

AFFORDABLE HOUSING:

Strengthening Arlington's Families, Neighborhoods & Economy



The Community

The Jordan, a 90-unit affordable apartment building, is located on a mixed-use site four blocks from the Ballston Metro stop in a neighborhood that includes single-family homes as well as a bustling hub of commercial and retail businesses. AHC Inc. redeveloped an aging 24-unit apartment community with the new building – quadrupling the number of affordable living opportunities in a vibrant area. The Jordan is part of Arlington County's strategy of encouraging development in and around public transportation and high-infrastructure areas. The apartment building opened in 2011 with a mix of 124 adults and 85 children.

The Development Process

It took a creative land swap, an affordable housing component, and a public commitment to smart growth to bring a five-acre, mixed-use site to life.

The creative collaboration that resulted in The Jordan began when The JBG Companies began discussing redeveloping the former Bob Peck Chevrolet site in Ballston. AHC Inc. also had plans to redevelop its small adjacent affordable apartment building. But, the neighborhood had concerns about a massive commercial project next to a well-established community of single-family homes and the plans stalled.

The solution came from a long-time housing advocate, Ellen Bozman. AHC and JBG switched the location of the two residential pieces, which would smooth the transition from the high-rise commercial buildings in the center of the project, to the four-story affordable apartment community, to the townhouses next to the existing single-family homes. The land swap pleased the community and the project moved forward.

THE JORDAN

801 N. Wakefield Street
Arlington, VA

90 Apartments

Opened in 2011

Total Investment:
\$27M

Arlington Loan:
\$7.6M

Annual Taxes Paid to
Arlington County (2014):
\$141,632

Jobs Created:
258 during construction
19 long-term

Population Served:
100% low income

AHC Inc.

2230 North Fairfax Drive,
Arlington, VA 22201
www.ahcinc.org



COMMUNITY BENEFITS

Smart Growth Housing
Convenient to public
transportation

Education Opportunities
Onsite Montessori School
serves AHC families and other
Arlington children

New Urban Walkway
Landscaped greenway provides
green access between
residential and commercial
buildings

Energy Efficient
EarthCraft Virginia certified

Architectural Merit
DesignArlington Award

Building Amenities
Community room for resident
programs, landscaped interior
courtyard, business center,
library and free transit passes
for residents

Accessible
10% of units meet federal
accessibility standards

*Strengthens Arlington
Community*
Strictly regulated for incomes
and family size

The Jordan's design reflects its urban environment. The U-shaped building surrounds an inner courtyard with green space, BBQ areas and benches surrounded by landscaping. Building amenities also include a library and business center.

The Benefits

The Jordan quadrupled (from 24 to 90) the number of affordable apartments conveniently located to public transportation, retail and job opportunities in the Ballston neighborhood. To further encourage public transportation usage, AHC budgets \$10,000 a year for Smart Cards for residents' use.

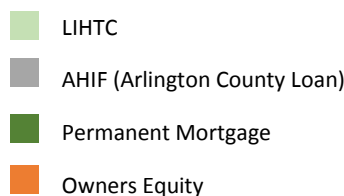
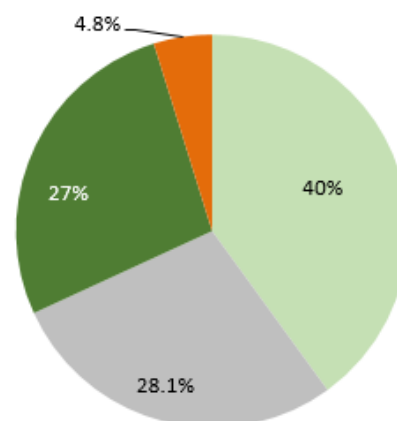
AHC also designed a new \$40,000 walkway so pedestrians can walk between The Jordan and JBG's commercial buildings. The greenway, filled with plants and benches, honors Ellen Bozman, a visionary Arlington leader for nearly six decades.

The Jordan also hosts a Montessori school for 24 children. The school, located in The Jordan's 1,000-square-foot community center, serves both AHC residents (thanks to a generous scholarship program) and local families.

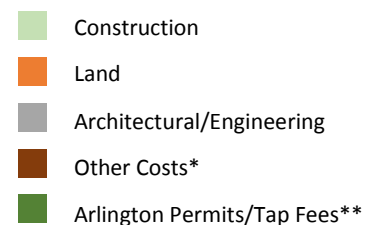
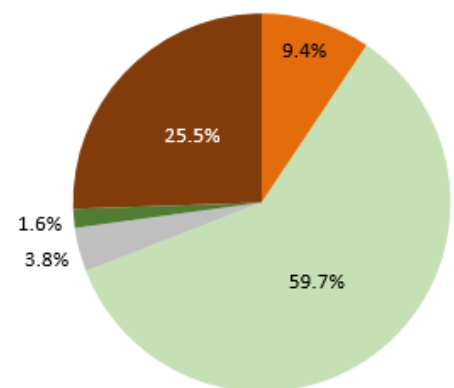
Financing

VHDA provided 9% Low-Income Housing Tax Credits and Arlington County provided a loan through its Affordable Housing Investment Fund (AHIF) to finance the project.

Financing
Tools



\$27M
Development Costs



*Other costs include financing costs, reserves, legal fees, third party fees, relocation costs and developer fee.

**Includes site work, streetscape and infrastructure investments.