



Arlington Mill Residences

New construction, family-friendly affordable housing community on Columbia Pike

Address

901 S. Dinwiddie Street, Arlington, VA 22204

Location

Columbia Pike is considered one of Arlington’s “urban villages” with a “main street feel.” Located adjacent to the Arlington Mill Community Center and near County park land, Arlington Mill Residences will be an anchor in the vibrant Columbia Pike Special Revitalization District. The community center features a full-size gym, senior center, teen room and numerous meeting rooms.

The Building

The family-friendly building is a four-story, wood frame elevator building, featuring a community room and underground parking. The grounds offer ample green space and access to nearby Glencarlyn Park and the Four Mile Run Bike Trail. Ten percent of the units are barrier free; all units are visitable; and 13 units are for permanent supportive housing.

Green Features

The building achieved EarthCraft certification and green design includes 15 SEER HVAC systems, gas tankless hot water heaters, wood panelized construction, EnergyStar-rated windows and appliances. The building is District Energy Ready in anticipation of the County’s community energy plan.

Apartment Mix and Affordability

All 122 units are committed affordable.

Size and Affordability	30% AMI*	50% AMI*	60% AMI*	Total
Studio	8	0	0	8
1 bedroom	1	6	9	16
2 bedroom	3	13	57	73
3 bedroom	1	7	17	25
Total	13	26	83	122

* Area Median Income

Project Costs: \$30,911,000

Total Sources: \$30,911,000

VHDA First Mortgage \$8,870,000
LIHTC Equity \$22,041,000

Total Uses: \$90,911,000

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

Project Partners

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

