

Gilliam Place

3507 Columbia Pike, Arlington, VA 22204

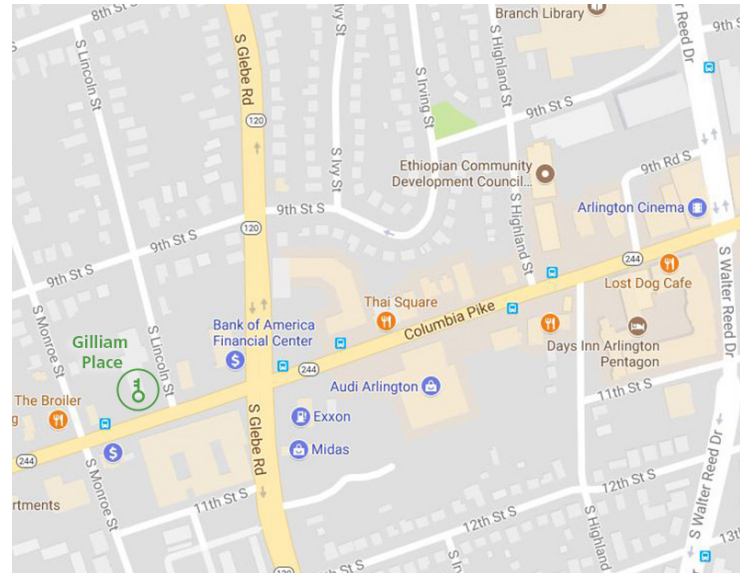


About this Location

Gilliam Place will be located on a 65,000 sq. ft. site, previously the Arlington Presbyterian Church. Just one block west of the intersection of Columbia Pike and Glebe Road, the site is in the heart of the Columbia Pike Town Center. The location is on a major urban thoroughfare going through major change and revitalization.

History

In 2012, the Arlington Presbyterian Church reached out to APAH to create a space both to provide affordable housing and serve as a place of crossroads and connection for the community. The sale was unanimously approved by the church's regional governing body in January 2015. The congregation selected the name Gilliam Place to honor Ronda Gilliam (1906-1970), a church elder who was a steward and visionary in the community.



Building and Apartment Features

Gilliam Place will add 173 new affordable apartments in two adjacent buildings that will operate cooperatively. Features will include approximately 8,500 sq. ft. of ground floor civic/retail space and community rooms for resident and community programs. Gilliam Place will include 205 on-site parking spaces. It will be certified Earthcraft Multifamily Platinum, a high standard for sustainability.

The development will provide 68 two- and three-bedroom apartments to meet the needs of families. Eleven apartments will be barrier-free in order to meet the needs of persons with disabilities.



Image credit: KGD Architecture

Project Financing

Gilliam Place is a highly efficient project that leverages a Seller land discount and will continue the pioneering use of the Low Income Housing Tax Credit (LIHTC) hybrid (4%/9%) financing. The transaction includes tax credit equity plus state bond financing and Arlington County soft loan funding. Construction commenced in July 2017 and will deliver in summer 2019.

Expected Apartment Mix and Affordability

Size	Units @ 60% AMI	Units @ 50% AMI	Units @ 40% AMI	Total
Studio	17	5	0	22
1 Bedroom	73	1	9	83
2 Bedroom	23	26	0	49
3 Bedroom	19	0	0	19
Total	132	32	9	173



Arlington Partnership
For Affordable Housing

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