

A photograph of two young girls standing in a doorway. The girl on the left is smiling and looking towards the camera; she has a red flower in her hair and is wearing a blue dress with a pink floral pattern. The girl on the right is looking down at a silver door handle and appears to be trying to turn it. The background is dark, and the door frame is white. The overall image has a blue and yellow color scheme.

a year in review

**2022** IMPACT REPORT





message from **PAUL BERNARD**,  
PRESIDENT & CEO

Looking back over the last year, I am both humbled and in awe of all that AHC Inc. has accomplished.

As you read this report, I trust you share that sense of achievement, which is only possible through the work of our dedicated staff, donors, financial allies, community partners, housing advocates, volunteers, and local government leaders.



Affordable housing is critical infrastructure for economic development. This past year shows we're making real progress with increasing the supply of housing throughout Virginia, D.C., and Maryland.

Yet housing is most impactful when considered a platform for transformation and connected to the community. Thus, our integrated resident services are critical to helping residents thrive. As you'll see in the report, we continue to expand, grow, and support residents in our AHC communities in meaningful ways – through our education programs, health and wellness initiatives, financial resilience programs, and community engagement efforts.

AHC's proven combination of affordable apartments plus resident services is making a difference every day in the lives of children, families, and individuals, including seniors, in our communities around the region.

To all our volunteers, donors, and many partners – thank you for all we have accomplished together and for your continued support.

**PAUL BERNARD**

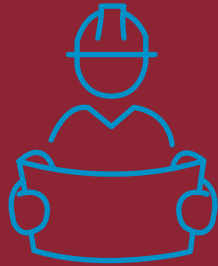
*AHC Inc. President & CEO*

# AHC BY THE NUMBERS

**8,200**   
apartments  
in VA, MD, & DC

**357** added  
in 2022

**54**  
COMMUNITIES



**700**  
more homes  
under  
construction  
at **three**  
communities



# REAL ESTATE DEVELOPMENT: BUILDING & PRESERVING HOMES

## First Community in Prince George's County

In the spring of 2022, AHC Inc., along with partners Insight Property Group and Federal Capital Partners, acquired Haven Largo. This 245-apartment community is in the heart of Largo, Maryland, and 40% of the apartments are now preserved as affordable for 15 years.



## Nearly 200 Homes Renovated

AHC completed a \$14 million construction project to renovate 185 apartments at Greenspring Overlook in Baltimore. The project involved full plumbing and mechanical systems replacements, accessibility upgrades, and a new play area for children. This was the first property AHC acquired in Maryland 20 years ago.



## Preserving Affordable Homes in Fairfax County

AHC partnered with Insight Property Group to acquire a 259-apartment community in Fairfax County, Virginia. The property was a naturally occurring affordable community with no existing rent restrictions to safeguard affordability. In partnership with Fairfax County Redevelopment and Housing Authority, AHC and Insight are preserving and increasing long-term, dedicated residential affordability.





### Breaking New Ground: Innovative Partnership Leveraging County Land for Deeply Affordable Housing

AHC and Habitat for Humanity Metro Maryland broke ground in January on a 195-home, deeply affordable community in Silver Spring. The Randolph Road development is one of the largest of its kind in Montgomery County, Maryland, and includes 85 hard-to-find, family-sized, three- and four-bedroom homes.



The community will co-locate rental and homeownership options and offer onsite resident services programming and affordable childcare.

### Key's Pointe Project in Baltimore Receives \$2.9M in ARPA Funding

The American Rescue Plan Act funding will go toward a new phase of the Key's Pointe development, with 60 apartments replacing the existing public housing, plus market affordable apartments. AHC and The Michaels Organization lead the project, in partnership with the Housing Authority of Baltimore City. The massive 62-acre redevelopment of the O'Donnell Heights community includes 144 townhome-style homes constructed several years ago.



### Making Progress on Mixed-Income Development

Along with other partners, AHC joined the "topping out" ceremony at Waterfront Station II. This mixed-use, mixed-income development project is in DC's rapidly growing Southwest neighborhood, located just blocks from The Wharf. Of the 449 apartments, 136 (30%) will be designated for affordable housing. The ceremony celebrated the tireless work of hundreds of construction workers.

