



For Immediate Release

For more information
Linda Y. Kelleher
(703)276-7444, ext. 102
lkelleher@apah.org

Arlington Mill Residences Awarded Tax Credit Allocation

Development schedule moves one step closer to groundbreaking

Arlington, VA (June 16, 2011) – The [Arlington Partnership for Affordable Housing](#) (APAH) was awarded an allocation of \$2.13 million in low-income housing tax credits (LIHTC) from the [Virginia Housing Development Authority](#) (VHDA) for [Arlington Mill Residences](#) on June 8. The tax credit allocation moves construction of this 122-unit new development another step closer to breaking ground as planned in mid 2012.

“We appreciate the efforts of our team, the support from Arlington County and guidance from VHDA,” said APAH President/CEO Nina Janopaul. APAH scored the highest in the Northern Virginia nonprofit developers’ pool by submitting an innovative, energy-saving design for a family-oriented new property.

“This is the largest allocation of tax credits VHDA awarded this year,” reported Michael J. Scheurer, VHDA’s Northern Virginia representative.

In February, the Arlington County Board approved the Use Permit amendment and Option for Ground Lease. “APAH is honored to partner with Arlington County in pioneering the use of ‘Public Land for Public Purpose,’” said APAH President/CEO Nina Janopaul. “The discounted, 75-year ground lease is a great tool for creating affordable housing for lower-income families, offsetting the escalating land prices in our community.”

Innovative features of the 122-unit, four-story, wood-frame Arlington Mill Residences include:

- EarthCraft certified, environmentally sensitive, energy-efficient design with state-of-the-art heating and cooling systems.
- 99% of the units are committed affordable housing including 10% of the units priced for residents earning extremely low incomes (40% of the Area Median Income or AMI).
- 80% of the units are family-sized (two and three bedrooms).

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- An eight-unit affordable efficiency wing with separate entrance is targeted for permanent supportive housing for persons with histories of homelessness, serious disabilities and subsequent leasing barriers.
- The “E”-shaped design coordinates with the natural surroundings of Four Mile Run and Glencarlyn Park across Arlington Mill Drive.

APAH’s design is responsive to community recommendations and follows the Columbia Pike Form Based Code. APAH’s plan received unanimous approval from Arlington’s Planning and Housing commissions.

Arlington Mill Residences will be located adjacent to the County’s planned Arlington Mill Community Center at Columbia Pike and S. Dinwiddie Street. The Community Center is scheduled to break ground in July.

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APAH is a nonprofit that owns, develops, and preserves quality housing that is affordable to low and moderate-income families. APAH is the only nonprofit affordable housing developer working exclusively in Arlington County. Founded in 1989, APAH now helps 861 households live in stable, secure and affordable rental homes. APAH was named Developer of the Year in 2011 by the Housing Association of Nonprofit Developers (HAND); in 2009 APAH received the HAND Innovation Award and in 2008 was named Best Nonprofit Small Business of the Year by the Arlington Chamber of Commerce. Visit us on [Facebook](#).



Architectural rendering courtesy of KGD Architecture 2/12/2011

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