



ANNUAL REPORT 2022

MESSAGE FROM CHAIR, AHS BOARD OF DIRECTORS



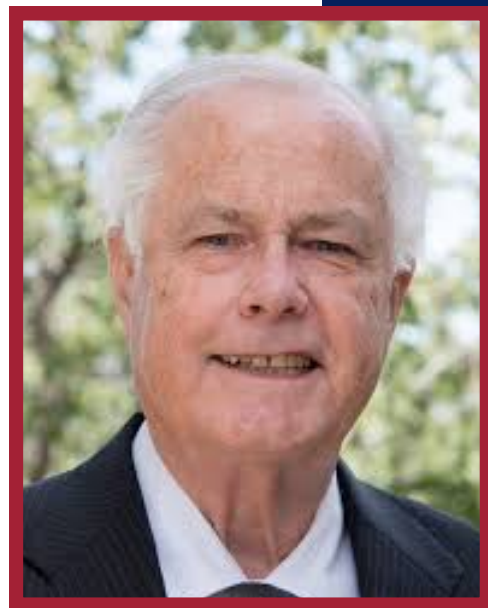
Dear AHS Friends and Supporters:

In 2022, the Alliance for Housing Solutions (AHS) faced the unprecedented challenges of a global pandemic for the second year in a row. Despite these difficulties, we remained resilient and committed to our vision of an Arlington where everyone can afford to live and thrive. We used innovative online platforms to mobilize and engage our supporters and partners in advocating for Missing Middle Housing. We also used our expertise and influence to secure increased funding and support from the County Board for critical affordable housing initiatives endorsed by AHS.

AHS maintained active collaboration with various stakeholders, enhancing the strategic alignment and integration of affordable housing policies, programs, zoning, and construction. Our community engagement reflects AHS' role as a credible and informed advocate for equitable, affordable, and diverse housing in Arlington and across the region.

As we approach two decades of excellence, we were thrilled to announce Charles McCullough as our new Executive Director. Charles has shown outstanding leadership and vision in his first year at AHS, bringing a fresh perspective and a renewed commitment to our mission. We are confident in his abilities and eager to work shoulder to shoulder in building a strong future for AHS.

As always, we are grateful for your support and commitment to our work and mission. We could not do this most important work without you.



Dave Liebson

Chair, AHS Board of Directors

Our Team



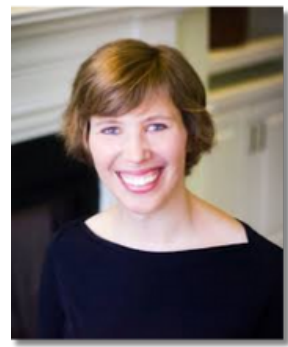
Charles McCullough
Executive Director



Dave Liebson
Chair



Laura Martin
Board Secretary



Jane Green
Treasurer



Kellen MacBeth



Adele McClure



Pamela Quanrud



Kitty Clark Stevenson

Policy and Project Initiatives



Support for the Redevelopment of Pentagon City

The Plan mandated that newly constructed rental housing in Pentagon City should have 10% of units affordable for households earning up to 60% of the area median income, and new owner housing should have 10% of units affordable for households earning up to 80% of the area median income. These affordability requirements should last for 30 years.



Barcroft Apartments Redevelopment and Affordability Plan

In February, the County Board approved the site plan for the phased redevelopment of the Marbella Apartments as well as \$21,400,000 in loan financing from the Affordable Housing Investment Fund for phase one of the project. The redevelopment will result in 555 committed affordable homes, including much-needed family-sized and senior units.



Support for the Marbella Redevelopment

The Marbella Apartments project was an excellent example of appropriate in-fill development for this site and promises to provide housing, employment access, and community opportunities, to hundreds of low-wage families in this resource-rich neighborhood. The redevelopment seeks to advance County priorities of equity and sustainability, two important goals in Arlington's Affordable Housing Master Plan. AHS urged the Board to support this important project in the Radnor-Fort Myer Heights neighbourhood.



Clarendon Sector Plan

The County Board passed the Clarendon Sector Plan, addressing areas close to the Clarendon Metro and including multiple land use issues. Affordable housing was included as an option on one County-owned site, possibly co-located with a new fire station or other use. AHS is pleased that the County Board ensured that affordable housing options will be explored in this high-opportunity neighborhood.



Phase 2 of Missing Middle Housing Study



Mobilizing Supporters in Missing Middle Housing Study

AHS played a critical role in mobilizing supporters and community partners in Phase 2 of the Missing Middle Housing Study. Through the website <https://www.missingmiddlearlington.net>, AHS developed a central platform for sharing letters, stories, and information. AHS staff also organized speakers for county board and commission meetings, distributed yard signs, and used our social media and newsletters to spread the word and encourage participation.

Appearances and Requests for Technical Assistance

AHS is Arlington's most trusted voice in affordable housing. As a recognized expert and leading advocate, AHS and its staff is frequently consulted for their knowledge and skills in housing policy, budget, and activism. The following organizations requested AHS's assistance for various projects and initiatives.

