



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

Partners

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

Amenities

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

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
<u>1.20 million</u>	Deferred Development Fee
\$ 31.85 million	Total Development Cost

Developed & Owned by AHC Inc.

Managed by AHC Management LLC