



2017 THE ALLIANCE FOR HOUSING SOLUTIONS ANNUAL REPORT

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Dear Friends,

As this annual report shows, 2017 was a busy and productive year for AHS. Sadly, the year ended on a somber note for the AHS family with the loss of one of Arlington's great community leaders, Bill Bozman. Bill and Ellen Bozman were among the core group of concerned Arlingtonians who founded the Alliance for Housing Solutions in 2003. They were motivated by the belief that Arlington was rapidly becoming a community in which only affluent families could afford to live.

Despite the tremendous progress made in the past 15 years, our founders' concerns remain just as pertinent today. Arlington has lost almost 18,000 market-rate affordable rental housing units since 2000, and the average price of a detached single-family home has reached \$1 million. In this challenging environment, we are proud of the continued role AHS plays as a public educator on affordable housing and a leading source of information, counsel, and policy initiatives on a range of housing issues in Arlington and across Northern Virginia.



Mary Margaret Whipple

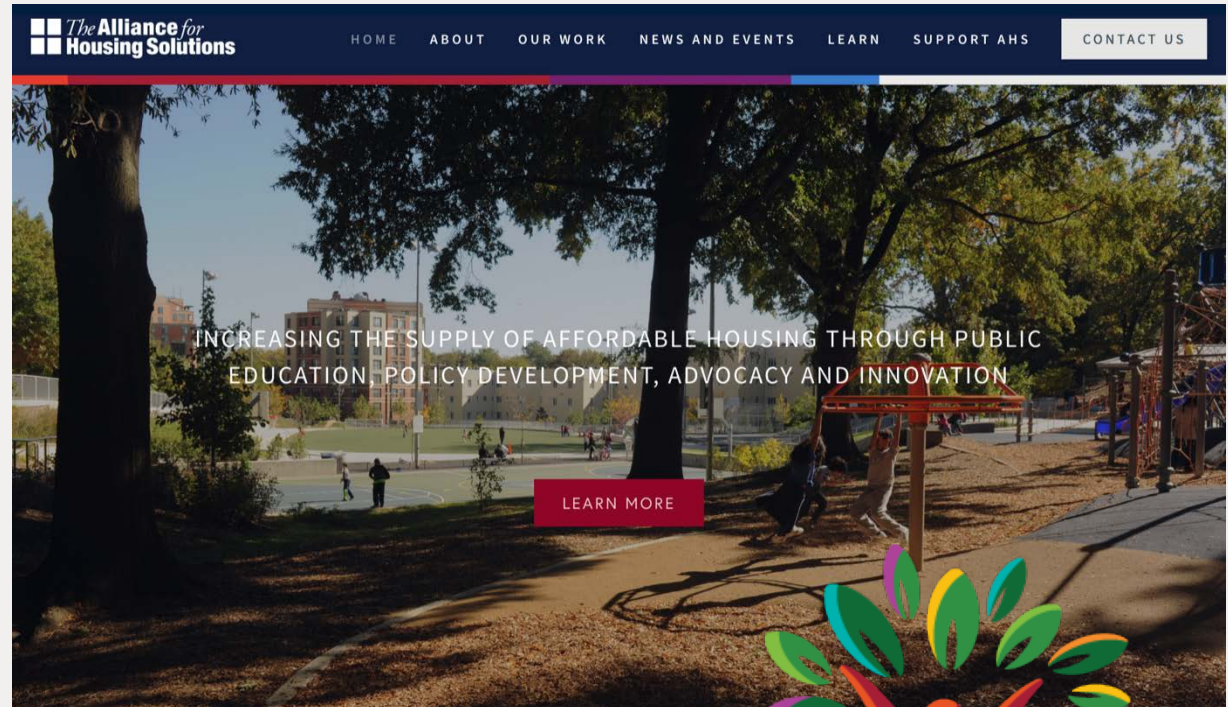
AHS Board Chair

**THE ALLIANCE FOR
HOUSING SOLUTIONS
IS A NONPROFIT
ORGANIZATION WORKING
TO INCREASE THE SUPPLY
OF AFFORDABLE
HOUSING IN ARLINGTON
COUNTY AND NORTHERN
VIRGINIA THROUGH
PUBLIC EDUCATION,
POLICY DEVELOPMENT,
ADVOCACY AND
INNOVATION.**

BUILDING OUR CAPACITY

AHS was fortunate to receive the first round of a three-year capacity building grant from our state housing finance agency, the **Virginia Housing Development Authority (VHDA)**. This grant will help AHS expand our impact through an updated strategic plan, improved marketing and fundraising capabilities, and strengthening our financial management procedures.

