



Arna Valley View Apartments

Family-friendly, South Arlington garden-style affordable housing community

Address

2300 S. 25th Street, Arlington, VA 22206

Location

Located on S. 25th Street, this 3-building, garden-style community is near I-395 with convenient access to Pentagon City, Crystal City and Washington, DC. The community amenities include a parking garage, a business center, a community room, a playground, and a picnic area with gas grills.

The Building and Apartment Features

- Built in 2001
- Business center
- Community room
- Tot lot/playground
- On-site leasing and maintenance office
- Each apartment includes:
 - Full size washer and dryer
 - Fully equipped kitchens including stove, dishwasher, refrigerator, and garbage disposal
 - Sprinkler system
 - Gas heating and cooking

Apartment Mix and Affordability

All 101 units are committed affordable.

Size and Affordability	45% AMI*	50% AMI*	60% AMI*	Total
1 bedroom	12	12	12	36
2 bedroom	8	9	8	25
3 bedroom	14	13	13	40
Total	34	34	33	101

* Area Median Income

Project Costs: \$16,997,199

Total Sources: \$16,997,199

VHDA 1st Mortgage: \$4,920,000
 VHDA SPARC: \$1,500,000
 VHDA REACH: \$2,000,000
 Arlington County AHIF/CDBG Loan: \$5,502,199
 Arlington County HOME Loan: \$2,800,000
 Deferred Developer Fee: \$275,000

Total Uses: \$16,997,199

Acquisition: \$14,039,000
 Reserves & Capital Improvements: \$1,968,785
 Soft Costs: \$989,414

Project Partners

Arlington County
 VHDA

