



The Apex in Arlington, VA



AHC's Competitive Advantages

STABILITY

- Real estate portfolio valued at over \$1 billion.
- Board of directors includes experts in development, real estate, and community investment.
- Committed staff with decades of experience.
- Nearly 50 years of developing and sustaining affordable apartment communities.

TRACK RECORD

- Built or preserved 50+ properties with 8,200 apartments currently.
- Created more than 6,000 affordable and 2,000 market-rate apartments.
- 700 units at 3 communities under construction.

COMMUNITY

- Local jurisdictions have invested \$280 million in AHC's affordable apartment communities.
- 30 years of providing Resident Services.
- 1,500 volunteers and community supporters.
- 100% of the high school students in AHC's education program graduate and nearly all are the first in their families to attend college.

CREATIVE STRATEGIES

- Partnering with for-profit companies & nonprofits on mixed-use & mixed-income projects.
- Deep experience with complex transactions.

AHC is committed to developing top-quality affordable housing, while also providing services for residents so they can thrive and succeed.

With deep roots in the communities we serve, AHC takes pride in developing and preserving quality apartment homes in Virginia, Maryland, and Washington, DC.

One of the largest affordable housing developers in the mid-Atlantic, AHC's assets are valued at more than \$1 billion.

Working with both for-profit and non-profit partners, AHC has 54 multifamily communities serving 20,000 individuals and families.

We also partner with dozens of community organizations to provide services to our residents, from preschool partnerships to financial literacy courses.

The need for low- and middle-income housing is high. AHC's experienced team is hard at work developing innovative strategies to ensure all our neighbors have a place to call home.

Affordable Homes & Communities

2230 North Fairfax Drive, Arlington, VA 22201

703-486-0626 | www.ahcinc.org

Building for the Future

Along with stable and welcoming homes, we provide educational programs and social services to help residents build stronger futures.

We offer year-round education programs from kindergarten through high school. All our high school seniors graduate & nearly all go to college.

Our social services team works one-on-one with families to help them build financial stability through education programs and local resources.



Resident Services – 4 Cornerstones: Health & Wellness, Education & Youth Development, Financial Resilience, Community Building & Engagement

Development Strategies

Mixed-Income Communities



AHC is partnering to create communities that provide homes for a variety of incomes, from low-income to workforce to market-rate. Opening in the fall 2023, Waterfront Station II in Washington, DC, is a mixed-use, mixed-income development in the growing Southwest neighborhood. Located three blocks from The Wharf, the development has 449 apartments, with nearly a third (136) designated for affordable housing.

Preservation of Affordable Homes

In partnership with Fairfax County Redevelopment and Housing Authority, AHC and Insight acquired Haven Reston in Fairfax County, VA, in 2022. Previously a naturally occurring affordable community with no rent restrictions to safeguard affordability, the 259-apartment community is now as preserved affordable for 30 years.

Sustainable and Green Development

AHC's developments earn top environmental certifications, which saves residents money and benefits the community. The Apex in Arlington, VA, includes 256 apartments with the highest environmental standards and complements the local watershed plan.

Faith-Based Partnerships



Partnerships between churches and affordable housing create long-term community benefits. St. James Plaza in Alexandria, VA, transformed church-owned land into 93 affordable apartments, an onsite preschool, and market-rate townhomes.

Neighborhood Revitalization

AHC is deeply committed to the neighborhoods we serve. At Key's Pointe in Baltimore City, MD, 144 new townhome-style homes have been constructed. This is part of a massive, phased 62-acre revitalization of O'Donnell Heights, a public housing community in Southeast Baltimore.