



Meeting Housing Needs Across the Region:

APAH's Affordable Housing Update for Fairfax County

March 15, 2023



APAH's Mission & Values

To develop, preserve and own quality affordable places to live; to promote stability and opportunity for our residents; and to advocate with the people and communities we serve.



Excellence | Integrity | Collaboration | Innovation
Compassion | Impact | Racial Equity

About APAH



- **Mission-driven**, innovative housing developer
- **Owns** 2,320 homes with 1,400 units in active pre-development
- **Focused** on 30% to 60% AMI, including 10% Permanent Supportive Housing
- **Promotes** opportunity and stability for residents
- **Operates** throughout the DMV with projects in 5 jurisdictions
- **Committed** to racial justice

TOP 50 DEVELOPERS

Top 50 Affordable Housing Developers in the US by
Affordable Housing Finance Magazine in 2019



Growth in Fairfax: Braddock



Development Highlights:

- Land acquired via a land donation by **Erickson Living in November 2017** that was part of the former Northern Virginia Training Center.
- APAH was selected to be the affordable housing partner **to build 80 units for seniors.**
- Project to be called **Ilda's Overlook Senior Residences**, an ode to the historic Ilda community.
- Amenities include spaces for residents—a **community room, services area**, and more.
- The project is APAH's first to meet the very high environmental standard **"Zero-Energy Ready Homes"**.

Groundbreaking: November 2022



Ilda's Overlook Senior Residences



Rendering of Property

Growth in Fairfax: Oakwood



Development Highlights:

- The development will include **150 affordable independent living apartments serving seniors ages 62 and above** with household income **at or below 60 percent of AMI**.
- **Innovative reuse of a defunct stormwater retention** area at Van Dorn and Oakwood Road.
- **APAH and FCRHA worked together to transfer the 6.2 acres of land via a ground lease**—allowing the County to maintain long-term control of the land.

Oakwood Meadow Senior Residences



Rendering of Main Entrance

Growth in Fairfax: Oakwood



Development Highlights:

- The project will **feature extensive spaces for residents to gather**—multiple community rooms, a services suite, a craft room, and a large outdoor space with exercise equipment, a bocce court, and community gardens.
- **Broke ground in October 2021 and expected to complete Summer 2023.**



Rendering of rear building space



Actual Construction: Late January 2023

Growth in Fairfax: Tysons



Development Highlights:

- **APAH secured purchase rights for a 2-acre parking lot** for a car dealership that was recently entitled for hundreds of units of housing.
- **Partnered with FCRHA** to deliver affordable housing in the Tysons area.
- **Fairfax County will own the land with a long-term ground lease to APAH**, ensuring public control of the land long-term.
- Dominion Square is the **first 100% affordable housing multifamily development in Tysons**, providing 500+ units affordable to **households earning 60% of AMI or less**.

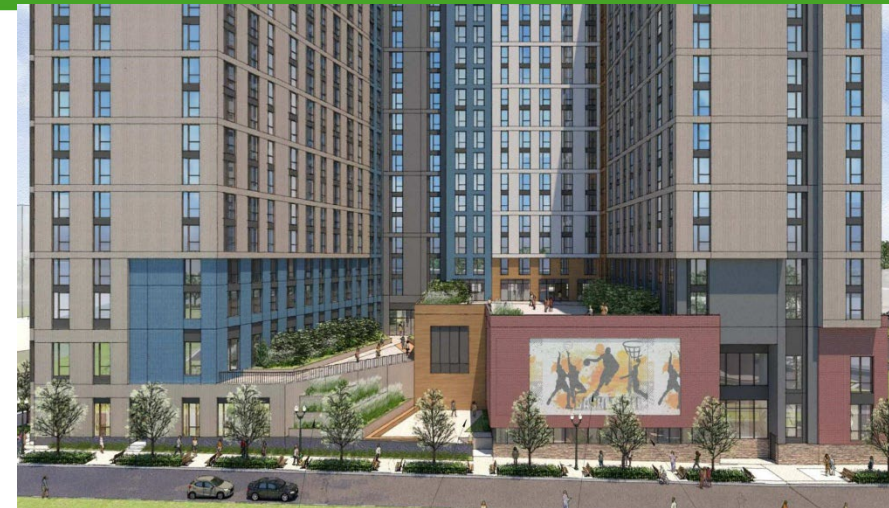


*Rendering Dominion Square West;
Groundbreaking in 2024*

Growth in Fairfax: Tysons

Development Highlights:

- The project was originally intended to be developed in two phases. However, the **award of \$55M from the Amazon Housing Equity Fund will expedite both phases to be built, totaling 500+ units delivered at once.**
- In addition, the project will include a **30,000 SF community center operated by Fairfax County Neighborhood Community Services.**
- Spring Hill Metro within **1/4 miles** from the site.



