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 Glencarlyn 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-friend 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: $29,400,000

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

Arlington Partnership
For Affordable Housing
www.apah.org