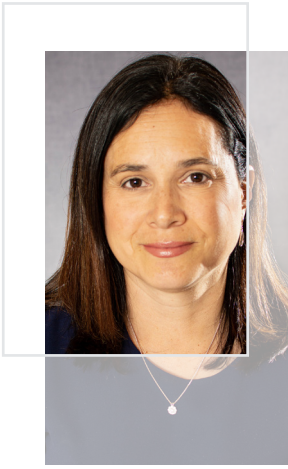




IMPACT STATEMENT 2023





2023 was an impactful year, and together, we continue to provide stable homes and help residents achieve their dreams. In the spring, our Board of Directors approved a new 5-year strategic plan, which set ambitious goals for us to strive for. The APAH staff jumped into action to meet them. The real estate team successfully added two new communities to our portfolio and managed another six communities (1,250 new homes) under construction at year-end. The resident services team hosted nearly 440 programs and events — an average of 12 events each week — and interacted with 72% of all APAH households.

Everything, of course, in pursuit of our mission to serve our residents and the community.

This statement offers an overview of what APAH accomplished last year thanks to partners, friends, and donors like you. I'm honored to share APAH's impact, and we look forward to building our region's future together.

Carmen Romero, President and CEO

Our mission: We exist to provide quality affordable housing and resident-centered programming to help our residents make the most of their home.

Our vision: Everyone deserves a place to call home — a foundation to live their dreams.

Strategic Plan

APAH believes that everyone has a right to safe, stable, quality housing. As real estate developers, service providers, and affordable housing advocates, we strive to create a more equitable and inclusive community across the entire DC metro region.

In 2023, APAH's Board of Directors engaged in an inclusive strategic planning process to build on our successful past and chart a course for the future. Our new mission and vision statements reflect our shared values. The bold goals identified to guide APAH into the future are:

- Add to the region's affordable housing supply by increasing APAH's portfolio to **7,500 households**.
- Ensure **Resident Services** supports APAH households across all properties.
- Partner with residents in meeting their **financial wellness goals**.
- **Communicate the positive effects** of affordable housing and promote the necessary funding and policies.

Who We Served



2,640

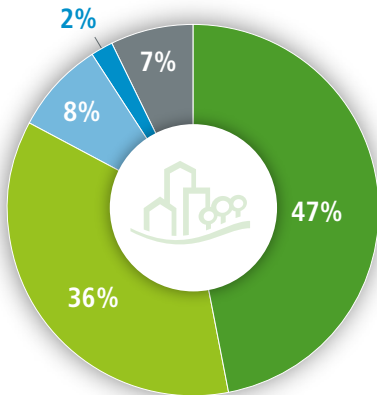
HOUSEHOLDS



5,291

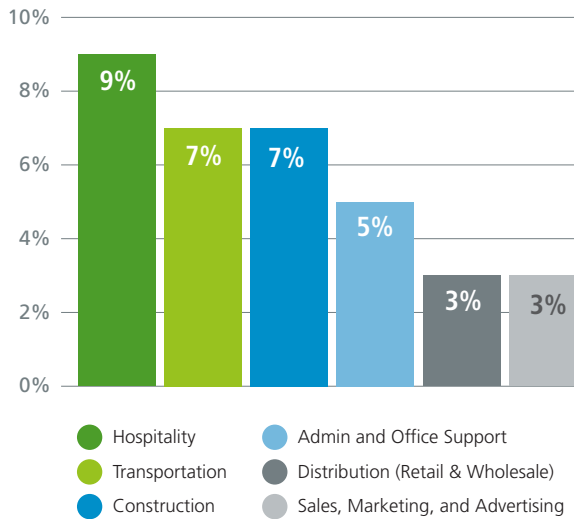
RESIDENTS

Annual Income of APAH Resident Households



- Extremely Low Income (0-30% AMI)
- Very Low Income (31-50% AMI)
- Low Income (51-66% AMI)
- Moderate Income (67-80% AMI)
- Non-Low/Moderate Income (81% AMI and up)

Top Industries Among Residents Whose Primary Income Was Wages (2023)