Renderings



Resident Services & Social Impact



APAH's CORES-certified program:

- Sixteen-person Resident Services staff
- REDI lens
- Promote opportunity and stability
- Resident-centered, trauma-informed
- Eviction moratorium and housing stability focus

Workforce and
Economic Mobility

Adult Health and
Wellness

Children Youth and
Families

Housing Stability

Community Building
Resident Voice, GOTV
Volunteer Engagement
Digital Divide

Questions?



Arlington Partnership
For Affordable Housing

Thank you!

Carmen Romero, President and CEO
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For Affordable Housing**

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About

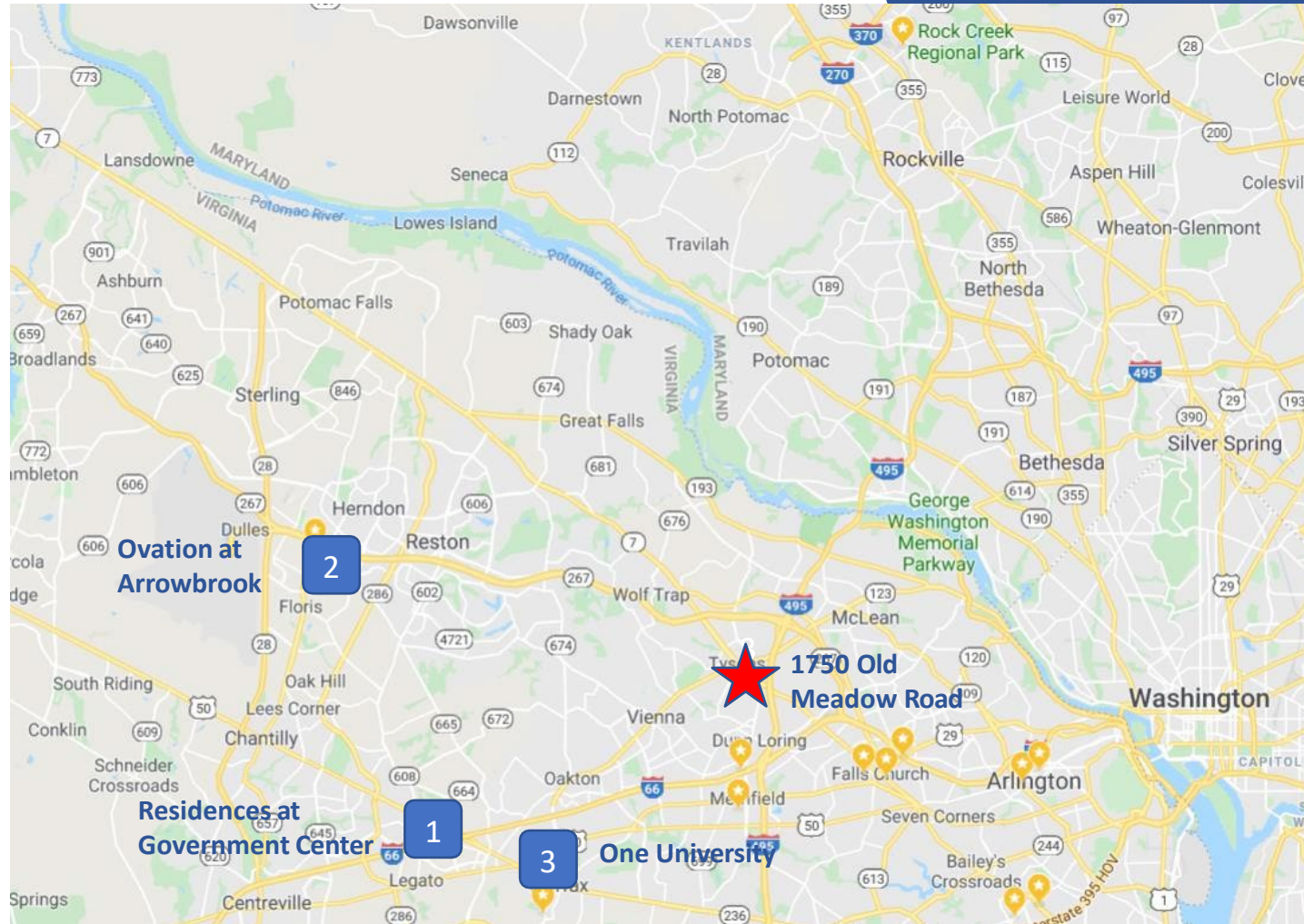
SCG Development & Stratford Capital Group

- Capitalization and development of 300+ properties
- Comprising 35,000 apartment homes across 27 states.
- Total capital raised to date is over \$3 billion resulting in a total development cost for the entire portfolio of over \$4.5 billion.
- Active development projects in 12 states Offices in Tysons, Virginia and Peabody, Massachusetts.



