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Davis Place Opens - Largest New Affordable Condominium Community in Arlington in More Than Four Years



Although new condominiums may be common in Arlington County; condominiums developed specifically for moderate-income families are a rarity.

Davis Place, which celebrated its grand opening on October 6, is the largest affordable homeownership project built in Arlington in more than four years.

Developed by AHC Inc., Davis Place provides 10 spacious two- and three-bedroom homes. Seven families, including elementary school teachers, Arlington county employees and two long-time Nauck community residents have already moved in.

Many factors contributed to the Davis Place story – a generous donor, an impassioned community activist, a 30+ year partnership between AHC and the Nauck neighborhood, and funding support from Arlington County that helps make the homes affordable to moderate-income buyers.

The project began three years ago when AHC Inc., an Arlington-based nonprofit developer, received the property from an anonymous donor, who stipulated the land be used for affordable housing.

“The generous donation gave AHC an opportunity to focus on a challenging niche –moderate-income families who have a particularly hard time finding affordable homeownership options in Arlington,” explained Walter D. Webdale, AHC president and CEO. “We also wanted a creative design that said this was a community – and not just another generic condo building that looked like apartments.”



The three-story, burgundy and beige building, designed by Cunningham & Quill, is open and airy with large windows, spacious living spaces, wide kitchens, extra storage space, and outdoor living areas for each home. Six of the 10 condos are three-bedroom units with more than 1,350 square feet. The homes are available to first-time homebuyers who earn up to 80 percent of the Area Median Income, which is \$82,200 for a family of four.

Arlington County's Moderate Income Purchase Assistance Program (MIPAP) is a critical part of the project's affordability. The County's program, which enables eligible homebuyers to receive up to 25 percent of the purchase price, covers a large amount of the down payment and closing costs and reduces the mortgage on the home to a manageable amount. "Davis Place brings hope to families and investment in the Nauck community," noted Arlington County Board Chair Barbara Favola.

The building is named in honor of Jennie Davis, an AHC founding member and a long-time affordable housing advocate. Ms. Davis lived in Nauck and was president of the Nauck Civic Association for more than 20 years. "Jennie was dedicated to making affordable housing a reality for more Arlington residents, and this building ensures her legacy lives on," says Carlton Miller, AHC's Director, Homeownership/Construction Management Division.

Davis Place is already helping dreams come true. "I have been working for George Mason University for 8 ½ years and with my modest salary, I knew that I could not afford a home of my own close to work," says Yoanna Ganeva, new homeowner and mother of two. "However with the help of the homeownership program of Arlington County, and my family, I am proud to call myself a homeowner. Just like in fairy tales, we had to go through a lot to have our unit. It is not the golden apple... but it is something that is more precious to me: home."

Ribbon Cutting Caption:

Celebrating the grand opening of Davis Place, Arlington's newest affordable homeownership community, were (Back row, left to right): Walter D. Webdale, AHC; Rick Holliday, AHC; Frances Walter, Nauck Civic Association; Paul Abramson, Abramson Properties; Scott Matties, Cunningham & Quill. (Front row, left to right): Mary Hynes, Arlington County Board; Carolyn Davis Cross; Barbara Favola, Arlington County Board; Clarissa Davis; C.C. Jenkins, AHC Board.

Davis Place Caption:

Davis Place, a new condominium community developed for moderate-income families, includes 10 two and three-bedroom homes in the Nauck neighborhood.

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AHC Inc. is a private, nonprofit developer of low- and moderate-income housing in the mid-Atlantic region. Founded in 1975, AHC produces and preserves affordable rental housing; provides homeownership services; and offers onsite educational services to improve the quality of residents' lives. www.ahcinc.org