

Columbia Hills Apartments

New affordable housing development along Columbia Pike – Construction to begin in 2016

Address

1010 S. Frederick Street, Arlington, VA 22204

Location

Columbia Hills Apartments will add 229 much-needed affordable homes to be built on 1.2 acres of APAH's land adjacent to our Columbia Grove Apartments. It is located just one block from Columbia Pike, often referred to as Arlington's Main Street that is being revitalized to create urban villages with a main street feel.

Building and Apartment Features

The Columbia Hills adjoining East and West buildings will be attractive, new, eight-story, concrete buildings atop three levels of underground parking. Features include community rooms for resident programs and a new playground for young children, as well as 13 Type-A accessible units and 10 units designated for Permanent Supportive Housing. No residents will be displaced from the Columbia Grove property during construction.

The development will create new, quality, accessible and affordable units to meet the great need in the community, including 2 and 3-bedroom units for families and accessible units that are not currently available at the 208-unit, mixed income Columbia Grove Apartments.

Columbia Hills will be one of the first new housing developments under the County's award-winning Columbia Pike Neighborhoods Plan and will contribute significantly to the Plan's goal of preserving 6,200 affordable homes along Columbia Pike. It will create an attractive new building and streetscape, new economic investment and modern site improvements.

Proposed Apartment Mix and Affordability

All 229 units are committed affordable.

Size and Affordability	40% AMI*	50% AMI*	60% AMI*	Total
Studio	8	7	49	64
1 bedroom	1	0	26	27
2 bedroom	0	32	78	110
3 bedroom	1	0	27	28
Total	10	39	180	229

* Area Median Income

Project Financing

Columbia Hills is a highly efficient project that will combine APAH-contributed land and pioneer LIHTC hybrid (4%/9%) financing; leveraging \$37M in housing tax credit equity plus \$20M in state bond financing. APAH will receive \$19M in Arlington County Affordable Housing Investment Fund (AHIF) funding. If approved for tax credit funding in June 2015, construction will begin in 2016.

