The Larkspur Preserves Critically-needed Affordable Homes in Arlington

Formerly known as Howard Manor, The Larkspur is a three-building, 76-unit garden apartment community conveniently located in North Arlington, Virginia. CPDC acquired the property in 2011 with interim bridge financing from the Low Income Investment Fund (LIIF) and permanent subordinate financing from Arlington Country AHIF. Built in 1958, The Larkspur had fallen into disrepair and was in need of substantial rehabilitation. CPDC implemented a redevelopment plan to improve the property, as well as maintain critically-needed affordable rents in a high-cost area of Arlington County.

Financing
CPDC structured a financing strategy that includes a new first mortgage and 9% Low Income Housing Tax Credits from the Virginia Housing Development Authority (VHDA), as well as subordinate funding from Arlington County Affordable Housing Initiative Funds (AHIF). Community Housing, Inc. provided $100,000 in additional equity.

Comprehensive Rehab
The revitalization of The Larkspur included thorough renovations of the units, including all-new kitchens and baths. In addition, bump-outs were designed to transform some of the existing efficiencies into units with more bedrooms for families. Eight units are fully accessible for persons living with disabilities.

The Larkspur rehab is designed to meet the standards of VHDA’s EarthCraft program, with new features such as Thermoplastic Polyolefin (TPO) “white” roofing, energy-efficient windows and appliances, and reduced air infiltration.

Another key amenity provided by the renovations is a new 750 square-foot community room, enabling residents to gather for social, educational, and other community activities.

The Larkspur is located in a residential neighborhood west of Rosslyn, with access to several schools and higher education locations, commercial and community amenities, and other assets such as the Mount Vernon Trail. Several major routes and public transportation allow easy access to Washington, DC and other areas of Northern Virginia.
Community Impact Strategies
Since inception, CPDC has provided high-quality, tailored, site-based programs and resources to children, youth, and adults on our properties.

Today however, CPDC has evolved to do more than resident services.

As we work deliberately as a community developer, we have evolved from service providers to active participants in neighborhood planning and joint creators of community solutions.

To reflect this shift—and our commitment to a deeper involvement and investment in communities—we have redefined this work as 'Community Impact Strategies (CIS)'

CPDC’s CIS team works with residents, private sector institutions, other non-profit organizations, and local and federal government agencies to create strategic alliances.

These alliances result in increased programs, services, resources and networks that offer residents and those in the immediately surrounding communities with the foundation they need to bring about dynamic change at both the personal and community level.

Community Building Model
CPDC’s community building model consists of five impact areas that serve as the basis for all Community Impact Strategies:

- **Economic Development:** providing access to job placement and training, financial literacy workshops, transportation, and technology access.

- **Education:** focusing on early school readiness, youth development, parent engagement, and adult literacy.

- **Environment:** promoting energy efficiency, recycling, and water conservation.

- **Health and Wellness:** encouraging health education and awareness; providing nutrition and fitness classes; supporting access to social and human services.

- **Resident Engagement:** supporting civic involvement, volunteerism, neighborhood leadership, community participation, and cultural exchange.

CPDC is committed to the long-term success of residents, our partners, and our communities. CPDC and communities together. Growing and thriving.