 minutes.

I doubt the homework would have been completed if there hadn’t been someone willing to help her through every step. I tried to make her feel proud of her accomplishment. I’m not sure how the child felt about the experience, but I know *I* felt great. 🏠



# Program Services Highlights

## Lincolnia Resident Gains Employment Skills and Citizenship

By Konovia Mikeal, *WHDC Director of Family Programs*  
Shane McWhorter, *Lincolnia CRC Director*

In Alexandria, Letekidan Adhanom personifies the vision of the Lincolnia Community Resource Center (LCRC), HUD's *Neighborhood Networks* initiative, and the American Dream. In search of a better life, Letekidan immigrated to the United States in 1996. Originally from Eritrea, she worked as a secretary in her home country and wanted to enhance her administrative skills. Letekidan began working with the LCRC to improve her English and employment status. She knew that learning English would boost her marketability. At the LCRC she found the opportunity to take computer classes, English for Speakers of Other Languages (ESOL) classes, and work with employment counselors. Two weeks ago, Letekidan became an American citizen.

The LCRC offers opportunity to Strawbridge Square residents and members of the community who



*Letekidan Adhanom pours coffee Eritrean-style at an afternoon social gathering at the Lincolnia CRC.*

lack access to technology, education, and information. The purpose of HUD's *Neighborhood Networks* is to bridge the digital divide and to provide encouragement, hope, and most importantly, a concrete plan to develop new skills. The real measure of success is in the faces of those residents who have benefited from the time invested in working with the community center staff. With the increased confidence and competency they gain from learning new skills and aptitudes, their lives steadily improve. For residents such as Letekidan, the ultimate indicator of success is being employed in the field they have been working to master at the community center. Two months ago, Letekidan obtained her first job in the United States working in a clerical position for the Immigration and Refugee Services of America (IRSA).

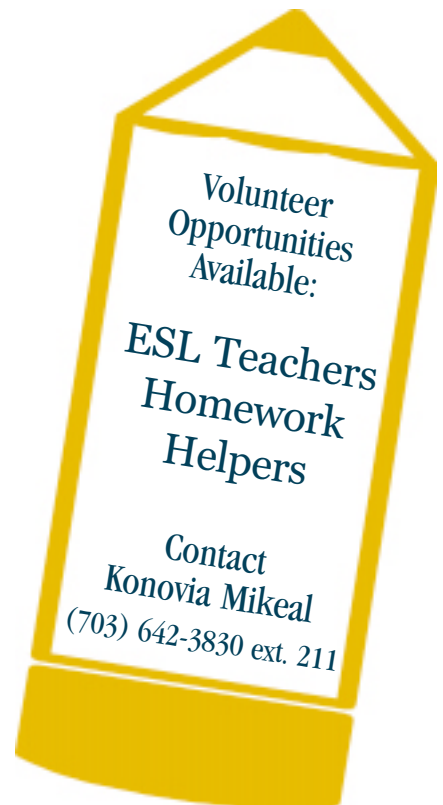
This achievement was a direct result of working with Lutheran Social Services at the Lincolnia Community Resource Center. Letekidan completed Microsoft Office computer classes, attended work-readiness workshops, and worked one on one with an employment advocate. Lutheran Social Services is partnering with the Lincolnia Community Resource Center to provide job placement assistance to individuals participating in English for Speakers of Other Languages (ESOL) and computer classes. Such classes at



*Letekidan Adhanom*

the Lincolnia Community Resource Center are part of Wesley Housing's adult education program, *Promising Futures*. It is supported, in part, by funding from Fairfax County's Combined Community Funding Pool (CCFP/CDBG).

Although Letekidan has achieved two major goals already, she says she wants to continue taking computer classes at the LCRC. "I want to know more, I want to learn. It's better for me." ☑



## Buckingham Youth Excels During CRC's First Year

D'Andre Monroe, a resident of Whitefield Commons in Arlington, just finished 2<sup>nd</sup> grade at Barrett Elementary and made tremendous progress over the past year. According to his speech teacher, he could only pronounce six sounds at the beginning of the school year. Much of the time, only practiced friends and neighbors could understand what he was saying.

