OUR YEAR IN REVIEW

2023

IMPACT REPORT

AFFORDABLE HOMES & COMMUNITIES™

OPENING DOORS, BUILDING OPPORTUNITIES
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BUILDING OPPORTUNITIES

Our Mission
The residents of Affordable Homes & Communities are at the heart of all we do. We build opportunity by creating quality homes with holistic resident services. We drive change through innovation, genuine partnerships, and responsible investment.

Our Vision
A world where all people share the same opportunities regardless of income, race or other qualities; where housing is integral to a healthy, welcoming, and equitable society; and where affordable homes are available to all.
I’m proud to share that in 2023 Affordable Homes & Communities continued to open doors and build opportunities!

We did that by working together with our dedicated staff and board, donors, financial allies, community partners, housing advocates, volunteers, and local government leaders. Thank you.

Our report showcases how we invested in our current communities in D.C., Maryland, and Virginia. We created more than 500 homes in new communities, developed innovative partnerships, and expanded our services, resulting in nearly 15,000 touchpoints with residents.

In 2023, we also embraced the opportunity to reimagine, build on our past successes, and set a vision for expanding our impact. We rebranded as Affordable Homes & Communities, established an updated mission, vision, and values, and developed a bold strategic plan for the next five years.

We remain committed to our belief that affordable housing is critical economic and social infrastructure. That belief reinforces our mission to build opportunity by creating quality homes with holistic resident services.

Please take a few minutes to read through this report and our many achievements. With your support, we will continue to keep residents at the heart of all we do.

Paul Bernard
President & CEO
Affordable Homes & Communities
GRAND OPENING IN ARLINGTON

AHC held a ribbon-cutting for the $40.8 million redevelopment of a community located on the eastern end of Columbia Pike, in Arlington, VA. The Terraces at Arlington View has 77 beautiful homes – including 15 hard-to-find three-bedroom apartments. This sustainable building has 190 solar panels, an extensive green roof, EV charging stations in the garage, free Wi-Fi, and onsite resident services.

The Gussepe family was the first to move into their new home at The Terraces.

THE WESTERLY WELCOMES NEW RESIDENTS

In the late fall of 2023, the first residents began moving into the Westerly in Washington, D.C. This mixed-use, mixed-income development in southwest D.C. (near The Wharf) includes 449 beautiful apartments, 136 of which will be affordable homes – for individuals or families earning 30-50% of the Area Median Income for our area.
GROUNDBREAKING PARTNERSHIP WITH GOODWILL

Goodwill of Greater Washington and AHC announced a new partnership in 2023. Together we are developing a critically-needed affordable housing community with 128 apartments, onsite childcare, and a brand-new retail store and donation center on the site of the existing Goodwill store on Glebe Road in Arlington, VA. The initiative is expected to start construction in 2025.

KEY MILESTONE IN PERMANENT SUPPORTIVE HOUSING PARTNERSHIP

AHC staff and partner Reston Strong, a volunteer-led community action group, completed an in-depth training program with the Supportive Housing Institute of Virginia. This milestone qualifies the partners to receive a $300,000 grant. It will help fund predevelopment efforts to create permanent supportive housing for chronically unhoused individuals in the Reston community.

David Brotman (left) and Cindy Rozon (right) with AHC and Sarah Selvaraj-Dsouza (middle) with Restonstrong.

AHC RECEIVES $10 MILLION TO FUND GREEN RENOVATIONS

U.S. Department of Housing and Urban Development (HUD) awarded $10 million to Lansdowne Gardens, located in southwest Baltimore County. The funding will allow AHC to expand its planned renovation work and substantially improve energy and water efficiency, reduce carbon emissions, and move the community to net-zero energy and emissions. The renovations will help AHC directly improve the lives of residents in this community of nearly 500 homes.
INNOVATIVE DEVELOPMENT ON TRACK IN SILVER SPRING

Construction at the Randolph Road community in Montgomery County, MD, is well underway! The development is an innovative partnership between AHC and Habitat for Humanity Metro Maryland. The new community will offer nearly 200 homes, affordable at various incomes, and include rental and homeownership opportunities. The community will have onsite resident services programming and childcare.

