

# Arlington Mill Residences

901 S Dinwiddie Street, Arlington, VA 22204

## About this Location

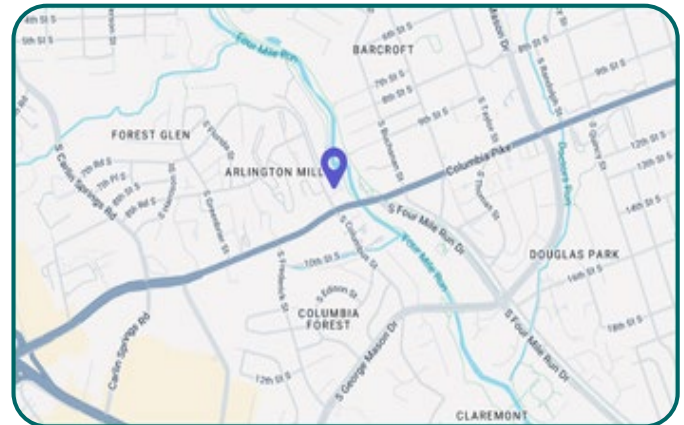
Located adjacent to the Arlington Mill Community Center, this site is also within walking distance of public transportation, Four Mile Run Trail, and Glencarlyn Park.

## Building and Apartment Features

Arlington Mill is a four-story, affordable community with 122 apartments for those earning between 30-60% of the Area Median Income (AMI). Through an innovative public-private partnership, True Ground built affordable housing on public land, ensuring that cost savings could be shared with the community through deeper affordability levels and a permanent supportive housing studio wing.

This building is highly accessible, with 10 percent of units barrier free. Arlington Mill is also certified EarthCraft for its green and sustainable design, and residents enjoy access to green space, community rooms, and onsite resident services programming.

As the Columbia Pike neighborhood undergoes revitalization, Arlington Mill Residences and the Arlington Mill Community Center will be an anchor in the district through its affordable homes and community programs and services.



## Sources

• Virginia Housing First Mortgage	\$8,870,000
• LIHTC Equity	\$22,041,000
<b>Total:</b>	<b>\$30,911,000</b>

## Uses

• Pre-paid Ground Lease	\$1,661,000
• Construction Costs	\$20,328,000
• Soft Costs	\$4,345,000
• Fees and Reserves	\$1,995,000
• Developer Fee	\$2,582,000
<b>Total:</b>	<b>\$30,911,100</b>

## Project Partners

- Arlington County
- Bank of America Merrill Lynch
- Virginia Housing
- Hamel Builders
- KGD Architecture

## Apartment Mix and Affordability

Size	Units @ 60% AMI	Units @ 50% AMI	Units @ 30% AMI	Total
Studio	0	0	8	8
1 Bedroom	9	6	1	16
2 Bedroom	57	13	3	73
3 Bedroom	17	7	1	25
Total	83	26	13	122



True Ground Housing Partners  
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