The Shell
870 S. Greenbrier Street
Arlington, VA  22204

Description
New six-story building with 83 affordable apartments at 50% and 60% of the area median income (AMI). Located at the corner of Columbia Pike and S. Greenbrier Street, the building also includes 6,600 square feet of retail space. AHC combined vacant land at its Harvey Hall apartment complex and acquired the adjacent Shell gas station property to create a 1.08 acre site. Construction began in 2013 and was completed in spring 2015. The building has a spacious lobby, 800 square-foot community center, a 3,700 square-foot landscaped courtyard, and two levels of underground parking.

Apartment Composition
83 Affordable Apartments
  5   Efficiencies
 10   One-bedrooms
 63   Two-bedrooms
  5   Three-bedrooms

Amenities
Community Center
Fitness Center
Landscaped courtyard
Underground parking
Easy access to public transit

Partners
Arlington County
Cunningham | Quill Architects
Harkins Builders
Virginia Housing Development Authority
Capital One Bank
Hudson Housing Capital

Developed & Owned by AHC Inc.
Managed by AHC Management LLC

Financing
$13.41 million  Low-Income Housing Tax Credit Equity
8.55 million   Permanent Mortgage
7.99 million   Arlington County loan
.70 million   AHC loan
1.20 million   Deferred Development Fee
$31.85 million Total Development Cost