76%

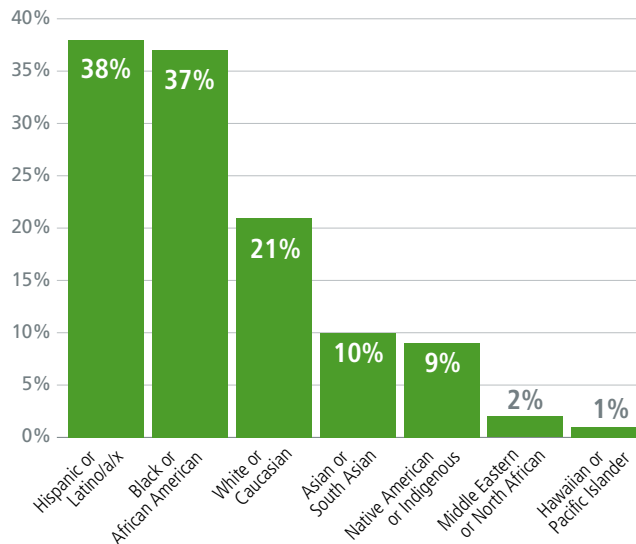


Roughly **3 out of 4 residents** at APAH received their income through **wages** in 2023.

\$38,500

Average annual income for an APAH resident. Roughly **31% AMI** for the Northern Virginia / Washington, DC Metro Region.

APAH Resident Demographics Race & Ethnicity (2023)



78%



Nearly **8 out of 10 residents** at APAH identified as Black, Indigenous or People of Color (**BIPOC**) in 2023.

Area Median Income (AMI) for one household of four was \$142,300 in 2022.

Note: Residents may self-identify across multiple race and ethnicity categories resulting in a total greater than 100%.

Providing Homes for Neighbors

In 2023, APAH served 2,640 households across Arlington, Loudoun, and Fairfax counties in Virginia, plus Montgomery County, Maryland. It was a privilege to say 'welcome home' to residents at two new properties, break ground on three future properties, and continue construction at two buildings set to open in 2024.



■ OAKWOOD MEADOW SENIOR RESIDENCES

Oakwood Meadow Senior Residences, located in Rose Hill, VA, opened its doors to 150 senior households in August. The community features 6,000 square feet of shared amenity space, a welcoming courtyard, walking paths, and is 100% Universal Design to enable older adults to age in place. Onsite resident services include a robust partnership with Fairfax County Neighborhood and Community services and free shuttle service to nearby retail, transportation, entertainment, and appointments.

In September, APAH acquired 170 garden-style apartments within the **Falkland Chase Apartment Community** in downtown Silver Spring, MD from seller JBG Smith, furthering APAH's regional presence. Current plans allow APAH to redevelop the property into approximately **1,250 new affordable homes** in phases, most of which will be affordable to residents earning at or below 60% AMI. I.



■ RIGGS CROSSING SENIOR RESIDENCES

APAH's first project in the District of Columbia, **Riggs Crossing Senior Residences**, broke ground in July with the support of Mayor Muriel Bowser. Located in Ward 4 and adjacent to EYA's new townhome community, Riggs Park Place, this new development will offer deeply affordable units and permanent supportive housing to older adults. Scheduled to deliver in early 2025, Riggs Crossing residents will enjoy nearby community amenities like the new Lamond-Riggs/Lillian J. Huff Library, a growing list of retail options, and access to the Fort Totten Metro Station.



■ MARBELLA APARTMENTS REDEVELOPMENT

What used to be a community of 12 garden-style apartment buildings, APAH's Marbella Apartments in Rosslyn is undergoing redevelopment. Ground was broken in September to transform three buildings, 31 units, into 234 apartments, demonstrating APAH's commitment to Arlington and reinvestment in its current properties. The new community will include solar panels and sustainable energy solutions to lower greenhouse gas emissions and residents' utility bills.

Together with partners in December 2023, APAH celebrated the start of construction at **The Exchange at Spring Hill Station**, a 516-unit development in Fairfax County. The Exchange will be the first 100% affordable community in Tysons, a high-opportunity neighborhood. Ground leased from Fairfax County Redevelopment and Housing Authority, the property will also include a 30,000-square-foot public community center to be operated by the County.

Scheduled to deliver in the spring of 2024, **Unity Homes at Ballston** is a mixed-use development located across the street from the Ballston-MU Metro Station. In partnership with Central United Methodist Church of Ballston (CUMC), the property will feature 144 apartments, a new church sanctuary space, an early childhood education center for 86 children, and a commercial kitchen for CUMC to continue its ministry in service to the Ballston community.