### WATERFRONT STATION II WINS A GOLD

Multi-Housing News recognized this exciting project in Washington, D.C., with a gold award for Best Transaction. This mixed-income development has a unique financing model that allows the project to deliver 30% of the apartments as affordable housing. The same project also received a 2022 NAIOP DC|MD Award for "Best Real Estate Transaction." Kudos to our great partners at Hoffman & Associates, Paramount Development Group, and City Partners!



## RESIDENT SERVICES: BUILDING FOR THE FUTURE

### EDUCATION & YOUTH DEVELOPMENT

**118** kids  
in after-school programs, grades 5-12

**112**  
SUMMER CAMP  
STUDENTS

**1,500+**  
K-12th grade students received  
school supplies and backpacks

**69**

College and Career  
Readiness junior &  
senior participants  
**largest group ever**

- **42** students with **100%** graduating
- Over **\$6.5 million** in scholarships and grants



### Students Start School Fresh Thanks to Amazon Back-to-School Shop

Nearly **500** students from **26** Virginia-based AHC properties participated in Amazon's free Back-to-School Shop at Harvey Hall Apartments. Along with their parents, the kids from AHC communities hand-picked their clothing, shoes, and school supplies to help them start the school year on an even playing field.



# LET'S DO EVEN MORE GOOD, TOGETHER.

Your continued support and partnership is invaluable as AHC responds to the critical need for housing stability, social services, and education programs.

Donate  
Now



Volunteer  
Today



## New Leaders in Training (LIT) Program

This new program for 5th graders was a big success, with **12** participants this year. LIT engages students and their parents in looking ahead to college and career possibilities. Students and parents also visit college campuses and learn about the application process.



## RESIDENT SERVICES: HELPING COMMUNITIES THRIVE

### ECONOMIC MOBILITY



# 3,800

Households Received Services



# 35,000+

Resident Interactions

AHC WORKED 1-ON-1 WITH RESIDENTS TO ACCESS FUNDS TO MAINTAIN HOUSING STABILITY.



# \$5+ Million

in rental assistance for Virginia and Maryland

Personal finance and empowerment and career development workshops were held throughout AHC's communities, with partners BritePaths and Virginia Cooperative Extension.



## THE WASHINGTON POST FEATURES AHC

As part of the Combined Federal Campaign (CFC), on November 29, AHC Inc. was featured in a special supplement in The Washington Post this past fall. The story also profiled one of AHC's remarkable employees, Resident Services Coordinator Brenda Quintanilla.



# RESIDENT SERVICES: FEELING BETTER, LIVING BETTER

## HEALTH & WELLNESS

**1,200** Residents received **health, medical and nutrition** services (in VA and MD)



**1,055** Households received food assistance



MONTHLY **GROCERY** DISTRO FOR  
**100+** seniors at 5 communities through **Capital Area Food Bank**



**Real Food for Kids**  
biweekly fresh produce distribution serving **50 YOUTH**



### Arlington Food Assistance Center (AFAC)

- Weekly grocery distributions
- Serving **350** residents, including seniors and families



**ADDITIONAL SENIOR SUPPORTS:**  
Serrano launched **senior programming** in 2022

**12** residents participated in bi-monthly bingo



Computer Class for seniors through partnership with Alliance for Arlington Senior Programs (AASP)

**16** residents completed the series & received a **free computer & free internet**



**Yoga for Seniors**  
**24** residents joined weekly group exercise and yoga classes at Charter House, a 55+ community



**New ethnic meal pilot program**  
at Hunter's Park in partnership with Arlington County's Dept. of Aging and Disability Services  
**35** senior participants

### Thome Grant Expands Physical and Mental Health Services

AHC Greater Baltimore received 2022 Thome Aging Well grant to expand physical and mental health services at MonteVerde, a 300-apartment community for residents 55+ and people who are disabled. Services provided by this important \$250,000 grant began in early 2023.





