



ULI Washington

2020 Trends Awards Winners

Excellence in Housing
Affordability

PROJECT TEAM

Developer: AHC Inc.

Architect: Cunningham-Quill Architects

Construction Contractor: Harkins Builders

Public Financing: City of Alexandria and Virginia Housing Development Authority

Other Partners: St. James United Methodist Church, Northern Virginia Affordable Housing Alliance (NVAHA) and Virginians Organized for Interfaith Community Engagement (VOICE) were also invaluable partners.



St. James Plaza

St. James Plaza, located in City of Alexandria, transformed a 3-acre site owned by St. James United Methodist Church into a vibrant, mixed-income community. AHC led the project that resulted in a 93-unit affordable housing building with 31 market rate townhomes. St. James Plaza includes a mix of units ranging from efficiencies to three-bedroom apartment homes for households earning between 40% and 60% of the AMI. In addition to Low Income Housing Tax Credits from Virginia Housing and a loan from the City of Alexandria, the affordable units were cross-subsidized with proceeds from the market rate townhomes. Cunningham-Quill designed the building to be compatible with the adjacent single-family neighborhood and preserved an important pedestrian path for neighbors to access public transit and the nearby school.

2020 Trends Awards Program

The ULI Washington Trends Awards reflect ULI's mission of providing leadership in the responsible use of land and in creating and sustaining thriving communities. The ULI Washington Trends Awards showcase private, public and nonprofit projects that embody the most innovative and creative thinking in real estate development in the Washington regional market. ULI Awards recognize all development aspects of a project: financing, design, project execution and market acceptance.