

Unity Homes at Ballston

4201 N. Fairfax Drive, Arlington, VA 22203

About this Location

Located directly across from the Ballston-MU Metrorail station in Arlington, this mixed-use project creates 144 affordable apartments where residents have ample access to transit, retail, and employment opportunities.

History

In 2015, Central United Methodist Church (CUMC) started a process to redevelop their aging church property into affordable housing. In 2020, True Ground and CUMC partnered to fulfill the congregation's wishes. The building welcomed its first residents in spring of 2024.

Building and Apartment Features

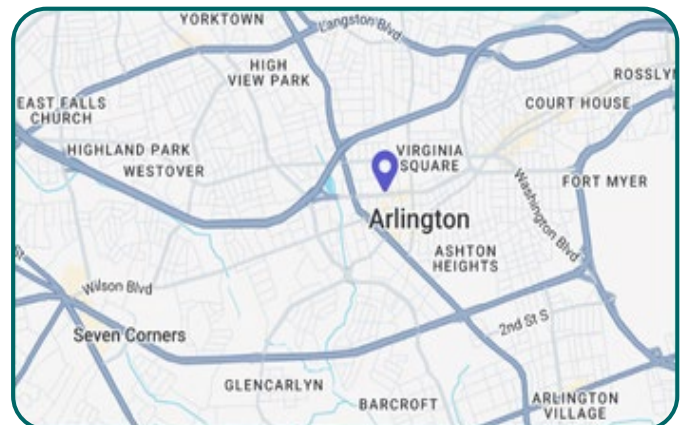
True Ground redeveloped the site into 144 units of affordable housing, a 26,699 sf condo for CUMC, including a new sanctuary, offices, and fellowship hall, and community amenities including a commercial kitchen for onsite food distribution, and an early childhood education space to accommodate approximately 100 children at Kinhaven School.

Sources

| | |
|--------------------------|---------------------|
| • Arlington County AHIF | \$19,065,000 |
| • Virginia Housing | \$12,800,000 |
| • Deferred Developer Fee | \$1,625,000 |
| • LIHTC Equity | \$27,611,746 |
| • REACH | \$8,750,000 |
| • VA Housing Trust Fund | \$900,000 |
| • Seller Note | \$10,110,000 |
| • CUMC Capital Campaign | \$4,000,000 |
| Total: | \$84,681,746 |

Uses

| | |
|----------------------------|---------------------|
| • Acquisition | \$10,520,623 |
| • Construction | \$51,919,148 |
| • Soft Costs | \$13,669,365 |
| • Financing Costs | \$3,244,421 |
| • Developer Fee & Reserves | \$5,508,188 |
| Total: | \$84,861,746 |



Apartment Mix and Affordability

| Size | Units @ 60% AMI | Units @ 50% AMI | Units @ 30% AMI | Total |
|-----------|--------------------|--------------------|--------------------|-------|
| 1 Bedroom | 33 | 60 | 15 | 108 |
| 2 Bedroom | 24 | 0 | 0 | 24 |
| 3 Bedroom | 12 | 0 | 0 | 12 |
| Total | 69 | 60 | 15 | 144 |

Project Partners

- Allen & Shariff
- Arlington County
- Arlington Industrial Development Authority
- Bohler Engineering
- Central United Methodist Church
- Davis Carter Scott
- Fidelity Title
- DAVIS Construction
- ECS Mid-Atlantic
- Truist
- VA Department of Housing and Community Development
- Virginia Housing



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