

Ballston Station

4201 N. Fairfax Drive, Arlington, VA 22203



About this Location

Located directly across from the Ballston-MU Metrorail station, this mixed-use project will bring 144 affordable apartments to Ballston where residents will have ample access to transit, retail, and employment opportunities.

History

In 2015, Central United Methodist Church (CUMC) started a process to redevelop their aging church property into affordable housing. In 2020, APAH and CUMC entered into partnership to fulfill the congregation's wishes. Construction is expected to be completed in spring, 2024.

Building and Apartment Features

APAH will develop the site into 144 units of affordable housing, a 26,699sf condo for CUMC and community amenities including a commercial kitchen for onsite food distribution, a meeting hall, and an early childhood education space to accommodate approximately 90 children.

Project Financing and Projected Costs

Sources

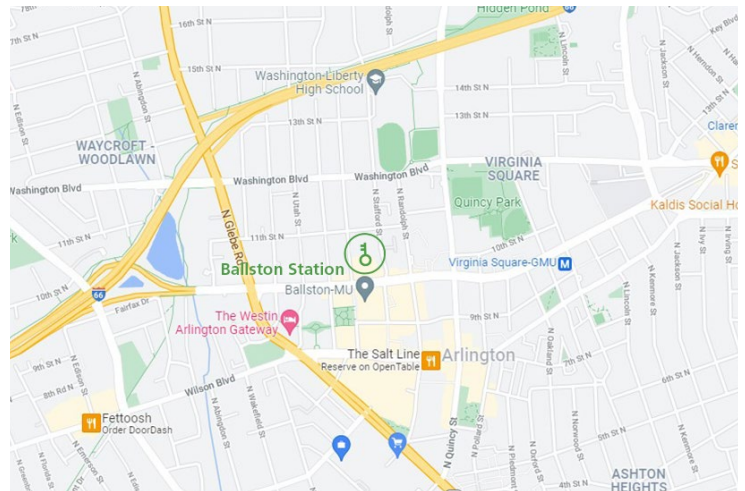
Arlington County AHIF	\$19,065,000
Virginia Housing Permanent Loan	\$12,800,000
Deferred Developer Fee.....	\$1,625,000
LIHTC Equity	\$27,611,746
REACH	\$8,750,000
VA Housing Trust Fund Loan	\$900,000
Seller Note	\$10,110,000
CUMC Capital Campaign	\$4,000,000
Total:	\$84,861,746

Uses

Acquisition.....	\$10,520,623
Construction	\$51,919,148
Soft Costs	\$13,669,365
Financing Costs.....	\$3,,244,421
Developer Fee & Reserves.....	\$5,508,188
Total:	\$84,861,746

Project Partners

Central United Methodist Church • Arlington County • Virginia Housing • Truist Bank • VA Department of Housing and Community Development • Davis Carter Scott • DAVIS Construction • Bohler Engineering • Allen & Shariff • ECS Mid-Atlantic • Arlington Industrial Development Authority



Rendering by DCS Design

Apartment Mix and Affordability

Size	Units @ 60% AMI	Units @ 50% AMI	Units @ 30% AMI	Total
1 Bedroom	33	60	15	108
2 Bedroom	24	0	0	24
3 Bedroom	12	0	0	12
Total	69	60	15	144

Arlington Partnership
For Affordable Housing

www.apah.org