Our new **Arlington for Everyone** website and graphics were the first visible results of the grant, and more is on the way in 2018. We just recently launched our revamped AHS website with a more modern and engaging design that will help us better communicate our message and impact.



PUBLIC EDUCATION

State of Affordable Housing

Our 2017 State of Affordable Housing event, “Federal Upheaval...Local Consequences,” covered the latest on major federal budget proposals that could have lasting impacts on the future of affordable housing. The event featured a keynote address by Congressman Don Beyer.

Leckey Forum

The 15th annual Leckey Forum explored the idea of “Arlington for Everyone” with a focus on two policy tools with immediate relevance: the preservation of at-risk “market affordable” garden apartments, and the creation of accessory dwelling units throughout the County.

Arlington for Everyone

2017 marked the re-launch of our public education campaign, Arlington for Everyone, which focuses on advocacy outreach

through dialogues, and personal stories. We were honored to receive support from the Geary O’Hara Family Foundation and Rock Spring United Church of Christ.

Bozman Awards

This year’s Ellen M. Bozman Affordable Housing Award celebration recognized three organizations whose commitment to affordable housing was demonstrated through collaboration in the preservation efforts in Westover: APAH, A-SPAN, and the Westover Village Civic Association.

Governor’s Housing Conference

As Missing Middle Housing continues to be a hot topic, Executive Director Michelle Winters and County Board member-elect Erik Gutshall took the opportunity to present it to a packed room of housing professionals at the VA Governor’s Housing Conference.

AHS also assisted the **Lee Highway Alliance** with a forum designed to educate members on the importance of diverse housing options along Lee Highway as the area prepares for a new planning initiative slated to begin in 2018.



POLICY DEVELOPMENT

Accessory Dwellings

Nine years after its original enactment, the County began the process to revise Arlington's accessory dwelling ordinance. AHS participated in the County working group that proposed updates that would streamline the requirements and allow more opportunities for residents to add accessory units. The Board adopted the changes in December, but held back on a proposal to allow new detached accessory units (a.k.a. backyard cottages).

Parking

Parking is a major component of housing development with a cost for each parking space of between \$30,000-\$60,000. AHS was an active participant in a County working group to suggest revisions to

residential parking in the Metro corridor to address Arlington's out of date parking policies. The board adopted updated guidelines in December that will help save thousands of dollars for multifamily developments with affordable housing in Metro corridors.

Housing Conservation Districts

Throughout the year AHS worked informally with the County to provide input on its new Housing Conservation District policy framework, which was adopted in December. AHS was appointed to the 2018 advisory group that will continue refining the policy and develop recommendations for phase 2, which includes incentives for property owners to keep apartments affordable.

Homeownership Programs

AHS was an active member of an advisory group the County convened to update its homeownership programs, including the Moderate-Income Purchase Assistance (MIPAP) program, which had been stagnant for several years.



COALITION BUILDING & ADVOCACY

HousingArlington

AHS is actively engaged in monitoring the Arlington County budgeting process to advocate for the funding, programs, and policies needed to meet the housing needs of the County. Working closely with the HousingArlington group and others throughout the FY 2018 budget process, AHS helped create a set of recommendations on housing and services issues. Between February and April, AHS and other advocates met with County Board members to present and discuss the group's priorities and concerns. The group's advocacy helped secure a County contribution of \$15 million for AHIF in the annual budget.

AHMP Implementation

Leading up to the 3rd anniversary of adoption of the Affordable Housing Master Plan, AHS collaborated with a coalition of housing organizations to release *Fulfilling the Promise: Meeting the Production Goal of Arlington's Affordable Housing Master Plan*. The purpose of the report was to identify and recommend strategies to ensure the goals of the AHMP are within reach, primarily by reducing costs involved in the development and preservation of affordable units in the County.



AFFORDABLE HOUSING DEVELOPMENTS

APAH's Queens Court in Rosslyn.

