

---

# 2021 ANNUAL REPORT





# POLICY DEVELOPMENT, COALITION BUILDING, AND ADVOCACY

*In 2021, AHS joined forces with community advocates, housing coalitions, and partner organizations to help increase both the supply and quality of affordable housing in Arlington.*

## LETTER FROM THE CHAIR

Dear Friends,

The need for affordable housing as an element of a vibrant and thriving community has never been more important. So the work of the Alliance for Housing Solutions continues apace with policy development, advocacy, and public education.

In 2021, AHS educated the community on opportunities for housing diversity through the Missing Middle Housing initiative with web and video resources, and we invited expert speakers to inform our local conversation. We also partnered with the Arlington Community Foundation on the Shared Prosperity project, which focused on coherent strategies to help our lowest-income neighbors—Arlington residents at 30% or less of the area median income.

This year also saw important tenant-led efforts in the County to address housing quality at older properties. Problems were remedied and policies and systems were studied to avoid similar issues in the future. For AHS, this work marked a renewed commitment to centering our efforts within the communities we serve and supporting the voices of community and tenant leaders.

This year also marked a transition of our dedicated and dynamic Executive Director, Michelle Winters, whose expertise brought AHS an authoritative and powerful voice to help shape the future of affordable housing in our community. We will continue to welcome her voice in new forums and seek her counsel as a national expert with a deep local understanding.

Since our founding, the important work we do is only possible through the care and dedication of supporters like you. Thank you for joining us in working to advance affordable housing in Arlington and for helping make Arlington a thriving community: green, diverse, and interesting in so many ways.

Jenny Denney Lawson  
Board Chair



### Invested in Arlington's Affordability

AHS advocated to double the allocation for the Affordable Housing Investment Fund (AHIF) after the County Manager proposed slashing the fund. The County Board accepted many of our proposed changes, including increasing funding for AHIF.



### Supported Efforts to Create Shared Prosperity

Through our partnership with the Arlington Community Foundation, AHS called attention to the mismatch between available subsidized units and needs at various income levels. Our new data visualizations helped communicate the gap to a wide audience from the County Board to the general public.



### Advocated for Improved Living Conditions at the Serrano

AHS believes that affordable housing must not only be created but maintained. Together with other groups and individuals, AHS supported residents at the Serrano Apartments who sought to bring attention to unsafe living conditions.



**We're talking about  
building communities—  
not just types of housing,  
but communities.**

SAMIA BYRD, CHIEF RACE AND EQUITY  
OFFICER, ARLINGTON COUNTY



# EDUCATION AND OUTREACH

AHS is committed to sharing the most up-to-date information and resources on affordable housing and related issues through in-person and virtual events, webinars, trainings, online forums, media interviews, and digital communications. While the COVID-19 pandemic forced us to reimagine some of our plans in 2021, we continued our education and outreach efforts throughout the year in new and innovative ways.



## EVENTS

### January • MLK Day of Service

AHS teamed up with AHC and APAH to create a virtual session on Arlington's history of race and housing as well as current affordable housing challenges.

### March • Missing Middle Housing and Seniors Webinar

AHS welcomed experts from the AARP Livable Communities team and Arlington's Age-Friendly Action Plan to share how Missing Middle Housing might benefit Arlington's growing senior population.

### April • Affordable Housing in Falls Church: Problems and Prospects

AHS executive director Michelle Winters joined the League of Women Voters Falls Church and Citizens for a Better City for a virtual discussion on affordable housing.

### June • Leckey Forum Featuring Daniel Parolek of Opticos Design

With Arlington's Missing Middle Housing Study underway, County residents and community leaders joined AHS for an educational conversation about the benefits of Missing Middle Housing.

*Right (clockwise from top left): Leckey Forum Keynote speaker Daniel Parolek, moderator Ginger Brown, and panelists Eric Maribojoc and Emily Hamilton*

### November • Ellen M. Bozman Affordable Housing Award

AHS convened Arlington residents, housing advocates and leaders, and elected officials for the 13th annual Ellen M. Bozman Affordable Housing Award. We honored Elder Julio Basurto, Nina Janopaul, and the Honorable Mary Margaret Whipple for their leadership in affordable housing.

