

The door to brighter futures for over three decades



WESLEY HOUSING DEVELOPMENT CORPORATION



RESIDENT SUCCESS STORIES

Kit, a resident of **Coppermine Place I**, was a victim of a crime in 1993 that left him in critical condition with a head injury. He had just graduated from Virginia Tech and was working as a runner at the Chicago Mercantile Exchange. He took the orders his company received and delivered them to the trading pits. He loved the fast pace. Then his life took a drastic turn. Recovery was a long, painful road. Following a year and a half of rehabilitation, he returned to Northern Virginia to live with his parents. Kit took an internship and received training, but the stress and bus travel proved to be too difficult. Ultimately, he found a job as a courtesy clerk at a Safeway, where he enjoys working today. Kit's biggest goal was to live on his own. Thanks to hard work and a loving family, he moved into an apartment at Coppermine Place I in 2006. "I've made friends here, and the staff members are great mentors. My days are more leisurely than before my accident. This is not by choice — it just takes me longer to prepare for the day," he explained. When he is not working, he sends e-mails, plays chess, or sees a movie. At Coppermine, he can do these things independently. As a Brain Injury Services Speakers' Bureau volunteer, he describes how being a survivor changes your dreams. But Kit is proof that you can live your life well, even after surviving a brain injury. Kit's motto: Always remember that you can change the world.



WHDC received 2007 Best Project in Northern Virginia for Coppermine Place I from the Housing Association of Nonprofit Developers (HAND). Kit, (above) is a resident of this barrier-free apartment complex for severely physically-disabled individuals.

Sunny, who has lived at **Strawbridge Square** since she was seven years old, attended summer camp three times at the on-site Lincolnia Community Resource Center (LCRC). In 2006, she was hired as a camp counselor. "The Center is a very good resource, especially the access to computers," she said. "I spent a lot of time there as a kid." Now that she is older, Sunny volunteers her time to help the children at the LCRC. If she's not at the Center, Sunny is riding her bike or reading. "I read anything I can get my hands on." That habit has served her well. Sunny won the Annandale High School Science Fair for Chemistry. She and her team tested the pH of various liquids to determine the short- and long-term impact on the stomach. With ample curiosity and a wide range of interests, she aspires to become a forensic investigator or a fashion designer. Sunny studies fashion design as an elective while enrolled in honors classes in English, History, and Biology. Based on her current academic achievements, both dreams appear within reach.

VOLUNTEERISM



David and **Beverly** began volunteering at a Wesley Housing **Community Resource Center (CRC)** when they learned of the opportunity through their local church. They wrote a letter describing their weekly experience. "The door flies open and in sprint several exuberant elementary school students. As the dust settles, 10 to 15 first- through fifth-graders enjoy snacks. Reading tutoring begins, and homework assignments appear from large, heavy backpacks. We recognize some added challenges these young students face: English may not be their first language; they may live with a single parent; or both parents may hold two or more jobs to support the family. Despite their challenges, the kids at the CRC have boundless enthusiasm and are a joy to mentor." *Beverly is pictured here tutoring one of her young students.*

To volunteer your time, contact **Amanda House** at (703)642-3830, ext. 224 or e-mail ahouse@whdc.org.

