



meet code and we will provide a one-year warranty. We'll sell a unit to residents who can qualify for a mortgage, for between 22 and 27 thousand dollars - which is a bargain anywhere on the planet."

Looking ahead, Graham lays out VIHA's long-term goals: "We would like to build 1,000 new, affordable housing apartments in the next eight to ten years. That's 75 - 100 units, on average, a year," he says. And then he enumerates the main objectives outlined in the agency's five-year plan: "To provide homeless and emergency housing; increase independent, senior housing; create housing opportunities for young professionals; encourage home ownership; right-size public housing portfolio; incorporate sustainable and

resilient affordable housing development strategies (putting in solar panels, putting in cisterns, reducing our cost of utilities for the new developments); and utilizing the White House's Choice Neighborhoods Initiative model." (The Choice Neighborhoods program supports locally driven strategies to address struggling neighborhoods with distressed public or HUD-assisted housing through a comprehensive approach to neighborhood transformation. The program is designed to catalyze critical improvements in neighborhood assets, including vacant property, housing, services and schools.)

Graham stresses that VIHA is "sound, both financially and operationally, effective and efficient in terms of