NOVA Developments

SCG Development



1 Residences at Government Center

2 Ovation at Arrowbrook

3 One University

★ Somos at McLean Metro

Government Center



SCG Development – **Closed March 2015**

- 270 newly constructed family apartment homes
- EarthCraft Home-certified Gold
- 40% - 60% AMI Set asides
- Mix of studios, one, two, and three-bedroom apartment homes
- First New Construction 9/4 LIHTC Twinned project in Virginia/Maryland/DC
- Awarded the 2017 Outstanding Project Innovation Award by NCPPP
- \$68,000,000 total development costs



Ovation at Arrowbrook



OVATION
AT ARROWBROOK

Initial Closing Occurred on 12/22/20

- 274 affordable family units
- 38,000 sf ground floor retail space
- 470-space structured parking garage
- 7,000 sf of amenity space
(Fitness, Business Center, Club Rooms)
- 10,000 sf interior courtyard with grilling and fire pits
- Trail to Innovation Center Metro Station
- Adjacent to Arrowbrook Centre Park with lighted soccer fields, basketball courts, play areas, and Arrowbrook Summer Concert Series



One University



SCG Development – Closed December 2021

- 240 apartment homes (120 family apartment homes, 120 senior [62+] apartment homes)
- 300-space below-ground garage
- Earthcraft Gold Certified
- 40% - 60% AMI plus 46 RAD units
- Mix of studios, one, two, three, and four bedrooms
- 9/4 LIHTC Twinned project
- Anticipated Construction Start Date: Q2/Q3 2021
- \$77,000,000 total development costs



SOMOS at McLean Metro



Project Details

1750 Old Meadow Road



4-acre
transit-oriented,
mixed-use, mixed-
income community



Approximately 1/4
mile southwest of
the McLean Metro
Station



In process of re-zoning
from I-4 (industrial/
commercial) to PTC
(mixed-use)