■ EXCHANGE AT SPRING HILL STATION.
Rendering by KGD Architecture



■ ILDA'S OVERLOOK SENIOR RESIDENCES. *Rendering by Grimm + Parker*

Located in the Braddock District of Fairfax County, **Ilda's Overlook Senior Residences** will create 80 new affordable homes and will welcome senior residents in spring 2024. Erickson Senior Living partnered with APAH as part of their redevelopment of the former Northern Virginia Training Center. Built to EarthCraft Multifamily Gold standards, Ilda's Overlook will feature solar panels, energy-efficient construction, and sustainable residential living.

More than Walls and a Roof

A stable home is just the first step to a productive and healthy life. The communities that APAH serves deserve access to resources and programming to help everyone thrive. To ensure that this happens, APAH's Resident Services program organizes activities to reach multiple generations and cultures and often provides individual assistance to our residents. Centering their self-identified needs, APAH looks to residents to inform our Resident Services team as they design programs. Their direct input shapes program offerings, which fit within five pillars: **housing stability; economic mobility; health, wellness, and senior support; children, youth, and families; and community engagement.** The Resident Services team hosted 440 events and programs in 2023 and recorded individual interactions or event participation with 72% of all households.

"We care deeply about our Gilliam Place neighbors. Everyone at Gilliam Place has a right to dream about their lives, and we all need to show up with that belief. We are proud that with APAH, we can come alongside those dreams and generate real power for change."

■ APC PASTOR ASHLEY GOFF



Housing Stability

In 2023, the Resident Services team supported more than 2,500 referrals, applications, and outreach related to rental relief or payment delinquencies. As pandemic-era rent relief programs came to an end, APAH proactively prevented evictions to maintain stability for our residents. APAH maintained an eviction rate of less than 2%, with 96% of all potential evictions successfully prevented and more than \$860,000 in rent relief secured.

In March, thanks to a generous donation from the Arlington Presbyterian Church (APC) congregation, \$200,000 was made available to help low-income residents facing eviction remain in their homes at

four APAH-owned properties along Columbia Pike in Arlington County. APAH Resident Services staff, members of APC, Arlington County Government, and Arlington Thrive were onsite for the day-long clinic to assist residents, determine their needs, and provide critical financial relief. 75 households had their overdue rent balances eliminated, returning them to stability.

Economic Mobility

Credit scores impact many aspects of a person's financial future — including borrowing capacity, credit availability, and associated interest rates. APAH initiated a partnership with Esusu in 2023, which began reporting rent payments to the credit reporting institutions. Though optional, 2,940 residents are taking advantage of this program, and the impact in its first year is impressive. 298 residents established a first-time credit score 65% of participants improved their credit score (by an average of 33 points), and 5% moved from subprime to prime credit.



Education and Enrichment

In partnership with the Arlington YMCA, karate was offered to young residents. Running from April to July, participants expanded their fitness skills, respect for others, and confidence through karate. Martial arts programs provide children with a structured environment, a safe outlet to learn self-defense and self-control, and foster positive activity and acceptance with their peers. The College Access Club expanded in 2023. After serving 15 students for the 2022-2023, 26 students are participating in the 2023-2024 cohort. These high school students are exposed to the tools and resources needed to prepare them for the next stage of their academic journey, including one-to-one help with ACT/SAT preparation and scholarship searches.

"As a parent, I feel more prepared now. It's an excellent program that allows students to dream of attending college while providing useful information. We Hispanic parents have many challenges, language issues, and limited access to information, so to know we have this kind of support is priceless."

■ ARLINGTON MILL RESIDENT



Four 'family swim days' were hosted at the Longbridge Aquatic Center, allowing more than 100 residents to enjoy this summer pastime. At APAH's request, Longbridge also held three swim safety courses, during which nearly 50 residents learned how to float and tread water.

A favorite among APAH parents, the 2023 Ready to Learn initiative provided nearly 1,200 students with the school supplies they needed to begin their academic year. Thanks to Amazon, students also received \$150 to spend on an Amazon wish list for other school needs, like shoes and clothing.

"This year was challenging because I lost my job and I was a bit tight on my budget. My daughter finally could get what she likes and needed for this school year."

■ APAH RESIDENT

After a successful summer camp in 2022, APAH hosted its second annual summer camp for grade-school residents. Field trips to Kings Dominion, a water park, and the Smithsonian Zoo were favorites. The kids also participated in arts and crafts, a career day, Racial Equity, Diversity and Inclusion activities, and more.



Health, Wellness and Senior Support

Our Resident Services team often refers residents to supplemental food programs such as AFAC, Food for Others, and Loudoun Hunger Relief. Despite these strong partnerships, lack of access to healthy foods negatively impacts APAH families. In November, APAH opened “The People’s Pantry” to provide residents additional access to supplemental groceries. More than 3,000 pounds of food were distributed to 100 families just in the first few months of operation!

