

Arlington Mill Residences

901 S. Dinwiddie Street, Arlington, VA 22204



About this Location

Arlington Mill Residences is an award-winning, highly accessible rental community. It is adjacent to the Arlington Mill Community Center, where residents have access to its gym, preschool, and educational programming. The building is also within walking distance of public transport, Four Mile Run Trail, and Glencarlynn Park.

Building and Apartment Features

Arlington Mill is a four-story, 122-unit building that opened in 2014. Through an innovative public-private partnership, APAH was allowed to build affordable housing atop public land, ensuring that cost savings could be shared with the community through lower rents for very low income families and a permanent supportive housing studio wing.

The family-friendly building is highly accessible, with 10 percent of its units barrier free. It is also certified EarthCraft for its green and sustainable design, and residents enjoy convenient access to nearby green space, community rooms, and onsite resident services programming.

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

Project Financing

Sources

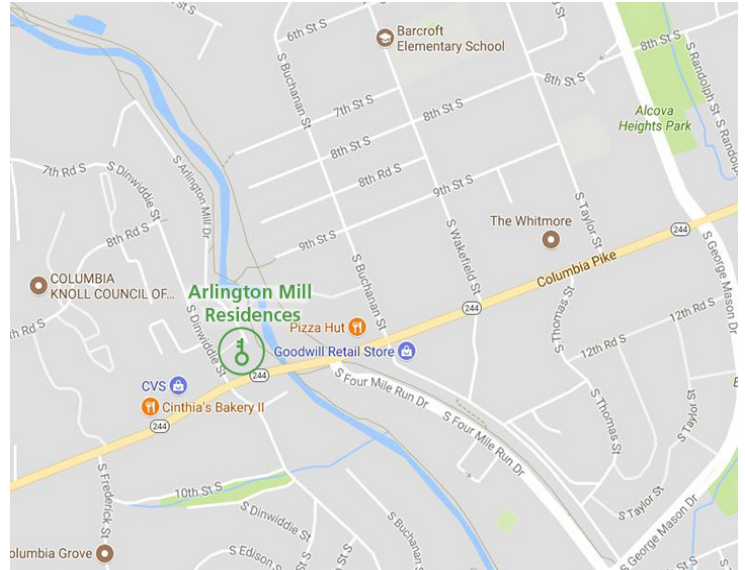
VHDA First Mortgage	\$8,870,000
LIHTC Equity	\$22,041,000
Total:	\$30,911,000

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
Total:	\$30,911,000

Project Partners

Arlington County
 Bank of America Merrill Lynch
 Virginia Housing Development Authority
 Hamel Builders
 Kishimoto.Gordon.Dalaya Architecture (KGD)



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



Arlington Partnership
 For Affordable Housing

www.apah.org

