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# AFFORDABLE HOUSING INVESTMENT FUND



**NVAHA**

Northern Virginia Affordable  
Housing Alliance

NVAHA-ARLINGTON

# Introduction



“Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important.”

– Arlington’s Vision Statement

The Affordable Housing Investment Fund (AHIF) is a revolving, low-interest loan program that supports affordable housing development and preservation in Arlington County.

## Here’s how it works:



① Money from private developers, federal grants, and local taxes are allocated to the AHIF fund.

② The Arlington County board approves affordable housing plans and distributes AHIF loans.



③ Affordable housing developers build new housing or renovate existing multi-family homes.

④ Low- and moderate-income families move into safe homes with a rent they can afford.



⑤ Affordable housing developers repay their AHIF loans and those County funds are then re-invested in future affordable developments.

Learn more about [AHIF and other financial tools](#). Arlington is home to over 11,300 Affordable CAFs in 125 buildings across the County. Below are examples of Affordable Multi-Family Homes financed using Arlington’s AHIF Fund.

# Examples of Multi-Family New Construction Using AHIF Loans



**The Cadence** is located on Arlington Blvd in the Buckingham neighborhood. It features 97 affordable units with spacious interior designs and a modern exterior façade.

[Visit the website.](#)



**The Apex** offers 256 modern homes for low- and moderate-income households. It overlooks Four Mile Run and includes sustainable design features.

[Visit the website.](#)



**Queens Court** is a 12-story, 249-unit community in urban Rosslyn built on a one-acre site. The building includes a mix of studios, one-bedrooms, two-bedrooms, and three-bedrooms.

[Visit the website.](#)

# Examples of Multi-Family Preservation Using AHIF Loans



**Union on Queen** is a 12-story mixed-income community located in Rosslyn. With approximately 40% affordable units, its renovation included both historic preservation and new construction.

[Visit the website.](#)



**Gates of Ballston** is a 17-acre garden-style community with 465 apartments (357 of which are affordable units) and a large community center to support resident services programs. It was originally built in the 1940s and revitalized by AHC in 2007.

[Visit the website.](#)



Built in 1949, **Buchanan Gardens** was renovated in 2012. The 11 garden-style buildings include 111 committed affordable units, 12 of which are barrier-free. With the addition of bump-outs, more than half of the apartments are now family-sized two- and three-bedrooms.

[Visit the website.](#)