

# The Arlington Partnership for Affordable Housing



## Our Mission

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



## Who is APAH?



- Community-based affordable housing developer founded in 1989
- **1,218 rental homes at 14 properties**
- Resident services promoting health, financial stability, food, and community engagement
- Funding from LIHTC, HOME, local subsidy



## Why provide PSH?

High Community Need

- Housing First
- Best practice

Limited Other Housing Options

- DOJ settlement
- HUD Hearth mandates

Public/Private Partnership

- Efficient use of existing funding



## Key Elements of PSH

- Tenant pays 30% of income to rent
- Supportive, individual services provided, e.g. mental health, counseling, personal assistance
- No obligation to leave housing
- Scattered throughout the community





## PSH Profile in Arlington



- 90% receive services through Community Services Board
- 80% individuals, 20% families
- 56% have housing barriers, e.g. poor credit, prior evictions, criminal record



## PSH and APAH

- APAH was 1<sup>st</sup> partner in 2001
- 22% of County units in APAH properties
- An innovator :
  - Studio wing at Arlington Mill
  - 10 Homes at Marbella with mortgage reduction
  - Cameron shared equity with partner
  - CRI residents with intellectual disabilities



# PSH Challenges

- High housing barriers
- 6 mo time to acquire housing-  
-3 mo goal
- Periodic tenancy/neighbor  
issues
- Low incomes, high subsidy
- “Wrong pocket” problem





## PSH Successes

- Strong case and property management
- Creative financing tools, e.g. mortgage reduction, philanthropy
- Supportive County government
- 79% in housing over 10 years
- Opportunity for normalcy





## APAH's Permanent Supportive Housing Model

- APAH provides housing—preferably designated 30/40% AMI rental units
- County and partners provide supportive services and rental subsidy
- Scattered to 13 of APAH's properties
- Flexible, willing to innovate, respond to need



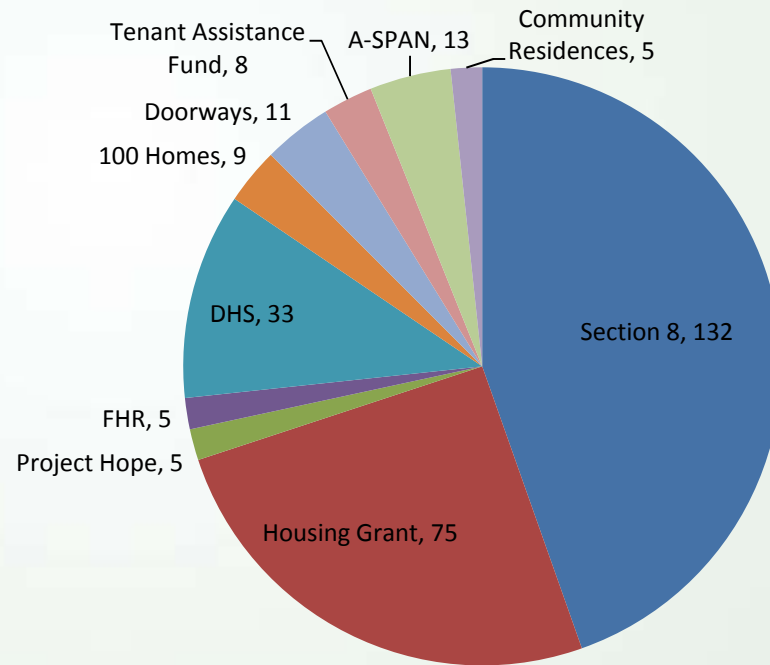
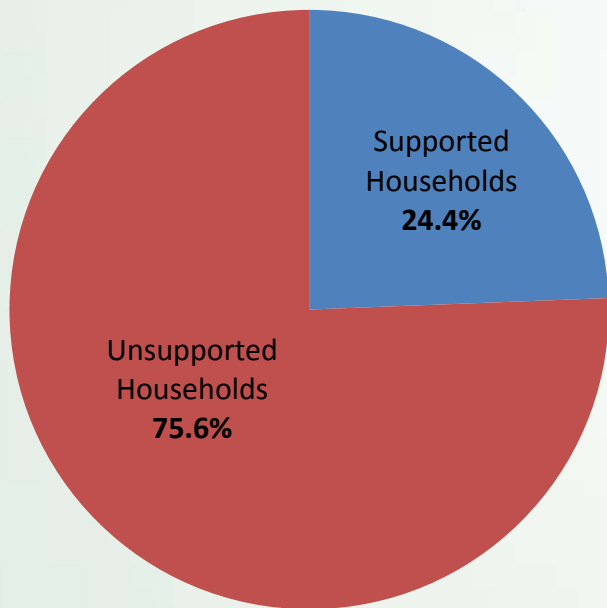
# Key Partners

Partner	#	Services	Audience
Arlington County	38+10	Rent subsidy Case management	Individuals in homelessness
Doorways for Women and Families	9	HUD or County rent subsidy Case management Grants/donations Safe House	Women fleeing domestic violence Families in homelessness
A-SPAN	33	HUD or County rent subsidy Case Management Grants/donations Homeless shelter	Individuals in homelessness
Community Residences Inc.	5	Rent subsidy Case Management	Individuals with intellectual disabilities



# 302 APAH Households Receive Support

No Support	Rent Subsidy Only	PSH
921	208	94





## Lessons Learned

- All PSH residents handled on a case by case basis
- Quarterly meetings with partners and property management are very important to review problems and agree on solutions
- Overcoming leasing barriers – embraces the spirit of fair housing to be inclusive – reviews credit history and criminal background
- Lease violations are reviewed with partners





**Linda Kelleher**, Director, Community and Resident Relations, [lkelleher@apah.org](mailto:lkelleher@apah.org)

## Our Vision

*An inclusive, caring and economically diverse Arlington.*

## Our Role

*Marry best practices in affordable housing finance and development with a deep commitment to the local community to advocate, preserve and build affordable housing.*