Welcome to APAH!

• **Our Mission:** To develop, preserve, own and advocate for quality affordable housing in Arlington, and to promote opportunity for residents through partnerships and programs.

• **Our History:** Founded in 1989 by four families with a diverse and inclusive Arlington with housing affordable to all

• **Our Portfolio:** 1,363 rental homes at 15 properties all in Arlington; 811 units of new construction in the pipeline

• **Our Values:** 10% designated for permanent supportive housing and formerly homeless, with services and subsidy; strong Resident Services as a platform for resident success

• **Our Model:** Community-based, non-profit developer
The Springs is Important to Arlington

- Major loss of market affordability
- Geographic distribution across County
- Family-oriented
- Fits with the County’s Affordable Housing Master Plan to double affordable housing units by 2040
APAH in Arlington

Green circle - Existing APAH Community
Blue circle - Properties in Development

The Springs
The Springs Apartments

• 104 units; 98 affordable
  • 85 are 2- or 3-bedroom
    • 11 at 40% AMI
    • 36 at 50% AMI
    • 51 at 60% AMI

• Transit rich: onsite bus stop, Capitol Bikeshare, less than ½ mile to Metro and bus hub

• On-time and under-budget; fully leased in 2.5 months

• New APAH headquarters in ground floor condo
Four Years from Concept to Occupancy

**Land-banking:** Allowed for redevelopment of Carlyn Springs, an aging APAH property built in 1963 and purchased in 1997

- APAH is replicating this approach throughout the County

**Upzoning:** Collaboration with Arlington County to successfully upzone in a rapidly urbanizing neighborhood

- December 2016: The Springs Fully Leased and Occupied
- September 2016: Construction Completed
- February 2015: Construction Loan Closing and Groundbreaking
- 2014 Pool: Top Virginia New Construction 9% Tax Credit Score
- $7.8 million: Arlington AHIF approval
- March 2013: 4.1 Site Plan App Submitted One Month After Study Concluded
- 2012: Carlyn Springs Added to GLUP Study
Innovative Financing

APAH land sold to partnership at $6M discount
- Sale proceeds used to fund APAH Office Condo within project
- Provides stability for APAH, independent of office rental market

Layered capital stack with seven sources of financing
- VHDA first mortgage - $8.56M at 4.34%
- Arlington County AHIF Loan - $7.83M at 2.00% (soft pay)
- Tax Credit Equity (Investor: Bank of America) - $22.1M
- Additional Bank of America Low Cost Loan - $550,000
- APAH Office Space Escrow - $1.2M
- Deferred Developer Fee - $1.1M
- Bank of America Construction Loan - $17.77M

Additional Bank of America Loan of $550,000 allowed deeper rent discounts
- Reduced rent on 25 units from 60% to 50% AMI
Project Challenges and Solutions

Challenges

• Financing deep levels of affordability (below 60% AMI)

• Financing more family-sized units

• High cost of land in Arlington

Solutions

• Incentivized by tax credit program

• Low Interest BOA Loan

• Incentivized by tax credit program

• Land equity from redeveloping an existing APAH site
Sustainability

- First EarthCraft Platinum Multifamily in Virginia
- Best practice design reduces operating costs and provides affordable living for residents
- Walkable to Ballston Quarter, with retail, entertainment, and job opportunities
Community and Culture

• Onsite Resident Services provide asset-building programs to strengthen family stability and health
• Community rooms serve residents and the broader neighborhood
• Preservation of a 100-year old tree and art installations beautify the space for residents and neighbors
Design Excellence

• Transitional Site Plan/Massing
• Responsive Urban Design
• Maximizing Outdoor Space
• Transparency & Daylighting
• Earthcraft Multifamily Platinum
• Integrative & Expressive Multiuse
• Effective use of FAR – maximize density to get 2-3 bedrooms
• Durable High Quality Materials within Budget Constraints
• Eyes of public spaces
• Preserving Tree
Urban Design

• Effective Use of Planning Opportunities
• Successful Public/Private Cooperation/Coordination
Urban Design

• Transitional Massing from Ballston’s dense urban to single family neighborhood
• Distinctive “S”-shape provides public and private courtyards
• Street level residential entrances mirror neighborhood townhomes
Urban Design

- Integrated Current and Future Context
- Maximization of Positive Site Attributes
Massing Concept

A. ONE OBJECT
SLICED AND PUSHED FACADE
CONTRAST OF COMMERCIAL/RESIDENTIAL
JUXTAPOSED THROUGH SKIN TREATMENT

B. TWO OBJECTS
INTER-LOCKING MASSES
CONTRAST OF COMMERCIAL/RESIDENTIAL
JUXTAPOSED THROUGH MASSING TREATMENT

WE ARE REQUIRED BY THE VIRGINIA HOUSING DEVELOPMENT AUTHORITY TO DO A BRICK BOX (due to VIRGINIA.)

BUT ONE COURTYARD ALLOW US TO BREAK ONE SINGULAR MASS INTO TWO MASSES:
- ONE ACKNOWLEDGING THE COMMERCIAL SIDE OF THE SITE
- THE OTHER ACKNOWLEDGING THE QUIETER RESIDENTIAL SIDE OF THE SITE
\[ \text{THE WALL ALONG THE EXPOSED CORRIDOR PLAYS THE EXTENSION inward AND CREATES A DIAGONAL BETWEEN INTERIOR AND EXTERIOR.} \]

A. COMMERCIAL acknowledgement
B. RESIDENTIAL acknowledgement
C. MEDIATOR

BOTH SCHEMES
**COMMERCIAL**: BRICK RAISED ON CORPORE POZIDM FLOORS 2-5
**RESIDENTIAL**: BRICK TOUCHES GROUND FLOORS 1-4

COMMERCIAL

RESIDENTIAL

COMMERCIAL

VS.

RESIDENTIAL
Building Design

• Transitional Massing from Ballston's dense urban to single family neighborhood
• Distinctive S-shape provides public and private courtyards
• Street level residential entrances mirror neighborhood townhomes
Thank you!

Questions and Tour

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Arlington Partnership
For Affordable Housing