

# Lucille and Bruce Terwilliger Place

3445 WASHINGTON BLVD. | ARLINGTON, VA 22201 (Post East Four and Post West Nine)



Rendering Courtesy of DCS Design

This may be the first collaboration between an American Legion Post and a nonprofit housing agency (Arlington Partnership for Affordable Housing, or APAH). Using funds from a Virginia Housing Community Impact Grant, a new community is being planned for low-income households and veterans.

New construction of a mixed-use community with affordable apartments for veterans and space for Post 139.

**ABOUT THE PROPERTY**

**NEW CONSTRUCTION**

- 7 Stories
- 96 Parking Spaces (20 for the American Legion Post; the rest for residents)

**160 TOTAL UNITS**

- All Accessible
- 80 Leasing Priority for Veterans
- 16 Type-A Adaptable
- 16 With Permanent Supportive Housing

**PROPERTY FINANCING**

**EAST FOUR**

- Virginia Housing Tax-Exempt:** \$200,000 | \$7,250,000 (GAP Loan)
- REACH Virginia:** Strategic - \$9,710,000  
Locality Match - \$2,000,000
- Total Virginia Housing:** \$19,160,000 | w/o GAP: \$11,910,000
- Housing Credit Equity:** \$5,962,000
- Affordable Housing Investment Fund:** \$5,730,000
- Owner Equity:** \$1,689,500 (Capital Campaign Fund)
- Virginia Housing Trust Fund:** \$700,000
- DHCD – HOME:** \$1,689,000
- Total Development Cost:** \$37,487,000

**WEST NINE**

- Virginia Housing Taxable:** \$3,500,000
- REACH Virginia:** Strategic - \$2,430,000  
Locality Match - \$2,000,000
- Total Virginia Housing:** \$7,930,000
- Housing Credit Equity:** \$18,614,000
- Affordable Housing Investment Fund:** \$5,790,000
- Owner Equity:** \$2,425,000
- Seller Note:** \$2,000,000
- Total Development Cost:** \$36,759,000

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## INNOVATION MEETS COLLABORATION

In late 2016, American Legion Post 139 in Arlington was struggling. Its 1950s-era headquarters was in a state of disrepair, and its membership was aging and decreasing. After considering other options, Post 139 turned to APAH for help, asking them to purchase and redevelop its 1.3-acre site.

The collaboration with Post 139 was a natural fit for APAH, which has served low-income households in Arlington County since 1989. It owns more than 1,800 affordable rental units and offers programs to combat homelessness, poverty, hunger, unemployment and related social issues.

The two organizations agreed on a plan to construct a seven-story apartment building on Post 139's site, incorporating a smaller, but more modern facility for Post 139, designed to attract the next generation of veterans.

This partnership project couldn't have come at a better time. As many as one in three of the area's estimated 400 homeless veterans are burdened by housing costs, and an equal number over age 55 have a disability.

Virginia Housing provided a Community Impact Grant to fund some of the front-end activities for the plan. When complete, the plan will serve as a template for other American Legion posts, which is significant because in Virginia alone, there are 212 such posts and 33,500 Legionnaires.

The Virginia Housing grant was the first contribution in what became a \$4 million capital campaign to provide additional philanthropic support for the project.

Other partners in the project include DCS Design, the Virginia Department of Housing & Community Development (DHCD) and the National Equity Fund.