

# Gilliam Place

*New affordable housing development inspired from faith-based community partnership*

## Address

3507 Columbia Pike, Arlington, VA 22204

## 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 units in two adjacent buildings that will operate cooperatively. Features 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 parking spaces. It will be certified Earthcraft Multifamily Platinum, a high standard for sustainability.

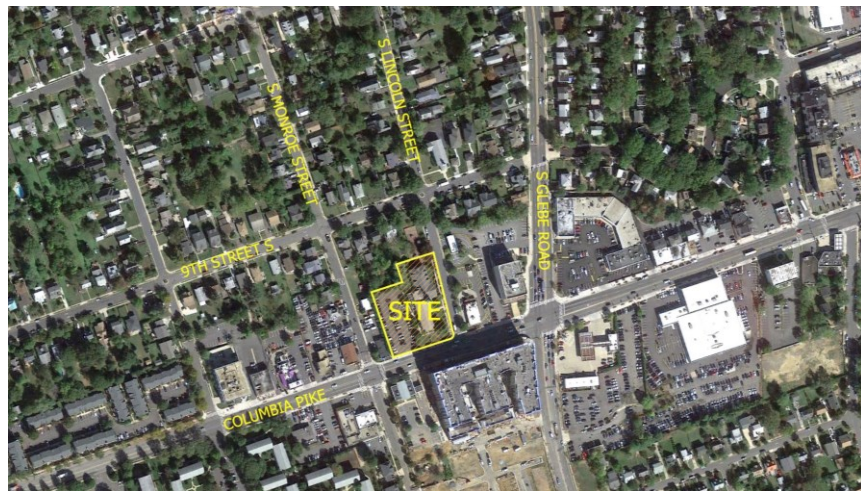
The development will provide 68 two and three-bedroom apartments for families. 11 units will be barrier-free in order to meet the needs of persons with disabilities.

## Project Financing

Gilliam Place is a highly efficient project that will leverage a Seller land discount and continue the pioneering use of the Low Income Housing Tax Credit (LIHTC) hybrid (4%/9%) financing. The transaction plans to include tax credit equity plus state bond financing. APAH will apply for Arlington County soft loan funding. If approved, APAH plans to submit a LIHTC 9% allocation in March 2016.



Image credit: KGD Architecture.



## Proposed Apartment Mix and Affordability

All 173 units are committed affordable.

Size and Affordability	40% AMI*	50% AMI*	60% AMI*	Total
Studio	0	5	17	22
1 bedroom	9	1	73	83
2 bedroom	0	26	23	49
3 bedroom	0	0	19	19
<b>Total</b>	<b>9</b>	<b>32</b>	<b>132</b>	<b>173</b>

\* Area Median Income