## RESIDENT SERVICES: RAISING RESIDENT VOICE

### COMMUNITY BUILDING & ENGAGEMENT

AHC's goal is to increase resident voice throughout our communities. Through surveys, focus groups and resident meetings — and supporting resident-led activities and community groups.



- Resident surveys across **7** properties to assess the community and determine needs and program interests
- **New!** Resident Concern Guide, in multiple languages
- To elevate resident voice, a **new Resident Ambassador Committee** formed in Arlington with residents from multiple communities.



*“This training helps me and my staff connect and understand our residents better.”*

### AHC Launches Resident-Centric Training

- **7** trainings completed
- **140** resident services and property management staff

In 2022, AHC took the important step of using a trauma-informed approach in working with residents. Some residents have complex histories that can involve physical and emotional trauma, domestic violence, poverty, and oppression. Recognizing the signs and symptoms of trauma ultimately enhances our services and interactions with all residents.



### Engaging Residents in Future Development

In the fall of 2022, AHC connected with residents and other neighborhood stakeholders to gather input on the upcoming second phase of development of the Terraces at Arlington View. The first new building is welcoming residents this spring.

### Raising Resident Voice

Two residents from the Apex Apartments, along with two AHC staff, travelled to Charlotte, N.C., to attend the NeighborWorks Community Leadership Institute. At the conference, they met fellow resident leaders from around the US and brought back valuable insights about work that can be done in AHC communities.

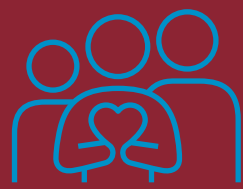




# VOLUNTEERS

Providing services for residents is AHC's secret sauce. Volunteers are the key ingredient.

**1,500**  
VOLUNTEERS



**199**  
new volunteers

**6,900**



VOLUNTEER  
HOURS



## CAPTURING THE SPOTLIGHT IN A LEADING INDUSTRY MAGAZINE



AHC Inc. was featured in the summer issue of Affordable Housing News magazine, alongside other non-profit developers. The magazine included photos from St. James Plaza, The Spire, and a great article – “A Platform for Great Lives” – with quotes from President & CEO Paul Bernard about the organization’s history and future.



 **57**

College and Career Readiness (CCR) program mentors



LONG-TERM VOLUNTEERS

**40** 

## GAINING GROUND ON DIGITAL EQUITY: MOVING AT THE SPEED OF TECH

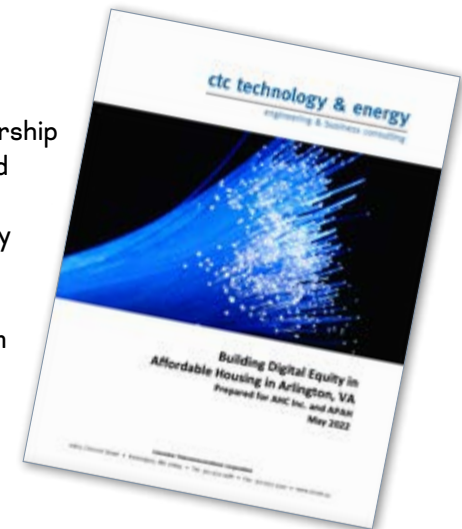


### Gaining Ground on Digital Equity

AHC residents of the Spire in Alexandria, Virginia, received free Chromebooks and two years of free Wi-Fi courtesy of a generous \$174,000 investment from Capital One. And at the Hamptons in Germantown, Maryland, Montgomery County and Harbor Group Management partnered to give away over 275 free Chromebooks to AHC residents. Eligible families also received a free Wi-Fi voucher from Comcast.

### New Report Analyzes Costs for Building Digital Equity

In 2022, AHC Inc. and Arlington Partnership for Affordable Housing (APAH) released a report by CTC Technology & Energy analyzing how to equitably and efficiently connect local low-income residents in Arlington to the internet. The report was made possible through a grant from Virginia Housing.





*Developing Affordable Homes  
& Helping Communities Thrive*

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