D'Andre attended the after-school program at the Whitefield Commons Community Resource Center (WCCRC), where he read special books sent by his teacher. In January, D'Andre was taken out of special education classes, having mastered 22 sounds. His mom, long-time resident Tamiaka Monroe, is extremely proud of her son who has become a very good reader.

D'Andre has jumped another hurdle while attending the WCCRC—his fear of swimming

activities. Last summer, when the rest of the WCCRC camp kids splashed each week at the Washington-Lee pool, D'Andre paced the edge of the pool. Afraid to



*D'Andre Monroe*

participate, he played Mancala (an ancient strategy game) at the water's edge instead. Camp staff consistently encouraged D'Andre to take a dip, showing him that the

water would only come up to his chest. By the end of the summer, D'Andre joined in the fun at Cameron Run, a wave pool and waterslide park in Alexandria. He graduated from baby pool, to intermediate, and then into the wave pool...up to his waist and splashing the other kids. All of the kids cheered him on.

This summer, D'Andre hesitated only briefly on the first swimming trip of the season. Pretty soon, he was all over the pool and looking forward to a long, hot, wet summer. Now, if we can only get D'Andre to put his head under the water! 🏊

## Buckingham Partnerships

**Virginia Cooperative Extension's Nutrition Education Program** is sponsoring nutrition education programs during the WCCRC summer camp with elementary age children. The programs teach kids about food groups, fat, vitamins, and ways to incorporate nutritious food into their diets.

Craig Young and Vanessa Zorrilla of **Arlington County's Department of Substance Abuse Prevention & Intervention** have attended Teen Leadership Club on Fridays and Healthy Kids Clubs. They discuss ways to stay healthy and safe in the turbulent teen years, and talk to elementary kids about safety, substance use prevention, life-skills building, bullying, and other "kid issues."

**Red Cross Youth Services** are providing workshops for the Summer Adventure Camp: "Fire Safety; "I Know I Can" (self-esteem), and "Whale Tales" (water safety). 🏊

## On the Move

Many students in the elementary and teen after-school programs at the Whitefield Commons Community Resource Center (WCCRC) have excelled in school during the past year and have exciting plans for the summer.

**JoVan Howard**, rising 8<sup>th</sup> grade Knightsbridge resident, earned the *African-American Citizenship Award* at Swanson Middle School. At the suggestion of Janice Wright, WCCRC Youth Services Coordinator, JoVan tried out for the *Arlington Street Theatre*. She'll spend her summer performing plays and musicals with other young people throughout Arlington.

**Carmen Alvarado** completed 8<sup>th</sup> grade at St. Thomas Moore School and was accepted into the International Baccalaureate program at Washington-Lee High School. She will work as a counselor-in-training at Whitefield Common's summer camp, along with **Julio Ruano**, a rising 8<sup>th</sup> grader at Swanson Middle School.

**Paris Ebert**, finishing 3<sup>rd</sup> grade at Barrett Elementary, has been accepted into the *gifted and talented program* for the coming school year. 🏊

## Nancy Minter Elected Chair of WHDC's Board of Directors

Nancy Minter, a long-term member of the Wesley Housing Board of Directors, has been elected Board Chair for the next year. "I am deeply grateful that the Board has elected me to this important position," said Ms. Minter. "I am confident that this Board will ensure that Wesley Housing will create even greater affordable housing opportunities in Northern Virginia."

Ms. Minter, a member of St. Matthew's United Methodist Church in Annandale, brings substantial experience and skill to the position. In the last ten years, Ms. Minter has served on several of the Board's committees, including Resource Development, Personnel, Nominations, Properties, and the Strawbridge Square Board, WHDC's first community.

