

2014 Year in Review



Arlington Partnership for Affordable Housing



Dear Friends,

For the Arlington Partnership for Affordable Housing (APAHA), 2014 was a year of both looking back and moving forward into the future. This year, we were thrilled to celebrate our **milestone 25th anniversary** with APAHA's founders at our Annual Fundraiser in October. From our humble beginnings, APAHA has developed into an innovative leader with an award-winning housing portfolio, collaborative partnerships and effective resident services program.

In 2014, APAHA opened two new properties, which **added 223 units of quality affordable housing** to our portfolio. Today, APAHA's 14 properties consist of 1,218 households and over 2,600 residents. Our Resident Services program continued to expand in order to better meet the needs of these individuals and families.

Why is affordable housing in Arlington important? Since 2000, our community has lost over 16,000 market rate apartments that low wage workers could once afford. Affordable housing enables opportunity, diversity and stability for households impacted by rising rents in Arlington.

Our work is not possible without the support of our donors, partners, volunteers and community advocates. **Thank you for making this year a success, and we look forward to all that we can accomplish in 2015!**

Best wishes, 

APAHA's mission is to develop, preserve, own and advocate for quality affordable housing in Arlington, and promote opportunity for our residents through partnerships and programs.

New Affordable Communities



Arlington Mill Residences Opens to Residents

Opened in February, our 122-unit Arlington Mill Residences is the first new affordable housing development along Columbia Pike since the initial Columbia Pike Revitalization Plan. It is Arlington's first committed affordable housing community built on public land. Building atop the County-built parking garage significantly reduced development costs, so that APAH was able to lower rents and provide more units to very low income households.

The 122 apartments are targeted to individuals and families earning between 30% and 60% of the area median income. 78% of residents moved from other locations in Arlington. Over 3,000 people applied to live at Arlington Mill.



Awards Received in 2014

Nonprofit Developer of the Year

Housing Association for Nonprofit Developers (HAND)

Best Housing Development in Virginia


Virginia Governor's Housing Conference




Calvert Manor Renovations Completed

In June, extensive renovations were finished on Calvert Manor, APAH's 23-unit National Register Historic property in North Arlington. Renovations include new bathrooms, kitchens, mechanical systems and a new roof. Windows were custom fabricated to match the original metal industrial design. These features provide residents with improved, modern fixtures in what Arlington County has designated an "essential" historical property.

APAH's Growth By the Numbers



Added in 2014	2 properties	233 households
Total	14 properties	1,218 households



Purchase of Arna Valley View Preserves Diverse South Arlington Community

In February, APAH purchased this 101-unit garden-style rental apartment community from Avalon Bay Communities to preserve affordability for the next 60 years. Arna Valley View consists of family-size apartments that are affordable to very low income Arlingtonians.

The property is 100% committed affordable with one-third of the apartments affordable to individuals and families earning 45% of the Area Median Income (AMI). These are some of the lowest priced rental units in the County's committed affordable portfolio.

Built in 2001, the 2.1 acre property includes three four-story buildings, a central parking structure, a community room, tot lot, business center and picnic area.





Serving Our Residents

Resident Services Program Expands its Reach

In 2014, APAH's bilingual resident services program **touched the lives of 422 residents**. Onsite programming was extended to Arlington Mill and Arna Valley, and we offered programs including language and financial education classes, food bank distributions and health fairs. Activities such as picnics, holiday parties and resident meetings brought residents together and fostered community; our Summer Book Parties, Holiday Gift Drive and Backpack Drive offered special support for our younger residents.



30% of residents living at properties where programs are regularly offered participated in at least one program.

12% of residents who participated in programs increased their community engagement through advocacy, volunteering, civic leadership opportunities or frequent program attendance.



221

Onsite programs offered

422

Residents participated in one or more programs

688

Residents received individual support services

Nonprofit Partnerships Make Significant Impact



In 2014, APAH expanded its nonprofit partnerships in order to engage in community building, improve workplace skills, and foster healthy living and well-being. **Through our nonprofit partnerships, APAH has leveraged goods and services with an estimated value of over \$189,000.**

In 2014, we established partnerships with American University, the Georgetown University School of Medicine, the Lion's Club and La Cocina VA, and continued our work with partners such as the Arlington Food Assistance Center (AFAC), The Reading Connection, Greenbrier Learning Center, the Virginia Cooperative Extension, Arlington Thrive and others.

Thank You Volunteers!

In 2014, 106 individuals and seven community groups helped out at resident services programs and events, making these fun and meaningful experiences for everyone who participated.



Want to get involved?

Email apah@apah.org to learn about volunteer opportunities for groups and individuals.

Resident Story: The Machado Family

The Machados have lived at Columbia Grove Apartments for seven years. In 2014, Mr. and Mrs. Machado participated in English language and computer classes, which provided essential skills for both work and everyday life.

Their two children, ages 6 and 8, have improved their reading grades at school by participating in APAH's weekly Read-Aloud program offered onsite by our nonprofit partner The Reading Connection. They are active and engaged members of the Columbia Grove community.

APAH in the Community



Annual Fundraiser Celebrates Affordable Housing Honorees and APAH Founders

This year, our Annual Fundraiser brought together over 375 affordable housing supporters and advocates who generously contributed a record-breaking \$350,000 at the event.

Held at The Clarendon Ballroom, the evening paid tribute to Affordable Housing Honorees: retired Virginia Senator Mary Margaret Whipple, Brian Coulter, Managing Partner, and The JBG Companies. In addition, guests celebrated APAH's milestone 25th anniversary and recognized the efforts of our four founding families.

Continued Commitment to Permanent Supportive Housing

In 2014, APAH continued to serve Arlington's most vulnerable population, meaning extremely low income individuals earning no more than 30% of AMI—or \$22,600 per year—in the following ways:

- **Thirteen units** at Arlington Mill are at very low rents and provide permanent supportive homes for formerly homeless individuals and vulnerable families.
- **Ten Homes for Marbella**, a public/private partnership with Arlington County and the Arlington Community Foundation, makes ten units available to Arlington's most vulnerable residents—extremely low income individuals earning no more than 30% of AMI, or \$22,600.
- **25% of APAH residents** receive financial and/or supportive services.

Apah.org Relaunched

Released this summer, our new website is a user-friendly and engaging site for new visitors and long-time supporters alike. Interactive maps, news articles and upcoming events make the site the go-to resource for all things APAH and affordable housing in Arlington.

APAH Actively Engaged in Arlington Community

Arlington County Affordable Housing Study—This 3-year study looks at current housing conditions, identifies needs and helps determine goals and strategies to ensure that Arlington remains a diverse, inclusive and sustainable community. APAH encourages all residents and community supporters to get involved, attend meetings and stay up-to-date with the latest progress.

Residents Improve Neighborhood Safety

—Many Columbia Grove residents grew concerned with pedestrian safety at the nearby Columbia Pike and S Frederick Street intersection, and decided to take action. They worked together with the neighboring Columbia Forest Civic Association, condo residents at the Carlyle and nonprofit Virginians Organized for Interfaith Community Engagement (VOICE) to support a petition and attend meetings with the department of transportation for a traffic light to be installed at the intersection. This petition was presented to the Arlington County Board in December and the traffic light was approved and its installation expedited.



For more information about APAH or getting involved in our work, contact us at apah@apah.org. Secure online donations can be made at apah.org/get-involved/donate. Thank you for your support!

United Way #8403 CFC #89862