



# Columbia Grove Apartments

*First EarthCraft certified multi-family renovation in Northern Virginia*

## Address

1001-1038 S. Frederick Street, Arlington VA 22204

## Location

Located one block off Columbia Pike. The property consists of 14 garden-style buildings on eight acres, with access to I-395, Route 7, parks, shopping, jobs, and bus transit.

## Building and Apartment Features

- Built in 1954
- Renovated in 2010
- Green features: Low Ti-R windows, new roofs, low-VOC paint and adhesives, low-flow toilets and sinks
- All new (2010), EnergyStar certified, appliances and interior fixtures
- On-site community room, used for resident services programs

## Apartment Mix and Affordability

130 of Columbia Grove's 208 units are committed affordable housing.

Size and Affordability	50% AMI*	60% AMI*	Market Rate	Total
1 bedroom	21	51	28	100
2 bedroom	21	37	50	108
<b>Total</b>	<b>42</b>	<b>88</b>	<b>78</b>	<b>208</b>

\* Area Median Income

## Project Costs: \$29,400,000

<b>Total uses</b>	<b>\$29,400,000</b>
Land and building value to APAH	\$19,000,000
Construction-related, hard costs	\$6,500,000
Reserves and soft costs	\$3,900,000
<b>Total sources</b>	<b>\$29,400,000</b>
VHDA mortgage	\$14,800,000
APAH Equity	\$500,000
LIHTC Equity	\$4,300,000
Arlington County loans	\$8,600,000
Deferred developer fee	\$1,200,000

## Partners

Arlington County  
M&T Bank  
Virginia Housing Development Authority