The Director of Library and Information Services for the Urban Institute, Ms. Minter holds a Master's Degree in Urban Planning. "I hope that under my leadership we can grow our portfolio of afford-

able housing beyond the upcoming Quarry Station and Coppermine Place communities," Ms. Minter said. "I want us to continue our exploration of new relationships, new deals, and new possibilities. Working with other non-profits is a viable option to strengthening our position in the local market."

In addition to building new communities, Ms. Minter has asked the Board of Directors to consider acquiring affordable housing properties that are at risk. At the first Board meeting she chaired, she cited the dire statistics concerning the increase in homelessness in the wealthy Fairfax County suburbs, noting that the housing crisis is just as dire in Arlington and Alexandria where Wesley Housing also owns and manages properties. Ms. Minter will oversee the drafting of a five-year strategic plan for Wesley Housing. "This will be the roadmap to direct us on our way, keep us focused on our goals and objec-

tives, and provide the means to evaluate whether we are on track and true to our mission."

"Wesley Housing is fortunate to have a chairperson with the wealth of knowledge that Nancy Minter has gained through her long-standing service to the organization," said Alvin Smuzynski, President/CEO. "We look forward to her tenure." ■

## Community Challenge

### Meyer Foundation, Capital One Support Capacity

The Eugene and Agnes Meyer Foundation, long-time friend of Wesley Housing, issued a community challenge in the form a \$25,000 grant to support real estate capacity-building. Capital One, F.S.B. has responded to the challenge by pledging its support to enhance the real estate operations of Wesley Housing. A project manager specializing in financing will soon join the organization as part of its capacity-building strategy. As other corporate and community partners follow the example of these two supporters, we will be able to further build our real estate activities. ■

## FBI JR. ACADEMY



**LCRC kids at FBI camp: Kadir Mohammed shakes hands with FBI Director Robert S. Mueller III; Maryamat Gameda meets an FBI cadaver dog.**

## New Board Members

Wesley Housing has named five new members to its Board of Directors:

**Dr. Shahla Butler**, Vice President for Technology Strategy for the Freddie Mac Foundation, has interests in architecture and strategic planning and execution. She is the former Vice President for Advanced Technology Strategy, and Research and Development at American Management Systems. In addition, Dr. Butler is a former professor of Physical Chemistry at the University of Chicago, Beloit College and the University of Maryland.

**The Rev. David Heeter**, a retired United Methodist pastor, is the former Executive Director of the Fellowship Square Foundation in Herndon. An advocate for the developmentally disabled, Rev.

Heeter supports housing for the disabled and other vulnerable populations.

**Alan Ferguson, Sr.**, Manager of Community Development Loans and Investments for Capital One Bank, has over 10 years experience in commercial lending, real estate lending, small business finance, and equity investments. Mr. Ferguson also has expertise in the areas of historic tax credits, low-income housing credits, affordable housing finance, and small business development.

**Janet Maxwell**, Vice-President and Community Reinvestment Act (CRA) Officer with Chevy Chase Bank, has over 25 years experience in residential lending. Ms. Maxwell, who is a graduate of Maryland University's School of Housing and Community Develop-

ment, develops strategic partnerships with community-based organizations and local government agencies to further the Bank's CRA goals.

**Diana Tracey**, a member of Wesley United Methodist Church in Alexandria, is a social worker for the Fairfax County public schools. For the past three years, Ms. Tracey has organized her church youth group to participate on Wesley Housing's behalf in the annual Help the Homeless Walkathon. 🏠



## Ease the Housing Crisis!

**Help WHDC replenish its resources and save more affordable housing.**



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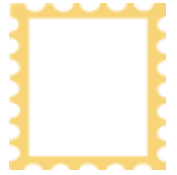
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**United Way & CFC**  
**#8989**



**Now Leasing!**

**Quarry Station Seniors Apartments**  
**Manassas, Virginia**

**(703) 393-7788**

*see page 6*

