

**3 A Net Gain
On Housing**
A Ballston project
will replace one affordable
housing complex with
a larger one.



Housing's Net Gain In Ballston

Tenants Leaving For Redevelopment

By MARI BERMAN
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Arlington County will be home to more affordable housing as part of further redevelopment in Ballston.

In February, the County Board approved the site plan for redevelopment on the northwest corner of Glebe Road and Wilson Boulevard, the last unplanned redevelopment site in Ballston. In addition to office buildings, townhouses and retail space where Bob Peck Chevrolet once stood, the project will add 66 affordable apartments half a mile from the Ballston Metro station.

The apartment building, called the Jordan, will have 90 affordable apartments and be owned and developed by AHC, an Arlington-based nonprofit developer and owner of affordable hous-

Affordable Apartments Approved at Ballston

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ing in the Washington region. It will replace the 24 affordable housing units in the Jordan Manor complex that AHC has owned and operated since 1990, according to John Welsh, the company's director of multifamily development.

The County Board approved the building design last month, said Mary Curtius, a county spokeswoman.

New affordable housing addresses a "huge need" in the county, said Nina Janopaul, executive director of the Arlington Partnership for Affordable Housing. The average rent in Arlington increased by \$96 a month to \$1,576 last year, an increase of 6 percent over 2006, according to an annual report by the county's Department of Community Planning, Housing and Development.

"I think this is a wonderful plan, and I think it's great that the county... embraced the idea of not just replacing the small affordable property, but increasing the number of units there," Janopaul said.

AHC's Welsh said that rents when the building opens could be \$1,100 for one-bedrooms, \$1,300 for two-bedrooms and \$1,500 for

three-bedroom apartments.

"We think that it's good for Arlington's business community as well to have affordable housing nearby, where people who are working in hotels and in other service areas can reasonably access and be near where they work," Welsh said. Otherwise, he said, businesses have to rely on employees from as far away as Loudoun and Prince William counties, where housing is cheaper.

Curtis Adams, project manager for AHC, said Jordan Manor should be demolished by October. Construction will begin next year, and the hope is for tenants to move in in late summer 2011.

Adams said that the building will have fewer parking spots per unit because of its proximity to the Ballston Metro station and that AHC is working on offering a transit incentive to encourage the use of public transportation. He said the building also will have environmentally friendly appliances and be energy efficient.

Welsh said that of the 22 families that had been living at Jordan Manor, the last are scheduled to move out tomorrow. The company will keep tabs on them and give them the option of coming back to the new building, Welsh said.