- **Arlington Civic Federation Diversity Committee**
- **Arlington Education Association**
- **Arlington Partnership for Affordable Housing (APAH) board and staff**
- **Chamber of Commerce Community Action Committee**
- **Community Foundation for Loudon and Northern Fauquier Counties**
- **Commission on Aging Housing Committee**
- **Encore Learning**
- **League of Women Voters**
- **Sierra Club**
- **THRIVE**
- **NAACP Housing Committee**
- **NVAHA**
- **VOICE**
- **Civic Associations throughout Arlington including: Aurora Highlands, Bluemont, and Tara-Leeway Heights**

Key Events



Leckey Forum 2022

The Leckey Forum, moderated by APAH CEO, Carmen Romero, featured Jenny Schuetz, author and Senior Fellow at Brookings Metro. During the forum, Romero and Schuetz discussed themes from Schuetz' most recent book "Fixer-Upper: How to Repair America's Broken Housing Systems," assessing how the broad set of local, state, and national housing policies affect people and communities and how practical policy changes can make stable, decent-quality housing more available and affordable for everyone in all communities.



Giving Tuesday 2022 - November 29, 2022

AHS was thrilled to announce that it surpassed its Giving Tuesday target by more than \$2,000, raising a total of \$7,177 in 2022. This was our best Giving Tuesday campaign as an organization, thanks to the generosity and dedication of our board, partners, friends, and supporters.



Ellen M. Bozman Affordable Housing Award 2022 Honoree

AHS honored Michelle Krocker with the 2022 Ellen M. Bozman Affordable Housing Award. Krocker led the Northern Virginia Affordable Housing Alliance (NVAHA) for nearly twenty years as a trusted voice for effective strategies that promote affordable housing, transit-oriented development, and mixed-income communities.



With COVID challenges continuing, AHS kept key events like the Leckey Forum and Bozman Awards online or in hybrid form. Jenny Schuetz, Leckey Forum speaker and "Fixer-Upper" author, was warmly received.



News Coverage

In 2022, AHS was a frequent source of expert opinions for various media outlets at the local and regional levels on the challenges of providing affordable housing in Arlington.



“However, in the 21st century, housing prices have accelerated in the entire Washington region – and even more in Arlington. As such, county officials are finding it increasingly difficult to maintain their affordable housing goals as many low- and middle-income workers are being forced to move further out, becoming innocent bystanders of the county’s – and the region’s – success. “The gap is widening all the time but the county does take the problem seriously,” Alice Hogan, a housing policy consultant with the Alliance for Housing Solutions, assured me.”

Source link: <https://ggwash.org/view/84442/arlington-ambitious-affordable-housing-program-may-be-overwhelmed-by-the-countys-success>



WASHINGTONIAN

“Who’s for it and why? The proposal has garnered support from housing advocacy and other civic organizations across the county, such as the Alliance for Housing Solutions and the Arlington Chamber of Commerce.”

Source link: <https://www.washingtonian.com/2022/12/29/arlington-may-legalize-missing-middle-housing-in-2023-heres-what-you-should-know/>

Budget Priorities

During the county's budget process, AHS participated extensively in the public comment period. AHS's main budgetary goals for 2023 were to secure full staffing for housing development and to increase the funding for the Affordable Housing Investment Fund (AHIF).

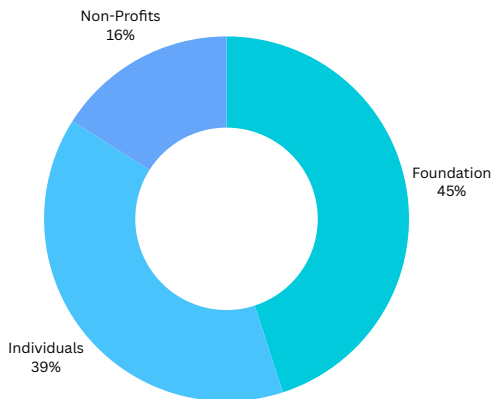
The county's final budget included:



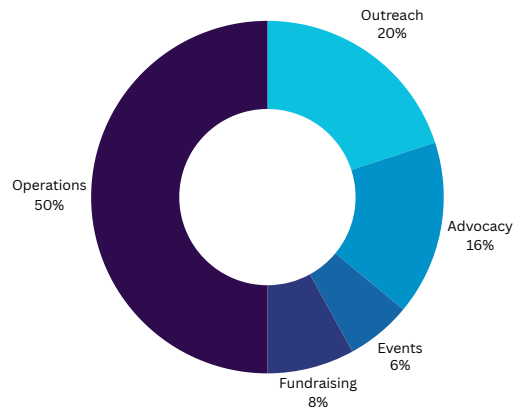
- Increased funding for the Affordable Housing Investment Fund (AHIF), bringing the total in the FY 2023 budget up from \$16.9 million in FY 2022 to \$18.7 million
- The creation of two new full-time staff positions to provide additional capacity for housing development and oversight of the County’s growing committed affordable housing portfolio
- \$14.3 million in Housing Grant support
- Additional funding for permanent supportive housing and eviction protection

Financial Review

2022 REVENUE AND EXPENSES



Total Revenue \$66,257.01



Total Expenditures \$96,111.28

How to donate and support AHS:

We are a small and efficient 501(c)(3) nonprofit organization that is funded 100% by supporter donations and grants. We do not receive any funding from Arlington County.

Ways to donate:

Please note that processing fees are applied to online donations.

Mail:

Send and make checks payable to:

Alliance for Housing Solutions
P.O. Box 7009
Arlington, VA 22207

Online:

<https://allianceforhousingolutions.org/donate/>

How to contact us:

We are a small and efficient 501(c)(3) nonprofit organization that is funded 100% by supporter donations and grants. We do not receive any funding from Arlington County.



Online:

<https://allianceforhousingolutions.org/contact/>



Website:

<https://allianceforhousingolutions.org/>



Email:

ahstaff@allianceforhousingolutions.org