

# Gilliam Place

3507 Columbia Pike, Arlington, VA 22204



## About this Location

Gilliam Place will be built on a 65,000 sq. ft. site located just one block west of the intersection of Columbia Pike and Glebe Road. It will live in the heart of the Columbia Pike Town Center, an urban district undergoing major change and revitalization.

## History

In 2012, the Arlington Presbyterian Church approached APAH as a partner to build affordable housing and create a place of connection and crossroads. 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. APAH broke ground on the project in summer 2017 and expects to deliver in 2019.



## Building and Apartment Features

Gilliam Place will add 173 new affordable apartments in two adjacent buildings that will operate jointly. Features will include approximately 8,500 sq. ft. of ground floor civic/retail space, community rooms for resident programming, and an outdoor garden space. Gilliam Place will be certified Earthcraft Multifamily Platinum, a high standard for sustainability.

In addition, eleven apartments will be barrier-free in order to meet the needs of persons with disabilities.



Image credit: KGD Architecture

## Project Financing and Projected Costs

### Sources

VHDA Taxable Bonds	\$4,380,000
Perm. Tax Exempt Bonds	\$1,500,000
SPARC & REACH	\$8,734,000
LIHTC Equity	\$31,139,000
Arlington County AHIF	\$18,136,000
VA Housing Trust Fund Loan	\$700,000
APAH Sponsor Loan	\$3,294,000
Other	\$3,062,000
<b>Total:</b>	<b>\$70,945,000</b>

## Project Partners

Arlington County  
 Arlington Presbyterian Church  
 Virginia Housing Development Authority  
 Capital One  
 Enterprise Community Partners  
 Donohoe Construction Company  
 Kishimoto.Gordon.Dalaya Architecture (KGD)

## 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
<b>Total</b>	<b>132</b>	<b>32</b>	<b>9</b>	<b>173</b>



Arlington Partnership  
 For Affordable Housing

[www.apah.org](http://www.apah.org)