“Oh I love the programs resident services holds for the kids, especially programs that are held during the summer times that help with keeping kids busy in a positive way. I also like the ‘Girls on the Run’ program that you had this year.”

■ RESIDENT AT THE SPRINGS

Two eight-week computer classes for residents aged 55 and over, in partnership with Arlington Alliance for Senior Programs, provided residents with free computers and tricks, tips, and tools for utilizing technology. The partnership was successful, as senior residents indicate that technology is a consistent barrier to accessing support services. Participants reported enjoying the opportunity to exercise their independence and gain new skills.



Thanks to an introduction by long-time partner Our Stomping Ground, APAH collaborated with art therapist Hannah Bowen during Mental Health Awareness Month to offer residents 45-minute private psychotherapy sessions. Participants were able to explore various art mediums that encouraged self-expression and creativity.

Community Engagement

The Museum of Contemporary Art Arlington, Arlington Arts, and APAH partnered to bring the talented Asa Jackson to APAH's Columbia Hills apartment complex to build a unity quilt that would become public art. Throughout this series of workshops, 23 children engaged with four artists to create art around the theme "Place: Calling Home."

"My favorite event was bingo because I liked winning prizes and having fun with the other residents."

■ FISHER HOUSE RESIDENT

Holiday Magic and the Starlight Shop — APAH's annual gift drive for youth — was an important opportunity to support families during the holiday season. Thanks to our generous community, more than 750 youth received holiday gifts. And, a generous donation from the Arlington County Police Department enabled APAH to host an additional pop-up event that connected 300+ more youth with holiday gifts.

APAH hosted Arlington County Manager, Mark Schwartz, at Gilliam Place for residents interested in learning about the county. Attendees raised questions about the state of affordable housing in the county, the availability of place-based housing vouchers (formerly Section 8), and challenges related to utility bills and affordability. Establishing community connections between residents and local officials is an important piece of APAH's mission, ensuring that diverse experiences and voices are heard and included.



Advocacy

To continue advancing regional affordable housing priorities, APAH provides thought leadership related to housing production and financing at the federal, state, and local levels. In 2023, this work included letters and testimony to Arlington and Fairfax counties calling for affordable housing budget resources, participating and presenting at conferences, including the VHA Housing Credit Conference, and joining Enterprise Community Partnership for their annual “Hill Day.”



Celebrate Home

2023 was the 15th annual Celebrate Home! event. Nearly 400 guests joined APAH to honor Heather Raspberry, Executive Director of HAND for more than a decade. Heather has positively impacted the regional affordable housing industry and policy landscape. Thanks to our sponsors, who contributed more than \$950,000 to support APAH’s mission.

In Memoriam

APAH was founded in 1989 by four couples in Arlington wanting to positively impact their community. Join us in honoring the legacies of three founders: Dolores Leckey, Midge Wholey, and Joe Wholey.



Dolores Leckey (1933–2023) passed away on January 17 after a brief illness. We honor Dolores as one of the eight co-founders of the Arlington Partnership for Affordable Housing (APAH). Her husband, Tom Leckey, was APAH’s first (unpaid) Executive Director. Dolores was predeceased by Tom in 2003. APAH’s Leckey Gardens apartments is named in his honor.



Midge Wholey (1935 – 2023) departed this life peacefully on March 4. Midge was an activist who was engaged in her community and addressed issues like social justice and poverty. She met her husband, Joe, at Catholic University in the 1950s; since then, Midge and Joe continually worked to serve their community and help others.



Joe Wholey (1935–2023) died on August 24 at home. A scholar and civil servant, Joe was integral to the founding of Alliance for Housing Solutions, a nonprofit organization working to increase the supply of affordable housing in Arlington County and Northern Virginia through public education, policy development, advocacy, and innovation.

Together, we are making a difference.

The need for affordable housing in the Washington, DC region continues to grow, and so do our efforts to solve the increasingly severe affordability crisis. APAH believes that all people, regardless of their economic status, deserve a place to call home. Having an affordable home should never be a barrier to achieving one's dreams. And so, we continue to provide quality affordable apartments and resident-centered programming to propel residents' efforts to achieve their goals.

**Support from donors like you makes this work possible.
Thank you for contributing to our life-changing work.**



Arlington Partnership for Affordable Housing
www.apah.org/donate

501(c)3 designated nonprofit
EIN 54-1515133

