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APAH Wins Two Housing Achievement Awards

Building on last year's success, the Arlington Partnership for Affordable Housing (APAH) will receive two prestigious awards from the Housing Association of Nonprofit Developers (HAND) on June 1. APAH's newly constructed Parc Rosslyn will receive the Best Project Virginia Award and in a partnership with Doorways, APAH's Cameron Commons will receive the Innovation Award. HAND represents a network of housing developers and providers across Washington DC, Maryland and Virginia, and the HAND awards represent the highest accomplishments in affordable housing over the past year across the region.



Best Project Virginia: Parc Rosslyn

HAND will name Parc Rosslyn Best Project Virginia for its pioneering model of eco-friendly, transit-oriented, mixed-income development. This remarkable project leveraged 22-units of aging affordable housing on one acre of urban land near the Rosslyn Metro, and—with only \$1.8 million in hard debt to Arlington County—created 96 units of affordable housing in a class-A, 15-story high rise. This calculates to less than \$26,000 in AHIF subsidy per affordable housing unit. Besides using funding efficiently, Parc Rosslyn also successfully demonstrates that affordable housing can be created using a 60%/40% mixed-income model; a model formerly thought to work only in densely-populated urban areas like New York and San Francisco. As a final accomplishment, Parc Rosslyn is designed to be certified at the ambitious Silver LEED level by the US Green Building Council, and is on-track to be the first high rise residential building to be certified at this level in the state of Virginia.

This award-winning development model offers two major advantages to low-income residents. Green features, such as on-demand water heaters, rooms designed to maximize natural light and heat-retention, and low TI-R windows offer residents the ability to save as much as \$100/month on their utility bills. Additionally, Parc Rosslyn's transit-oriented model provides residents with many inexpensive commuting options. The Urban Land Institute found that across the metro area households spend an average of \$13,000/year on transportation. Close to DC, local resources, the Metro, and jobs, residents at Parc Rosslyn have the opportunity to save significantly on transportation costs. As a result, Parc Rosslyn offers both affordable rents and overall affordable living.



Innovation Award: The APAH/Doorways Partnership

APAH has a history of partnering with other organizations to make affordable housing accessible to those who usually have trouble accessing it. Continuing this tradition, APAH's path-breaking partnership with

Doorways for Women and Families offers a new model for the creation of affordable supportive housing.

Homeless families often encounter difficulty finding permanent housing after leaving shelter programs due to bad credit or police records. To address this concern, APAH has partnered with Doorways, an organization that provides shelter to abused, homeless, and at-risk women and families. The innovative model involves the sale of a portion of APAH property—made possible through a grant from Arlington County—to a partnership composed of APAH and Doorways, called Cameron Commons, LLC. This partnership makes available five apartments for graduates of the Doorways shelter program at rates that are scaled to 30% of the area median income.

APAH is a nonprofit that owns, develops, and preserves quality housing that is affordable to low and moderate-income families, and is the only nonprofit affordable housing developer working exclusively in Arlington County. Founded in 1989, APAH now helps 2,300 Arlingtonians live in stable, secure, and affordable homes each year. In 2008 APAH was named Developer of the Year by the Housing Association of Nonprofit Developers and Best Small Business of the Year by the Arlington Chamber of Commerce.

For more information on APAH and its current projects, visit www.apah.org.

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