

# Press release

*For immediate release*

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## **vPoint Awarded Best Housing Development**

Arlington, Virginia, December 6, 2012 — Arlington's vPoint, the 116-unit mixed-income, mixed-use community was awarded the 2012 Virginia Best Housing Development Award at the Governor's Housing Conference in Roanoke, Virginia, on Thursday, November 15, 2012.

This Class-A, LEED Gold Certified apartment community, located one-block from the Clarendon Metro station, contains 70 affordable apartment homes, 46 market-rate units and 120 underground parking spaces. The affordable units house individuals and families with incomes up to \$35,000 to \$50,000 per year and include a mix of efficiencies, one-, two-, and three-bedroom apartments. Six affordable units are 100 percent accessible for persons with disabilities or special needs. This project's success is evidenced by the nine-year journey to overcome neighborhood resistance and financial challenges to see affordable housing brought to a high-cost community in need of housing for all incomes.

The vision for the development grew from the Church at Clarendon's desire to expand their ministry into affordable housing as well as preserving their church home and sanctuary in 2003. The church contemplated selling the air rights over their soon-to-be-built church but the lenders preferred a condominium ownership structure. The church's willingness to sell their property to a new nonprofit partnership entity, the Views at Clarendon Corporation, created the opportunity for this housing and allowed the church to raise the funds needed to redevelop their sanctuary and church offices.

The successful completion of the project was a testament to the many partners who never gave up the dream of affordable housing in this high-cost area, despite many legal, financial and construction challenges. "This project would never have happened without the support of Arlington County and the Virginia Housing Development Authority," said Jerry Morris, Chair, Views at Clarendon Corporation. "The project brought together an excellent team to develop much-needed affordable housing to the Clarendon Community, and we, along with our partners, are extremely honored to receive this prestigious award."

The partners in this project were unwavering; the Church of Clarendon, Views at Clarendon Corporation (nonprofit owner), Bozzuto Development (co-developer), Chesapeake Community Advisors (co-developer), Arlington County (financier), Virginia

Housing Development Authority (financier), Enterprise Community Partners (pre-development loan), MTFA Architecture (architect), Bozzuto Construction (contractor), Bozzuto Management (property manager) and Arlington Partnership for Affordable Housing (consultant). The project involved unique and extensive partnerships between the owner and public, private, non-profit entities. It leveraged different streams of financial investment and used regulatory reform (code changes, increasing density, etc.) to reduce development costs.

"This award recognizes the contributions that this truly unique partnership between the County and the faith community has made to our community," said Arlington County Board Chair Mary Hynes. "The vPoint project was not without controversy, and not without risk. But it has accomplished all that we had hoped. Building on Arlington's long-standing commitment to providing affordable housing near good transit, the County and Clarendon Church have ensured that a long-established church will survive for generations to come, preserved a crucial daycare center, and provided affordable homes within walking distance of the Clarendon Metro station."

### *2012 Virginia Housing Awards & Governor's Housing Conference*

The Virginia Housing Awards recognize outstanding and innovative efforts to meet the commonwealth's complex array of housing needs. The Governor's Housing Conference is Virginia's largest and most comprehensive annual affordable housing event. It offers three days of workshops and sessions designed to help public and private sector representatives develop effective housing solutions in Virginia. More than 800 affordable housing advocates, providers, and policy makers gather each year at the conference.



vPoint Development Team Accepting Award from Bob Sledd at the Virginia Governor's Housing Conference  
(Left to Right) David Prout, Chesapeake Community Advisors; Bob Sledd, Senior Economic Advisor to the Governor; Jerry Morris, Views at Clarendon Corporation; and Marie Randall, Arlington County

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