

Lucille & Bruce Terwilliger Place

3445 Washington Blvd, Arlington, VA 22201



About this Location

Located on a 1.3-acre site just 1,500 feet from the Virginia Square-GMU Metro, the Lucille & Bruce Terwilliger Place will be a 160-unit affordable rental community, featuring a new 6,000 sq. ft condo for the American Legion Post 139.

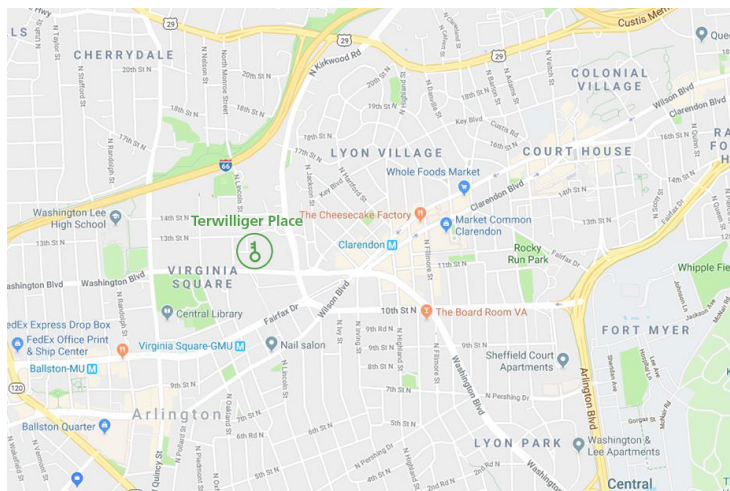
History

In response to an aging facility and diminishing membership, the members of Post 139 saw redevelopment as an opportunity to transform their site, programs, and services. In 2016, APAH was selected to partner and lead the redevelopment. With APAH's leadership, the site was approved in 2019 for rezoning, greater density, and gap financing from Arlington County's Affordable Housing Investment Fund (AHIF). The project was awarded 9% tax credits that year. APAH skillfully balanced the hybrid underwriting parameters to enable both this project and Mt. Sterling Senior to win 9% credits in the same cycle. The project broke ground in May 2020 and is scheduled to open in 2022.

Building and Apartment Features

APAH will develop the site into 160 units of affordable housing and a new ground floor condo for Post 139. Of the 160 units, 50% will have a veterans preference, providing critical housing and resources to support the needs of veterans in our community. Nearly two-thirds of the units will have two- or three-bedrooms to meet the needs of families. Thanks to a successful capital campaign, the project will also deliver a significant number of deeply affordable units at 30% AMI.

The site will also feature a variety of service and amenity spaces, including community rooms, flexible multi-purpose space, counseling space, and a business center. Terwilliger Place will be certified EarthCraft Gold, creating a highly energy and water efficient project.



Rendering by DCS Design

Project Financing and Projected Costs

Sources

VHDA Taxable Bonds	\$4,500,000
Perm. Tax Exempt Bonds	\$200,000
SPARC & REACH	\$15,140,000
LIHTC Equity	\$33,764,421
Seller Note	\$2,000,000
Arlington County AHIF & HOME	\$13,965,000
VA Housing Trust Fund Loan	\$700,000
APAH Sponsor Loan	\$1,800,000
Capital Campaign	\$4,114,490
Total:	\$77,383,911

Apartment Mix and Affordability

Size	Units @ 80% AMI	Units @ 60% AMI	Units @ 50% AMI	Units @ 30% AMI	Total
1 Bedroom	0	22	18	8	48
2 Bedroom	9	38	30	10	87
3 Bedroom	9	12	4	0	25
Total	18	72	52	18	160

Project Partners

American Legion Post 139		Arlington County
Virginia Housing		Capital One
National Equity Fund		Davis Carter Scott
CBG Building Company		

Arlington Partnership
For Affordable Housing



www.apah.org

