

# Gilliam Place

918 S Lincoln Street, Arlington, VA 22204

## About this Location

This community is located one block west of the intersection of Columbia Pike and Glebe Road in Arlington County. The neighborhood is undergoing extensive revitalization efforts, including street improvements, new mixed-use developments, and public transportation updates.

## History

In 2012, the Arlington Presbyterian Church (APC) approached True Ground as a partner to build affordable housing and create a place of connection. 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. The project broke ground in 2017 and completed construction in 2019. Gilliam Place has been cited nationally as a model for faith-based partnerships to create affordable housing.

## Building and Apartment Features

Located on a 65,000-sf site, Gilliam Place has 173 affordable apartments. This project was True Ground's second completed project that uses both 9% and 4% tax credits. Amenities include community rooms for resident programming, courtyards, and art by local artists. Gilliam Place has 8,500-sf of ground floor for Kitchen of Purpose, a bilingual culinary training center, and a new sanctuary for APC.

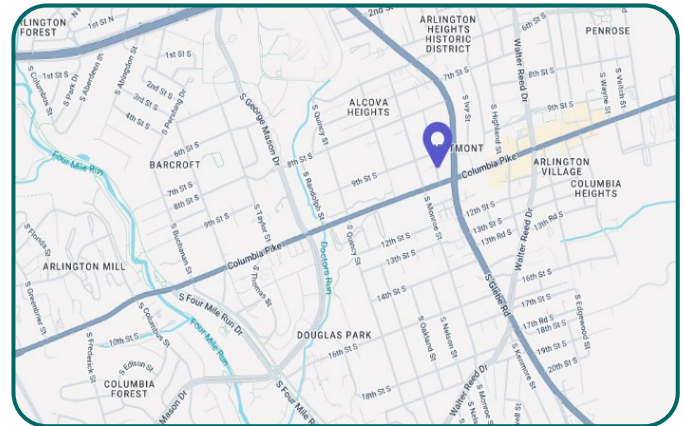
## Sources

• Virginia Housing 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 & TOAH	\$19,062,000
• VA Housing Trust Fund	\$700,000
• Federal Home Loan Bank AHP	\$500,000
• True Ground Sponsor Loan	\$2,794,000
• Other	\$2,137,000

**Total: \$70,946,000**

## Project Partners

- Arlington County
- Arlington Presbyterian Church
- Virginia Housing
- Capital One
- Donohoe Construction Company
- KGD Architecture
- Enterprise Community Partners



## Apartment Mix and Affordability

Size	Units @ 60% AMI	Units @ 50% AMI	Units @ 30% 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>



True Ground Housing Partners  
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