About this Location
Located just one block away from Columbia Pike, Columbia Hills Apartments will bring 229 much-needed affordable homes to the Columbia Forest neighborhood. This new, modern development will be built to meet the diverse needs of the community, including families, senior and disabled residents.

Building and Apartment Features
The new Columbia Hills East and West will be two adjoining eight-story, concrete buildings atop three levels of underground parking. All 229 units are committed affordable, with 13 Type-A accessible units and 10 units designated for permanent supportive housing.

The development is adjacent to APAH’s Columbia Grove Apartments and will share amenities including new community rooms, patio space, and on-site resident services. Columbia Hills will also be one of the first new housing developments under the County’s Columbia Pike Neighborhoods Plan, creating new economic investment and modern site improvements.

Project Financing and Projected Costs
Sources
- VHDA Taxable, SPARC, REACH $14,361,000
- Perm. Tax Exempt Bonds $5,950,000
- LIHTC Equity $36,266,000
- State Bond Financing $20,000,000
- Arlington County AHIF $18,500,000
- VA Housing Trust Fund Loan $750,000
- APAH Sponsor Loan $12,031,000
- FHLB Affordable Housing Program $500,000
- Other $2,771,000
Total: $91,123,000

Uses
- Acquisition $10,980,000
- Construction Costs $55,995,000
- Soft Costs $11,394,000
- Financing Costs $3,250,000
- Developer Fees and Reserves $9,504,000
Total: $91,123,000

Project Partners
Arlington County
Virginia Housing Development Authority
Bank of America Merrill Lynch
Federal Home Loan Bank of Atlanta
Bozzuto Construction Company
Kishimoto.Gordon.Dalaya Architecture (KGD)

Apartment Mix and Affordability

<table>
<thead>
<tr>
<th>Size</th>
<th>Units @ 60% AMI</th>
<th>Units @ 50% AMI</th>
<th>Units @ 40% AMI</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Studio</td>
<td>42</td>
<td>14</td>
<td>8</td>
<td>64</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>20</td>
<td>6</td>
<td>1</td>
<td>27</td>
</tr>
<tr>
<td>2 Bedroom</td>
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<td>35</td>
<td>0</td>
<td>110</td>
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<tr>
<td>3 Bedroom</td>
<td>23</td>
<td>4</td>
<td>1</td>
<td>28</td>
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<tr>
<td>Total</td>
<td>160</td>
<td>59</td>
<td>10</td>
<td>229</td>
</tr>
</tbody>
</table>

Columbia Hills Apartments
East: 1000 S Frederick Street, Arlington, VA 22204
West: 1002 S Frederick Street

Image credit: KGD Architecture