Wesley Housing Development Corporation



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Year	Community Name	Description
2007	BEN FRANKLIN ROAD 6 bedrooms • Springfield	Housing for developmentally disabled adults in cooperation with the Fairfax-Falls Church Community Services Board.
2006	PARKVIEW APARTMENTS 149 units • Alexandria	Eighty percent of this 14-story apartment complex is set aside for affordable housing. Renovations allow for some handicapped accessible units.
2006	COPPERMINE PLACE I 22 units • Herndon	Barrier-free complex for very low-income disabled persons. A multi-judicial effort, partnered with Accessible Space, Inc. on design.
2006	BEVERLY PARK 41 units • Alexandria	Apartments will undergo renovations, including expansion of some units to accommodate larger families.
2005	HIDDEN BROOK 6 units • Springfield	Affordable Dwelling Units for low-income seniors 55 years and older in a condominium community.
2005	MADISON RIDGE 218 units • Centerville	Preserved and renovated 89 apartments and converted 118 units in condos. Received first disbursement from Fairfax County's Penny for Housing Fund.
2005	COPPERMINE PLACE II 66 units • Herndon	Apartments for seniors feature a hobby room, computer lab, and a wellness room. Located adjacent to Coppermine Place I for disabled persons.
2002	LYNNAHEI 27 units • Alexandria	Purchased with first loan from City of Alexandria's Housing Trust Fund. Capener's Shelter bought 4 units for families in transition. Renovated 2003.
2002	QUARRY STATION 79 units • Manassas	Seniors apartments located adjacent to historic Old Town Manassas. Beauty salon on-site, a wellness room for health screenings, and a computer lab.
1999	WESLEY ACAPREHOUSE 12 units • Fairfax	WHDC's first residence for persons living with HIV/AIDS. Supportive services and educational and recreational activities organized by on-site coordinator.
1996	THE FIELDS OF FALLS CHURCH 89 units • Falls Church	Fully rehabilitated garden apartments featuring one- two- and three-bedroom units. Kettler manages the property.
1992	PURGE QUEEN 50 units • Arlington	Five three-story brick apartment buildings in Courthouse area of Arlington. Several three-bedroom units accommodate families.
1991	COLONIAL VILLAGE 187 units • Arlington	Built in the 1830s as one of the first garden apartment communities in the U.S., and the first to receive federal mortgage insurance.
1990	WILLIAM WATERS 21 units • Arlington	In Courthouse, Arlington. Named for the Rev. William Waters, the first Methodist minister born in the U.S.
1989	SPRINGDALE HOUSE 6 bedrooms • Fairfax	Single-family rambler operates as a cooperative for very low-income seniors and the disabled.
1987	PERRY S. HALL 12 units • Arlington	WHDC sold Perry S. Hall to Habitat for Humanity of Northern Virginia in 2005. Units converted to condos and sold to low-income families.
1985	WHITEFIELD COMMONS 63 units • Arlington	11 brick buildings on 2.5 acres in historic Buckhingham. Renovated and converted to shops and Metro.
1984	PATRICK HENRY 110 units • Arlington	Adjacent to Seven Corners Apartments. WHDC sold its shares in 1999, which supported future development.
1983	SEVEN CORNERS 264 units • Fairfax	Sold share of Seven Corners Apartments in 1989, which provided reserve funds for future development.
1982	WEXFORD MANOR 74 units • Falls Church	Two three-story brick garden apartment buildings, including several three-bedroom apartments.
1981	MET PLEASANT CIRCLE 13 units • Annandale	Modular homes built and sold to moderate-income families. Deeds sold back to Fairfax County, ensuring the homes stay affordable in perpetuity.
1981	KNIGHTS BRIDGE 37 units • Arlington	Garden apartments in historic Buckhingham/Arlington. Renovated and converted to shops and Metro.
1979	STRAWBRIDGE SQUARE 123 units • Alexandria	Land purchased for \$100 from developer and philanthropist Raymond M. Lynch. WHDC has operated an on-site Community Resource Center since 1988.



AN IMBALANCED HOUSING LANDSCAPE

Just a few streets away from high-end homes, low- and moderate-income families struggle to keep a roof overhead. They often dedicate 50% of their income to rent. Working full-time for the minimum wage of \$6.55 translates into an annual (pre-tax) salary of \$13,624, or roughly \$1,135 per month.* With area rents for a two-bedroom apartment exceeding \$1,300, working families, seniors, and the disabled face a housing crisis. Wesley Housing has been providing affordable housing solutions for over three decades. We invite you to join us in our mission.

HISTORY: Wesley Housing Development Corporation (WHDC) was founded in 1974 as a result of a study conducted by Northern Virginia United Methodist Churches to determine the housing needs of low-income residents. The study revealed that many families were without viable solutions for decent, affordable housing. Former schoolteacher Virginia S. Peters, co-chair of the study's affordable housing task force, established WHDC as an independent non-profit organization. The heart and soul of Wesley Housing's mission lies in its Building Communities of Promise program, which combines housing with supportive services to foster healthy, positive development and self-sufficiency of adults, children, and families. Programs are offered at Community Resource and Resident Services Centers.

*Minimum wage as of July 2008.

Q: Is Wesley Housing a charity?

A: Yes. Wesley Housing Development Corporation (WHDC) is a 501(c)(3) non-profit organization, as are *Goodwill*, *American Heart Association*, and thousands of other charities. WHDC seeks tax-deductible, charitable contributions. Wesley Housing's charitable purpose is to develop affordable housing and sustain quality communities for low- and moderate-income persons in Northern Virginia.

