

LOCATION

Just a short distance from Columbia Pike, Interstate 395, and Four Mile Run, the 208 apartments in Columbia Grove are close to local amenities, jobs, and public transit.

THE BUILDING

APAH purchased Columbia Grove in 2003. This is the first major renovation to the property since the early 1990s.

AFFORDABILITY

Of the 100 1-bedroom apartments:
21 are available at 50% AMI
51 are available at 60% AMI
28 are market rate

Of the 108 2-bedroom apartments
21 are available at 50% AMI
37 are available at 60% AMI
50 are market rate

APARTMENT MIX

100	1-Bedroom Apartments
108	2-Bedroom Apartments
208	Total Apartments

GREEN FEATURES

Columbia Grove was renovated based on Earthcraft Virginia standards. Green features include new Low Ti-R windows, new roofs, low-emitting paints and adhesives, and new Energy Star appliances.

PROJECT COSTS

Total Costs: 29,399,894
Land and Building Value to APAH—
\$19,039,295
Hard Costs— \$6,506,840
Soft Costs/Reserves— \$3,853,759

Total Sources: \$29,399,894
VHDA Mortgage— \$14,755,000
APAH Contribution— \$489,454
LIHTC Equity— \$4,300,000
Arlington County Loans— \$8,553,440
Interim Income— \$45,000
Deferred Developer Fee— \$1,260,000



PROJECT PARTNERS

Virginia Housing Development Authority
Arlington County
M & T Bank