AHS supported both the site plan approval and allocation of AHIF funds, will add 249 committed affordable units and serve as a key anchor in the mixed-use planned community adopted under the Western Rosslyn Area Plan.

American Legion site on Washington Blvd. AHS supported a General Land Use Plan (GLUP) update to allow an increase density at the intersection of Washington Blvd. and Kirkwood Rd. This helps make way for APAH's proposal to replace the old American Legion building with a new American Legion post and up to 150 units of affordable housing.

Park Shirlington Preservation.

AHS supported an "out of cycle" AHIF loan for the purchase of the 294-unit Park Shirlington Apartments, an at-risk market rate affordable housing property in an amenity-rich neighborhood.

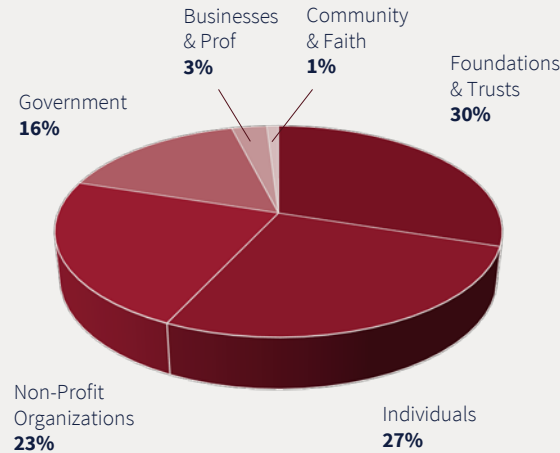


Queens Court (KGD Architecture)

2017 FINANCIALS

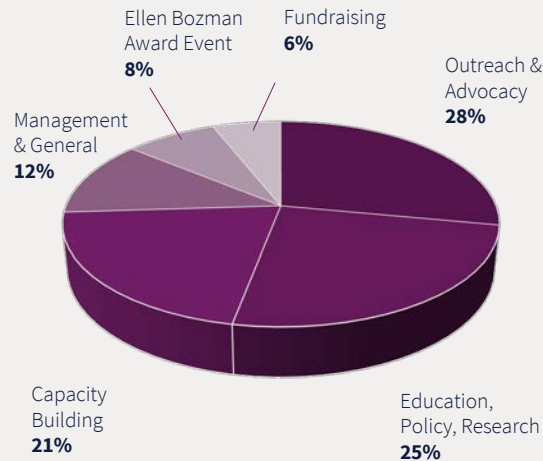
Income:

\$117,612



Expenses:

\$105,507



THANKS TO OUR MAJOR CONTRIBUTORS

\$10,000 and above

AHC, Inc.
Eugene & Agnes E. Meyer Foundation
Geary-O'Hara Family Foundation
Virginia Housing Development Authority

\$5,000—\$9,999

Arlington Partnership for Affordable Housing
John Andelin and Ginger Geoffrey
The Venable Foundation

\$1,000—\$4,999

Kim Honor and Philip Matkovsky
JBG Smith
Charles and Jennifer Lawson
RKR Construction Company
Rock Spring Congregational United Church of Christ
Kathryn and Max Scruggs
Shooshan Family Fund
of the Arlington Community Foundation
Mary Margaret and Thomas Whipple

\$500—\$999

Martha Bozman and Blair Reischer
Jack and Donna Cornman
Jerry and Lucy Denney
Habitat For Humanity of Northern Virginia
McLarty Associates
John Milliken
Sakura Namioka
Koube Ngaaje
Northern Virginia Association of Realtors
Stuart and Mayo Raynor
Resurrection Evangelical Lutheran Church
United Bank
Wesley Housing Development Corp.

AHS BOARD OF DIRECTORS AND STAFF

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Allison Glatfelter

Kim Honor

Eugene Hubbard

Takis Karantonis

Jenny Lawson

Pam Quanrud

*Special thanks to Stuart Raynor
for his long time service on the
AHS board ending in 2017!*

Michelle Winters

Executive Director

Stephanie Boyer

Administrative Associate

**“AFFORDABLE HOUSING IS THE
MORAL IMPERATIVE FOR OUR REGION”**

— Jay Fiset, former Arlington County Board Chairman,
at the opening of the State of Affordable Housing 2017

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