

Queens Court

1615 18th St N., Arlington, VA 22209



About this Location

Located on a 1-acre site, Queens Court will be a 12-story, 249-unit community in urban Rosslyn. The project is currently under construction and when completed, will create significant new affordable housing in the Rosslyn-Ballston corridor.

History

APAH acquired the original 39-unit Queens Court property in 1995. In 2015, the Arlington County Board formally adopted the Western Rosslyn Area Planning Study (WRAPS) - an integrated planning effort of more than 1 million sq. feet, including a new Arlington public school, fire station, and market rate housing. The Planning Study also unlocked density for Queens Court to be redeveloped into 249 affordable units, APAH's largest project to date. The project broke ground in 2019 and is expected to be completed in 2021.

Building and Apartment Features

The new Queens Court will have a majority of two- and three-bedroom units. The community has 150 underground parking spaces and is located less than a half mile from the Rosslyn Metro. In addition, the redeveloped Queens Court will be barrier-free and certified EarthCraft Gold. The project features a 9,000 square foot park and playground onsite and deeded via easement to Arlington County for public use.

Project Financing

Sources

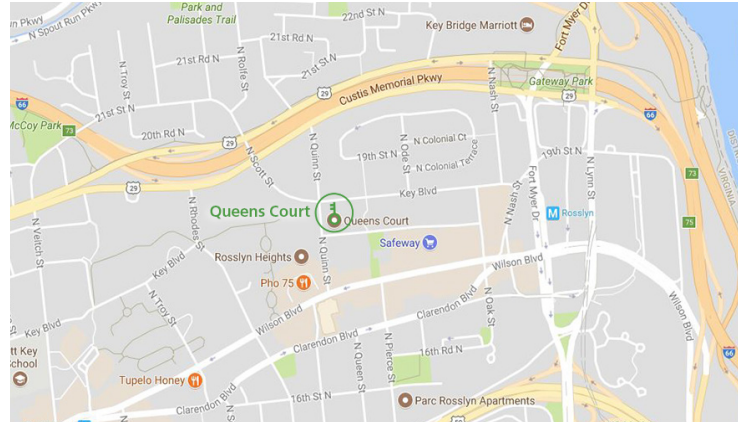
VHDA Taxable & Tax-Exempt Bonds	\$9,515,000
SPARC & REACH	\$19,050,000
Arlington County AHIF	\$16,700,000
LIHTC Equity	\$42,603,000
VA Housing Trust Fund Loan	\$700,000
Federal Home Loan Bank AHP	\$500,000
APAH Sponsor Loan	\$15,940,000
Other	\$2,000,000
Total:	\$107,008,000

Uses

Acquisition	\$15,850,000
Construction Costs	\$63,790,000
Soft Costs	\$13,575,000
Financing Costs, Fees, and Reserves	\$13,793,000
Total:	\$107,008,000

Project Partners

Virginia Housing Development Authority
 Arlington County
 Bank of America
 Donohoe Construction Company
 Kishimoto.Gordon.Dalaya Architecture (KGD)



Queens Court and public space. Rendering by KGD Architecture.

Apartment Mix and Affordability

Size	Units @ 80% AMI	Units @ 60% AMI	Units @ 50% AMI	Units @ 40% AMI	Total
Studio	0	21	0	0	21
1 Bedroom	3	82	0	9	94
2 Bedroom	0	54	36	0	90
3 Bedroom	0	44	0	0	44
Total	3	201	36	9	249



Arlington Partnership
 For Affordable Housing

www.apah.org