### December • The Case for Higher Density Development

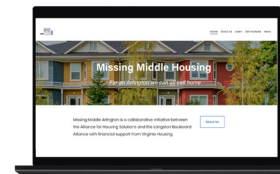
AHS policy consultant Alice Hogan joined the Sierra Club's Potomac River Group and other local organizations for a virtual event on why we need dense, inclusive development within existing communities and neighborhoods to protect our environment.



## ADVOCATING FOR MISSING MIDDLE HOUSING

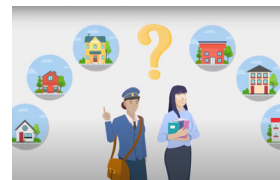
AHS supports additional Missing Middle Housing in Arlington and believes it is an important part of making housing more financially attainable throughout our community. In partnership with the Langston Boulevard Alliance, AHS received a Community Impact Grant from Virginia Housing to create new resources on Missing Middle Housing.

As the County Board moved forward with a Missing Middle Housing study, AHS used a variety of media to advocate for more diverse housing choice in the County. Our team also provided many civic associations with Missing Middle Housing presentations throughout the year to help drive engagement and action around the issue.



### January • MissingMiddleArlington.net

Our educational website serves as a resource and hub for all the latest developments, news, events, and conversations around Missing Middle Housing in Arlington.



### March • Missing Middle Housing for a Better Arlington

Our two-minute animated video breaks down the benefits of Missing Middle Housing in Arlington in a simple, approachable way.

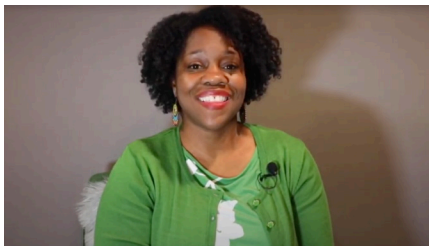
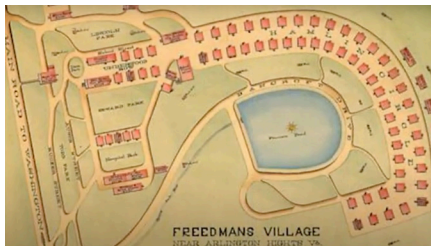


### July • Missing Middle Housing Expert Video Series

Our four-part expert video series shares insights on how Missing Middle Housing will benefit our environment, community diversity, livability, and the growing senior population.



**SHINING A LIGHT ON RACE AND HOUSING**



**Race & Housing in Arlington**

Created in 2020, AHS's educational video on Arlington's history of race and housing received wide circulation in 2021. The film has served as a resource for many organizations and institutions, including the Arlington Central Library online collection, Arlington Civic Federation, Challenging Racism, Encore Learning, Temple Rodef Shalom, and VOICE as well as Arlington County Public Schools.

**A Commitment to Racial Equity**

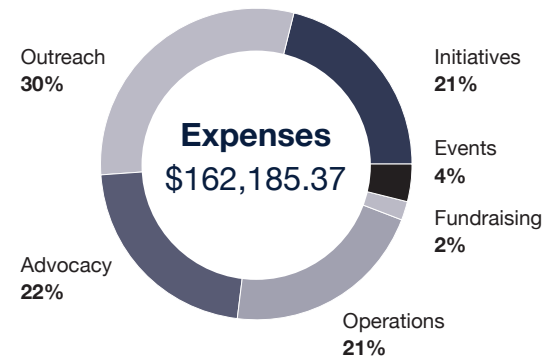
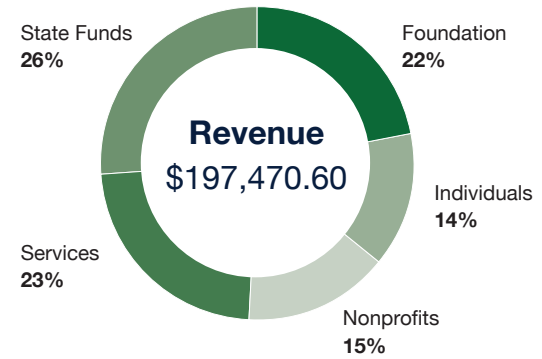
At the 2021 Leckey Forum, *How Can Arlington Solve the Missing Middle Housing Puzzle?*, AHS grounded the panel discussion in racial equity with opening remarks from Samia Byrd, Arlington's Chief Race and Equity Officer. Byrd encouraged attendees to understand the County's history and legacy of systemic racism. She also urged a focus on the need to build communities, not just housing.



