AHC INC.
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BUILDING AFFORDABLE HOUSING AND STRONG FUTURES SINCE 1975

Presentation to Goodwin House
July 19, 2017
History of AHC

- 501(C)(3) Non-Profit Organization
- Mission-driven, real estate development firm
- One of Northern Virginia’s oldest & largest affordable housing groups
- Recognized regionally for well-designed, well-maintained affordable and moderate-income housing
Services

- Multifamily Development
- Construction Management
- Asset Management
- Property Management
- Resident Services
Development Experience

- 7,200+ apartment homes in 51 properties in the Washington and Baltimore metropolitan areas

- Projects range from 9 to 768 units

- 70% of units are leased to households earning at or below 60% AMI (Washington AMI—$110,300 for a family of four)

Range of Incomes for most AHC residents
- Family of 1: $38,650–$46,380
- Family of 4: $55,150–$66,180
Episcopal Church of the Resurrection Team

- Episcopal Church of the Resurrection—Sponsor
- AHC Inc.—Developer
- Cunningham/Quill Architects (Lee Quill)—Architect
- Land Carroll & Blair (Duncan Blair)—Zoning Attorney
- Walter L. Phillips—Civil Engineer
AHC Resident Services Programs

- Promotes learning & connects families to services
- AHC invests $1.2 million annually and serves more than 2,000 persons
- AHC has partnerships with 30+ community organizations, and 150 volunteers assist with programs
- Results
  - 100% of high school participants graduate & 95% attend college
  - 75% of all participants have GPA of 3.0 or higher
AHC Community Commitment

- Works with community associations
- Has ongoing relationships with neighboring properties
- AHC affordable buildings share space with:
  - Campagna Center
  - Montessori Schools
  - Market-rate condominiums
  - Market-rate office buildings
- Has not sold any properties larger than six units
St. James Plaza—Alexandria

- New construction in Alexandria (at Fillmore & Beauregard)
- 93 units under construction with expected 2018 completion
- Subdivision of two parcels for affordable housing and market-rate townhome development
- $33 million total development cost financed with 9% LIHTC, conventional debt, City subordinate financing, and sponsor loan
The Jordan–Arlington

- New construction in Arlington’s Ballston neighborhood
- 90 affordable units
- Partnered with JBG & Arlington County
The Park & The Frederick—Arlington

- 99 market-rate condos and 108 affordable rental units
- Extensive resident programming and AHC corporate offices on ground floor
- Walking distance to Courthouse Metro, shopping, park
- Next door to $1 million townhomes
The Macedonian – Arlington

- Community partnership with Macedonia Baptist Church
- 36 apartments; new construction
- Business incubator and community development corporation offices on 1st floor
- Partial green roof and advanced heating/cooling system
Jackson Crossing – Alexandria

- 78 new, affordable apartments

- Combined seven parcels of land (including a former gas station) to create a viable project

- Numerous redevelopment plans tried and failed over the past 20 years

- Features: on-site child education programming; walking distance to shopping, BRT, and proposed Metro station
The Gates of Ballston – Arlington

- Historic property with 465 mixed income, garden-style apartments on 17 acres
- New 10,000 square-foot community center houses extensive resident services
- Named “Best Project Virginia 2008” by the Housing Association of Nonprofit Developers (HAND)
- Historic Preservation Award —U.S. Department of the Interior
The Shell – Arlington

- 83 affordable rental units and 6,300 square feet of retail
- Redevelopment of gas station (brown field)
- Near bus transit, retail, and job centers
- Features: Community room, fitness center, interior courtyard, EarthCraft-Platinum rating
AHC Design Awards

Design Arlington:
- DesignARLINGTON Merit Award, Davis Place, 2015 (CQA)
- DesignARLINGTON Merit Award, The Jordan, 2011
- DesignARLINGTON Merit Award, The Shelton, 2009

Affordable Housing Conference of Montgomery County, MD:
- Architectural Design Award, Jackson Crossing, 2016
- Design Award for New Construction, The Macedonian, 2013

Other Awards:
- Multifamily New Construction Project of the Year, Sustainable Leadership Awards, The Shell, 2016 (CQA)
- Residential Design Award Winner, Davis Place, 2010 (CQA)
- American Institute of Architects/DC Chapter Design Awards, The Shelton, 2009
- National Trust for Historic Preservation, National Trust Board of Advisors’ Award, Gates of Ballston, 2009
AHC Multifamily Division

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