Maximum Floor
Area Ratio
(FAR) of 2.78



Up to 460
residential units
Serving 30% to
70% AMI's



Walkable to the
Metro and Capital
One HQ's
And amenities



Includes
approximately 3,000
square feet of flexible
community space



Multifamily fitness center,
business center, club
room, and outdoor
amenities



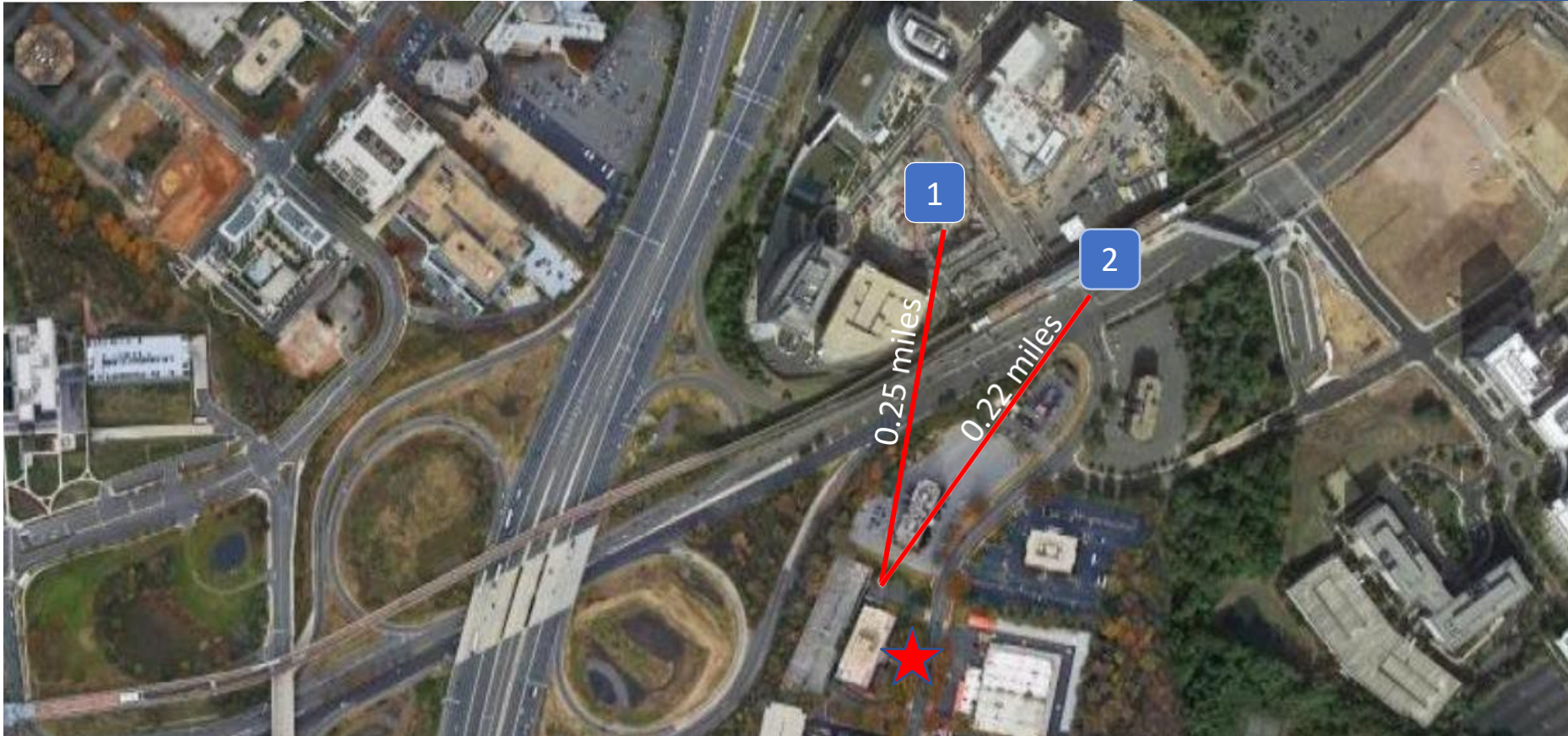
Part of the building will be
constructed above the
existing parking garage, an
efficiency that saves
approximately \$5 million
in construction costs



Convenient access to
Dulles and Reagan
International Airports,
multiple Fairfax Connector
bus lines, and Tysons'
shopping and recreational
opportunities

Aerial

Somos at McLean Metro



1750 Old
Meadow Road

1

Capital One
Headquarters

2

McLean
Metro Station

Site Plan and Floorplans





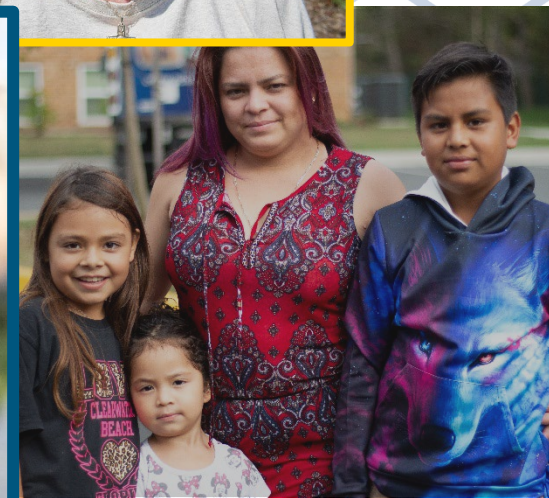
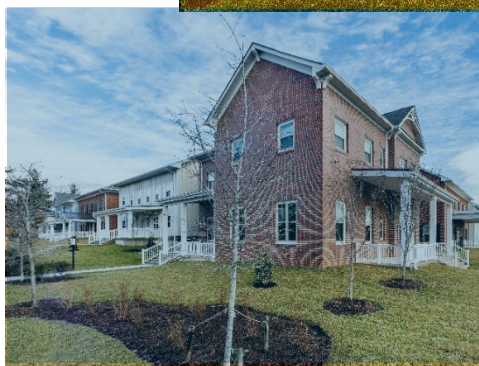
2023 Fairfax County Housing Symposium: The Fallstead at Lewinsville Center

March 15, 2023

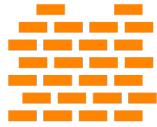


Our Mission

Wesley Housing builds up the lives of our most vulnerable community members by creating and operating healthy, supportive, stable, affordable housing communities and providing supportive resident services.



