

# Columbia Grove Apartments

1010 S Frederick Street, Arlington, VA 22204

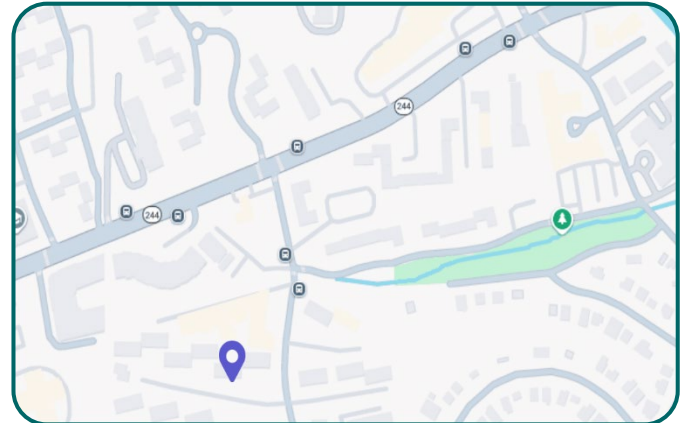
## About this Location

Columbia Grove is located one block from the bustling, urban Columbia Pike in Arlington County. The Pike is often referred to as Arlington's Main Street and is undergoing extensive revitalization.

## Building and Apartment Features

Built in 1954, Columbia Grove's 14 garden-style apartments were renovated in 2010. All 208 units now feature EnergyStar certified appliances, plumbing, and interior fixtures, minimizing residents' utility costs and maximizing energy and water efficiency. Sixty three percent (130) of the units are committed affordable.

Columbia Grove is adjacent to Columbia Hills, a new development that opened in 2018, and residents have access to its new communal facilities, including its large community room, onsite resident services, and new leasing offices.



## Sources

• Virginia Housing First Mortgage	\$14,800,000
• LIHTC Equity	\$4,300,200
• Arlington County AHIF	\$8,600,000
• True Ground Equity	\$500,000
• Deferred Developer Fee	\$1,200,000
<b>Total:</b>	<b>\$29,400,000</b>

## Uses

• Acquisition	\$19,000,000
• Construction Costs	\$6,500,000
• Reserves and Soft Credits	\$3,900,000
<b>Total:</b>	<b>\$29,400,000</b>

## Project Partners

- Arlington County
- Virginia Housing
- M&T Bank

## Apartment Mix and Affordability

Size	Market Rate Units	Units @ 60% AMI	Units @ 50% AMI	Total
1 Bedroom	28	51	21	100
2 Bedroom	50	37	21	108
Total	78	88	42	208



True Ground Housing Partners  
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[truegroundhousing.org](http://truegroundhousing.org)