

# The Exchange at Spring Hill Station

1592 SPRING HILL ROAD | VIENNA, VA 22182



The Exchange at Spring Hill Station (Tysons Dominion Square) features two 20-story buildings (North and South Towers) and is the first 100% affordable housing multifamily development in the Tyson’s Corner area, providing 516 affordable units to households earning 60% of the Area Median Income (AMI) or less. Virginia Housing administered 4% LIHTC on both towers and provided the construction permanent financing on the South Tower. In addition to providing much-needed workforce housing, the property will include a 30,000 sq. ft. community center financed by Fairfax County and operated by Fairfax County Neighborhood Community Services that will offer free services and classes to the community.

**ABOUT THE PROPERTY**

**NEW CONSTRUCTION**

- 5 Levels of underground parking

**516 TOTAL UNITS**

- 30,000 sq. ft. Community center

**PROPERTY FINANCING**

**SOUTH TOWER**

**REACH Virginia:**  
 Strategic - \$2,000,000\*  
 Locality Match - \$2,000,000\*

**Virginia Housing Tax-Exempt:**  
 \$37,970,000 (Permanent Loan)  
 \$34,300,000 (GAP Loan)

**Total Virginia Housing: \$76,270,000**

**Permanent Loan: \$41,970,000**

**HIEE: \$2,000,000**

**Housing Trust Fund: \$1,400,000**

**Locality Loan: \$7,547,000**

**Amazon: \$27,000,000**

**Total Development Cost: \$151,837,000**

**NORTH AND SOUTH TOWERS**

**4% Tax Credits: \$136,838,000**

**Total Development Cost: \$302,329,000**

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\* The REACH Virginia Loan was funded by tax-exempt bonds.