

# CDBG Success Story

## The Cadence

### Arlington County, Virginia

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Arlington County

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CDBG and HOME:  
\$4,000,000

Local affordable housing  
investments: \$7,021,000

**Problem or need addressed:** Arlington County used a combination of local Affordable Housing Investment Fund and federal Community Development Block Grant and HOME Investment Partnerships financing for a total of \$11,021,000 in County support. The nearly \$4 million in HUD funding was particularly critical to the project and contributed to achieving the County's Consolidated Plan goals of creating and preserving affordable housing. The project leveraged about \$3.40 in other funds (such as LIHTC equity, deferred developer fees, etc.) to every \$1 in County funds that were loaned. The project did not originally include units serving very low income households, but after finance closing occurred, the Cadence was awarded \$3M in Amazon Reach funds to "buy down" ten units, creating 5 units up to 30% AMI and 5 units up to 40% AMI.

**Solution:** The Cadence is a new apartment community located in Arlington, Virginia, owned and operated by the nonprofit Wesley Housing Development Corporation. It is 100% affordable, with 97 units ranging in affordability from 30%-70% of area median income. Over half are family size; while most are 2-BR units, the Cadence also includes 3 three-bedroom units, which are in especially short supply in Arlington. This property will also serve special populations, including persons with disabilities, through the 10 on-site Permanent Supportive Housing units. The residents in these units, who may otherwise be at risk of homelessness, will be provided affordable housing and will pay no more than 30% of their income towards rent - while also receiving support services to ensure successful community living.



**Results:** This project provides much-needed affordable housing in Arlington, including units for families at 30% and 40% of the area median income. The property also includes a beautiful new space for Wesley's resident services team, as well as a community room offering programming to not only residents of the Cadence but also nearby Whitefield Commons and Knightsbridge. Arlington provides CDBG funds to support resident services programs including employment, education and eviction prevention. Another unique feature about this new apartment community is that all residents will receive free wireless in-unit internet access, thereby contributing to Arlington's digital equity goals.