THE SPIRE EARNs BEAUTIFICATION AWARD

The Alexandria Beautification Commission selected The Spire for its contribution to the city’s beauty through community revitalization, native plantings, and environmentally sustainable practices. The Spire was one of only three awardees from 70 nominations!

NET-ZERO HOMES PLANNED IN BALTIMORE

In 2023, AHC partnered with Urban Green LLC to begin planning for-sale homes in northeast Baltimore City. The project will include homes appealing to first-time homebuyers, with an initial phase of 10–15 homes. The development will use a microgrid and achieve net-zero energy efficiency. While minimizing climate concerns and utility expenses, the development hopes to increase neighborhood values, building wealth for legacy homeowners in a long-disinvested area.
Through our partnership with the Arlington Food Assistance Center, we’ve expanded our reach to provide free weekly groceries at an additional six communities in Arlington.

Over 1,500 residents in MD and VA received food assistance in 2023
INCREASING DIGITAL EQUITY AT MARYLAND COMMUNITIES

Last year, AHC installed 26 computers and five printers at five of AHC’s Maryland-based communities: Charter House, Greenspring Overlook, Barclay Greenmount, Union Rowe, and MonteVerde. This is another critical step toward our goal of breaking down the digital divide and building equity across all our properties.

INTEGRATING ONSITE HEALTH & WELLNESS SERVICES

More than 150 residents at MonteVerde in Baltimore participated in art therapy, nurse practitioner visits, occupational & speech therapy, blood pressure screenings, nutritional cooking classes, mental health workshops, and arthritis & health management workshops. In November 2023, partner National Capital Treatment & Recovery started providing educational services. This partnership is possible thanks to the Thome Aging Well grant.

Norman has lived at MonteVerde, an AHC community in Baltimore for seniors and non-elderly residents with a disability, for more than 20 years. In 2015, he began teaching free computer classes there. This talented volunteer resident also hosts “Meet the Tech” hours to answer residents’ questions and even helps with smart TVs and smartphones.
STRENGTHENING BODY & MIND

To celebrate the end of this season of Heart & Sole, 6th-8th grade participants ran a 5k in the fall. We’re proud of these teens for strengthening their minds and bodies through the program with Girls on the Run of Northern Virginia.

BUILDING STRONGER BONDS

Participants in our Strengthening Families program with Edu-Futuro celebrated their successful course completion. The seven-session program at Serrano taught parents and youth skills to communicate better and cope with stressors. AHC families worked together and supported each other, strengthening their relationships.

NEW! WOMEN’S EMPOWERMENT PROGRAM

Barbara, a long-time resident of Barclay Greenmount Apartments in central Baltimore, was one of the participants in this inaugural program. “These classes were very fulfilling for me. The entrepreneur class taught me how to start a business, and I told them I’d like to sell bracelets I make to earn extra money. [Another] class showed us ways to save money, and I started a Christmas savings account to use in 2024. The mental health class taught us about mindful breathing, going to counseling, and receiving other services.”
TUTORING PARTNERSHIP LAUNCHES, EXPANDS

AHC, the Arlington County Police Department (ACPD), and the Life Enrichment Center partnered to provide one-on-one literacy tutoring to elementary-aged students at AHC’s Afterschool program. The program supports positive youth development through education and relationship building. The program also expanded to include more Arlington public safety staff and AHC sites, reaching more kids.