Wesley Snapshot



Real Estate
Development



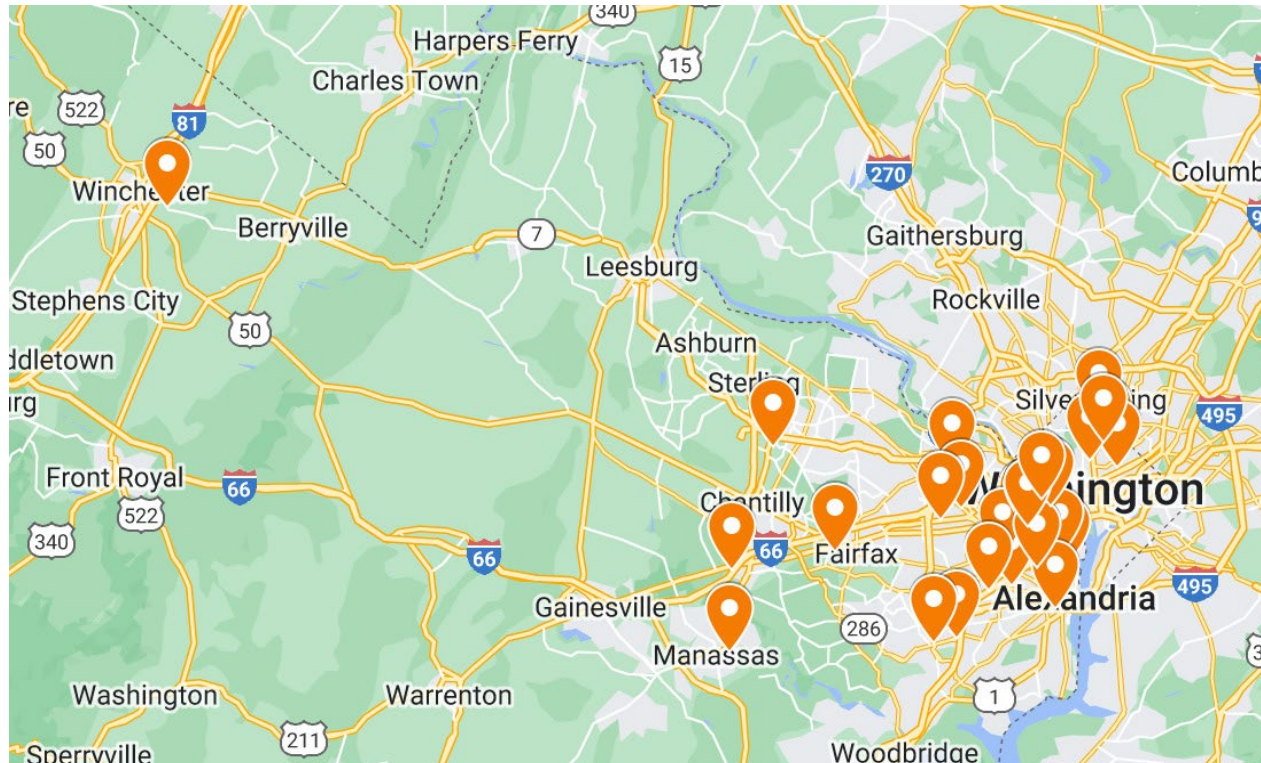
Resident
Services



Property
Management



Asset
Management



- 30 communities (2,300+ units)
- 571 units recent deliveries/under construction (new and rehab)
- 70 units awarded financing to close in 2023
- 500+ redevelopment units with site control in planning

The Fallstead at Lewinsville Center PPEA



Design aligned with Community Context



Who We Serve

Wesley Housing communities are filled with over **4,000+ individuals** of all ages and ethnic backgrounds across 30 communities.

Fallstead Demographics:

- Average Age: 77
- Average Gross Income: \$26,400/year
- Average Household Size: 1.24
- 74% female
- Resident Origins:
 - 89% from Northern Virginia
 - 20% from McLean

Portfolio Snapshot:



27%

older adults/
individuals with
disabilities



26%
children



55%
women



86%
minorities



\$36,575

average annual
household income

Resident Services



Housing Stability

Commitment to the growth, education, and upward mobility of every person we serve.



Community Engagement

Social/recreational activities, seasonal celebrations and volunteerism



Education

Adult programming, youth/out-of-school time, programming, enrichment programming, and financial literacy



Health & Wellness

health education, health screenings, exercise classes, and nutrition

Housing and Public Facility Key Co-location Benefits



- Community Connections
- Shared Infrastructure
- Shared Services