

Parc Rosslyn

1531 N Pierce Street, Arlington, VA 22209



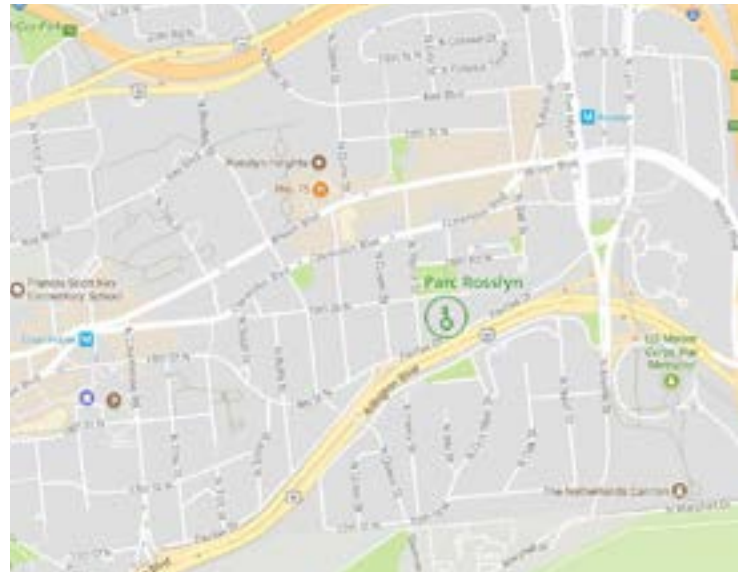
About this Location

Located in the heart of Rosslyn, APAH's Parc Rosslyn is a 15-story, 238-unit high rise. It is mixed-income property with 101 affordable apartments and 137 market rate units. Parc Rosslyn is opportunely located near the Rosslyn Metro station, bus transit, shopping, urban amenities, and employment.

Building and Apartment Features

Parc Rosslyn was built in 2008. As a mixed-income development, it features an onsite fitness center, rooftop pool, club room, and underground parking. The property also has a variety of green features, including thermal windows, low-flow plumbing fixtures, energy-efficient appliances, and rainwater landscaping irrigation. It was the first Silver LEED certified multifamily building in northern Virginia.

Parc Rosslyn has 101 committed affordable units, ensuring both a diverse array of individuals and families have equitable access to the great jobs and amenities of the Rosslyn-Ballston metro corridor.



Project Financing

Sources

VHDA Tax-Exempt Bond	\$43,000,000
SPARC & REACH Loan	\$3,500,000
LIHTC Equity	\$7,500,000
APAH Equity	\$6,000,000
Arlington County AHIF/Parks Loan	\$7,000,000
(Arlington County Bridge Loan)	\$4,500,000
Total:	\$67,000,000

Uses

APAH Land	\$7,500,000
Density value to Arlington Parks & Rec	\$5,000,000
Construction Costs	\$41,500,000
Reserves and Soft Costs	\$13,000,000
Total:	\$67,000,000

Project Partners

Arlington County
Virginia Housing Development Authority
M&T Bank



Apartment Mix and Affordability

Size	Market Rate Units	Units @ 60% AMI	Total
Studio	7	6	13
1 Bedroom	53	58	111
2 Bedroom	65	28	93
3 Bedroom	13	8	21
Total	138	100	238



Arlington Partnership
For Affordable Housing

www.apah.org