Q: Is WHDC a faith-based organization?

A: WHDC is a faith-related organization, sponsored by the Arlington and Alexandria Districts of the United Methodist Church.

Q: Where are WHDC's apartment communities?

A: Wesley Housing serves Northern Virginia and owns, manages, and seeks properties in the counties of Arlington, Fairfax, Prince William, and Loudoun, and the cities of Alexandria, Manassas, Falls Church, Fairfax, and unincorporated cities therein.

Q: How do you pay for the apartments you build or buy?

A: Wesley Housing negotiates a reasonable price with sellers of land or an existing apartment building and arranges financing by combining equity, grants, and loans from governments, banks, and investors.

Q: How do you keep rents low?

A: Wesley Housing uses special financing available to non-profits for affordable housing from federal, state, and local governments with below-market interest rates and favorable terms, as well as equity from sale of Low Income Housing Tax Credits. As a non-profit, Wesley Housing is not motivated to raise rents and pay dividends. About 1/3 of residents receive rental subsidies through the U.S. Department of Housing and Urban Development (HUD).

Q: Who lives in WHDC apartments?

A: Some communities have apartments for families, children, the elderly, and the disabled. Certain communities are designed specifically for seniors or those with physical disabilities. Residents are ethnically diverse, including Hispanic, African American, East and West African, Asian/Pacific Islander, and Caucasian. Many are New Americans.

Q: Do WHDC residents receive public assistance?

A: Most families have jobs; many have several jobs. A few residents receive public assistance. Many seniors and disabled residents receive Social Security or have small pensions.

WHDC MISSION

To develop, own, operate, preserve, and maintain affordable housing and sustain quality communities for low- and moderate-income persons in Northern Virginia.

In over three decades of service, WHDC has sponsored the development of:

- 23 communities in Northern Virginia
- 1,690 total housing units serving over 15,000 Northern Virginians
- 3 on-site Community Resource Centers
- 3 on-site Resident Services Centers

Multi-Family Communities:

- Median annual household income: \$23,420
- 28.3% are children
- 59.7% are women
- 95.3% are minorities (Hispanic, African American, East and West African, and Asian/Pacific Islander)

www.wesleyhousing.org

Frequently Asked Questions



Q: What types of services does WHDC offer residents?

A: We offer a variety of community services at our three Community Resource Centers located in *Wexford Manor* (Falls Church), *Strawbridge Square* (Lincolnia), and *Whitefield Commons* (Arlington/Buckingham). Centers offer classes for adults such as computer instruction, English for Speakers of Other Languages, and financial literacy. For children, there is After-school Homework Help, 4-H, GirlPower!, summer day camps, and teen mentoring. Services for seniors and special needs residents include social activities, exercise classes, and access to counseling.

Q: How much do residents earn?

A: Each apartment community has requirements for resident incomes specified by the financing sources. Nearly all residents earn less than 60% of the Area Median Income. Most residents earn between \$25,000 and \$40,000 per year. The median annual household income is \$23,420.

Q: Does WHDC sell affordable condos or houses?

A: WHDC converted 118 units into for-sale condos at *Madison Ridge* in Centreville. The condos are a mix of affordable and market-rate, providing homeownership opportunities for first-time buyers and creating revenue to preserve affordable housing.

Q: Does WHDC need financial and volunteer support?

A: Yes! Wesley Housing is in need of both financial and volunteer support. More information about volunteer opportunities and creative ways to support WHDC's mission can be found on our website, www.wesleyhousing.org

WHDC RENTAL OFFICES

Beverly Park.....	703/548-0093	Alexandria
Lynhaven.....	703/548-0093	Alexandria
ParcView.....	703/751-2298	Alexandria
Colonial Village.....	703/525-5555	Arlington
Pierce Queen.....	703/525-5555	Arlington
Whitefield Commons & Knightsbridge.....	703/528-7751	Arlington
William Watters.....	703/525-5555	Arlington
Madison Ridge.....	703/998-9380	Centreville
Springdale House.....	703/548-0093	Fairfax
Wesley Agape House.....	703/573-8430	Fairfax
Wexford Manor.....	703/573-8430	Falls Church
Coppermine Place I & II.....	703/793-0336	Herndon
Quarry Station Seniors Apartments.....	703/393-7788	Manassas
HiddenBrooke.....	703/548-0093	Springfield