

American Legion Post 139

3445 Washington Blvd, Arlington, VA 22201



About this Location

The American Legion Post 139 is located on a 1.29-acre site just 1,500 feet from the Virginia Square-GMU metro station. APAH plans to redevelop the site into a 160-unit affordable rental community and new 6,000 sq. ft condo for the Legion.

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. APAH has since led the project through the Special GLUP Study "Plus" and is now preparing for Arlington's Site Plan Review process.

Building and Apartment Features

Consistent with the Special GLUP Study "Plus" and Concept Plan adopted by the County Board in November 2017, APAH will redevelop the site into 160 units of affordable housing and a new ground floor condo for Post 139. APAH worked with Arlington Department of Human Services to secure the first allocation of HUD-VASH vouchers for the County; we will move the vouchers to the new development once built to offer permanent supportive housing for formerly homeless veterans. The affordable housing development will be 100% veterans preference, making this the second such project in Virginia. It will also feature on-site resident services programming and community spaces.

Project Financing

Sources

VHDA Mortgage	\$20,552,856
Arlington County AHIF Loan	\$9,936,481
LIHTC Equity	\$33,777,742
Deferred Developer Fee	\$800,000
APAH Sponsor Loan	\$2,200,000
American Legion Seller Note	\$2,000,000
Philanthropic Funds	\$3,000,000
Total:	\$72,270,079

Uses

Acquisition Costs	\$8,300,000
Construction Costs	\$46,459,014
Soft Costs	\$6,413,992
Financing Costs	\$3,550,845
Developer Fees & Reserves	\$7,546,228
Total:	\$72,270,079

Project Partners

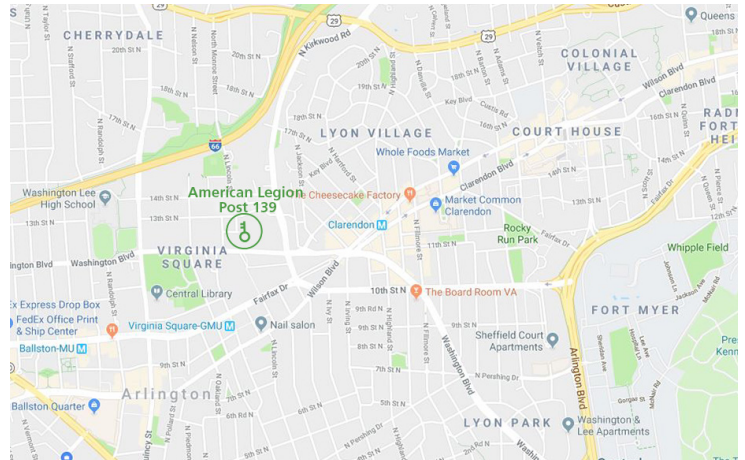
American Legion Post 139
Davis Carter Scott Design
A-SPAN

LISC - National Equity Fund
Arlington County

Arlington Partnership
For Affordable Housing



www.apah.org



Early Rendering by DCS Design

Apartment Mix and Affordability

Size	Units @ 80% AMI	Units @ 60% AMI	Units @ 50% AMI	Units @ 40% AMI	Total
1 Bedroom	0	22	18	8	48
2 Bedroom	20	37	30	0	87
3 Bedroom	10	11	4	0	25
Total	30	70	52	8	160