AHS will continue to advance racial equity in housing. With support from a 2021 Meyer Foundation grant, we will amplify the voices of community members whose voices are too often left out of the housing conversation.

**FINANCIALS**

**2021 REVENUE AND EXPENSES**



**AHS LEADERSHIP**

**Board of Directors Officers**

**Jenny Denney Lawson**  
Chair

**Martha Bozman**  
Secretary

**Laura Martin**  
Vice-Chair

**Koube Ngaaje**  
Treasurer

**Leslie Aun**

**Jane Green**

**Kellen MacBeth**

**Adele McClure**

**Anne McCulloch**

**Pamela Quanrud**

**Kitty Clark Stevenson**

**Cicely Whitfield**

**Staff**

**Michelle Winters**  
Executive Director

**Stephanie Boyer**  
Administrative and Events Associate

**Alice Hogan**  
Policy Consultant

**Laura Milton**  
Communications Consultant

# PARTNERS AND SUPPORTERS\*

*AHS is grateful to our dedicated partners and supporters for creating a more equitable, sustainable, inclusive, and affordable Arlington.*

## Special Recognition

AHS is thankful for our special partnership with the Arlington Community Foundation as a part of its Shared Prosperity Initiative.

## Champions \$10,000+

AHC Inc.  
Arlington Partnership  
for Affordable Housing  
(APAH)  
Eugene & Agnes E. Meyer  
Foundation  
The Geary-O'Hara Family  
Foundation  
Virginia Housing (VHDA)

## Investors \$5,000–\$9,999

Venable Foundation

## Builders \$2,500–\$4,999

John Andelin and  
Ginger Geoffrey  
Jennifer and Charles Lawson  
Pamela Van Hine and  
Bryan MacPherson  
Rock Spring Congregational  
UCC

## Patrons \$1,000–\$2,499

Church of the Covenant  
Jane Green  
Kellen MacBeth  
Koube Ngaaie  
Eric Radcliffe  
Kathryn and Max Scruggs

## Supporters \$500–\$999

Leslie Aun  
Martha Bozman and  
Blair Reischer  
Paul Browne  
Donna Cornman  
Nina Janopaul  
Vicki and Gary Kirkbride  
David Leibson  
Laura Martin  
Anne McCulloch  
Anne Murphy  
Larry Padberg  
Pam Quanrud  
Stuart Raynor

## Friends \$250–\$499

William McConnell Bozman  
Jeanne Broyhill  
Carter Echols and  
William Johnson  
Sara Fitzgerald  
Peter Geiger  
Marjorie and George Hobart  
Mary and Patrick Hynes  
Sally Jo Kramer  
Dolores Leckey  
Sakura Namioka  
Jill Norcross  
Resurrection Evangelical  
Lutheran Church  
Cicely Whitfield

## Donors Up to \$250

Betts Abel  
Miriam Balutis  
Julio and Diana Basurto  
Gillian Burgess  
Hilary Chapman

Judy Connally  
Ben D'Avanzo  
Karen Darner  
Kate Dorrell  
Robert Duffy  
Susan English and  
Thomas Philson  
Pat Findikoglu  
Jay Fiset  
Marjorie Green  
Alice Hogan  
Paul Holland  
Ellen Lamb  
Wes MacAdam  
Daniel Manchester  
Maureen Markham  
Adele McClure  
Joan McDermott  
Patricia McGrady  
Helen McIlvaine  
Kathleen McSweeney  
MTFA Architecture PLLC  
Geetika Nadkarni  
Scott Pedowitz  
Wanda Pierce  
Jerry Poje  
Cynthia Schneider  
Christine Searle  
Karen Serfis  
Arlene and Lawrence Spinelli  
Michael Spotts  
Kitty Clark Stevenson  
J. Walter Tejada  
Meg Tuccillo  
Andrea Walker  
William Walls  
Erica Wood  
Christopher Zimmerman

\*Includes partners and supporters from 2020–2021