

The Lodge at Autumn Willow

13175 AUTUMN WILLOW DRIVE | FAIRFAX, VA 22030



The Lodge at Autumn Willow is a 150-unit new development for seniors in Fairfax County. Financing includes 9% and 4% Low-Income Housing Tax Credits (LIHTCs). Land was provided by Fairfax County with unsubordinated ground leases. Rents were underwritten at FY2022 max-rent limits and eight project-based voucher units are available within the 9% wing. A total of 22 units will serve residents at or below 50% of the Area Median Income (AMI) and 16 units will serve residents at or below 30% AMI.

ABOUT THE PROPERTY

NEW CONSTRUCTION

AMI: 30-50% (38 units)

150 total units

8 units received
Project-Based Vouchers

100% Universal Design

OPENED

August 2025

PROPERTY FINANCING

AUTUMN WILLOW, 9%

Virginia Housing Taxable:
\$5,800,000

REACH Virginia:
\$3,200,000

LIHTC Equity: \$19,100,000

DHCD - Virginia Housing
Trust Fund: \$900,000

National Housing Trust Fund:
\$900,000

Fairfax Blueprint Loan: \$3,000,000

Deferred Developer Fee:
\$2,400,000

HIEE: \$2,000,000

Total Development Cost:
\$37,300,000

AUTUMN WILLOW, 4%

Virginia Housing Tax-Exempt:
\$9,500,000

REACH Virginia:
\$4,500,000

LIHTC Equity: \$8,500,000

DHCD - Virginia Housing
Trust Fund: \$900,000

Fairfax Blueprint Loan: \$5,800,000

Trust Construction Bridge Loan:
\$5,500,000

HIEE: \$2,000,000

Total Development Cost:
\$36,700,000