In June 2023, AHC celebrated 37 graduates of AHC’s College & Career Readiness (CCR) program. The graduates received $13.3 million in gift aid and scholarships – a new record for the CCR program and nearly double the amount from the prior year. All the students are the first generation in their families to reach this educational milestone.
USING AI TO ADVANCE READING SKILLS

AHC piloted an artificial intelligence (AI) program, Otto Learning, with 100 of our youngest students. Otto uses voice recognition AI to provide immediate feedback when practicing letter sounds and sight words.

SOCIAL-EMOTIONAL LEARNING KICKS OFF

The Afterschool and Teen Tutoring programs began using the Positivity Project curriculum to help students learn about positive psychology’s 24-character strengths. Students learned to identify strengths in themselves and others, to harness the strengths they have, and to build others.
In 2023, AHC launched resident newsletters for communities in Maryland and Virginia. The newsletters are delivered electronically and in multiple languages; print versions are available onsite.

Ambassador Committee Raises Resident Voices

During 2023, resident volunteers on the committee worked tirelessly with AHC staff and residents to capture neighborhood feedback and implement recommendations. The Ambassador Committee was a pilot in 2023, and residents represented 10 Virginia properties.

Growing Community Engagement

A new community garden sprouted at The Apex, thanks to a NeighborWorks grant from the Community Leadership Institute. An AHC resident, College & Career Readiness program graduate, and George Mason University student spearheaded the operation with Resident Services and other GMU students. Residents helped build garden beds and prep them for the winter.
Resident Services gathers resident voice to impact decisions made at individual communities. Surveys were completed at 11 sites in 2023, with surveys collected from 631 households! The information helps create property services plans and shapes approaches and tactics for resident engagement.
AWARD WINNERS FROM AHC COMMUNITIES

In 2023, the Housing Association of Nonprofit Developers (HAND) honored two students from AHC communities. AHC couldn’t be prouder of these inspiring young residents!

- Toromo Funsho, an incoming first-year student at the Univ. of Virginia, was a GenerationHAND Scholarship awardee and gave remarks to the packed audience.
- Hermon Weldegiorgis (shown with parents) was the grand prize winner of the Children’s Essay Contest.
Volunteers

Providing services for residents is AHC’s secret sauce. Volunteers are the key ingredient.

1,200 volunteers

6,900 volunteer hours
Housing Industry Leadership in Action

The Virginia Housing Alliance awarded AHC staff member Milenka Coronel Samey a Game Changer Award in 2023. The award recognizes innovators in the affordable housing space. Milenka’s work creating and curating AHC’s College and Career Readiness (CCR) program earned her the accolade.
AHC IN THE NEWS

NPR’s “Marketplace Morning Report” featured Affordable Homes & Communities in a story about the effects of rising insurance rates on affordable housing. Paul Bernard, AHC President & CEO — and co-chair of the Housing Partnership Insurance Exchange in the Housing Partnership Network — shared insights. The reporter also toured an AHC property with Josh Childs on our development team.

HELPING WITH HOUSING SOLUTIONS IN GEORGIA

This past fall, Paul Bernard chaired an Urban Land Institute Advisory Services program on how Atlanta Housing, the city’s housing authority, can best use its vacant and undeveloped land to pursue its goal to develop 5,000 new affordable homes. Exchanging expertise and best practices benefits affordable housing in our own region and beyond.

SHARING BEST PRACTICES & APPROACHES

In 2023, AHC’s Stefanie Bass presented at multiple conferences about the organization’s trauma-informed practices and plans for the future. During the year, Stefanie trained 75 new AHC and property management staff on basic trauma awareness and response.
Thank You to Our 2023 Donors!

Affordable Homes & Communities is grateful for the many renewed and new supporters who help make the Resident Services program possible. This list acknowledges financial gifts of $100+ made between Jan. 1, 2023 – Dec. 31, 2023.

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Join Our Mission To Keep Residents At The Heart Of Everything We Do
Your continued support and partnership is invaluable as AHC responds to the critical need for housing stability, social services, and education programs.

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Volunteer Today
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We recognize the following generous individual donors who made a gift of $1,000 or more.

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