



THE LUCILLE AND BRUCE TERWILLIGER PLACE APARTMENTS

A year of Service, Community, and Prosperity

Terwilliger by the Numbers

Dear APAH Supporters,

Thank you for supporting APAH's Uniting to Serve capital campaign to serve neighbors in your community. Lucille and Bruce Terwilliger Place welcomed its first residents home in July 2022. Today, 16 months later, we are honored to share an update from the community with you.

Terwilliger Place is the first APAH property where philanthropy has played a pivotal role. The Terwilliger Family Foundation provided a **\$1.5 million** lead gift, followed by more than 50 additional supporters and raised a total of \$4.2 million in philanthropic funds to support construction and programmatic offerings. Together, thanks to your generosity, we closed a \$3 million funding gap to make Terwilliger Place a reality.

Terwilliger Place, which maintains a 50% veteran preference, is paving the way as a replicable model that combines affordable housing and veteran services to meet community needs. We thank all who made this innovative project possible including American Legion Post 139, Arlington County, project partners, and you, our valued Uniting to Serve donors. While we reflect on the accomplishments we have made, together, we reaffirm our commitment to our vision that everyone deserves a place to call home – a foundation to live their dreams.

And, the work continues.

Sincerely,



Carmen Romero
President and CEO, APAH



Rich Jordan
APAH Board of Directors;
Chair, Uniting to Serve





Terwilliger Place exemplifies innovative community partnerships, the power of philanthropy, and service to our neighbors and veterans. The project serves as a model for future development throughout the region and the country.

Kane Donaghy,
Resident Services Coordinator for Terwilliger Place

Terwilliger residents are supported daily by a full-time, onsite Resident Service Coordinator, Kane Donaghy. Kane is dedicated to ensuring that the residential community grows together in a positive way. Exciting programmatic and community events have been at the center of Kane's work. APAH established a free on-site household pantry where residents can access household cleaning and essential items. APAH has connected residents to the Arlington Food Assistance Center (AFAC).

Terwilliger Place: A residential community with people at the heart of its mission.

In the Fall of 2023, Terwilliger residents participated in Ready to Learn, which was co-hosted by Amazon and APAH. Parents received \$150 to spend on clothing and other needs per student. School supplies were also free for students.

A resident mom of three children couldn't believe her apartment owner was ensuring her children received school supplies. She was in tears after the event.

Terwilliger is also home to 50 veteran households.

Today's local veterans face a different reality than those who came before. The high cost of housing makes it difficult for many families to afford an adequate home.

APAH has worked tirelessly to connect veteran residents to case managers and support services at the VA. Kane works hard to mitigate residents' PTSD triggers, such as loud sounds, lighting and signage sensitivities that make these residents' day easier to navigate.

APAH has partnered with Volunteers of America and hosted specific Ready To Work Events for its Veteran residents including:

- **Resume workshops**
- **Interview tips and follow-up support**
- **Mock interviews and guidance on dressing for the job**

The Terwilliger Place community is excited to continue to grow together and build on its first year of success. APAH is proud to be a part of the Arlington community.

Uniting to Serve **Honor Roll**

Amazon and Arlington
Community Foundation

Susan and Andrew VanHorn

Mr. and Mrs. Anthony
Wolf Greenberg

Bernard and Sarah Gewirz

Booz Allen Hamilton

Buzz Roberts

CACI International Inc

John Finneran
Business Center

CBG Building Company

National Society Daughters
of the American Revolution,
Arlington House Chapter

Erica Khatchadourian
and Wade Alt

Federal Acquisition
Strategies, LLC

George and Laura Xanders

George and Sue Covucci

The Home Depot Foundation

Jason Klug

Jay and Maureen Harris

John and Christine Milliken

John K. Burke

Julie Gould, in memory
of CW04 Alexander Gould,
US Navy

Kathleen and Steve Theriot

Ken and Susan Bell

Kendric and Heidi Robbins

Kevin and Brittany Yam

Kristi Smith

NEF-LISC Bring Them HOMES

Matt and Ilona Birenbaum

Matt Kelly and Jessica
Mailloux

Michael A. Spotts, in memory
of Robert E. Spotts Sr., US Army

Nancy Rase

Nina Janopaul
and Bartlett Naylor

PenFed Foundation

The Rev. Andrew Mellow
and Cameron Mellow

Rich and Wendy Jordan
and Family

Richard and Jocelyn
Anderson, in memory of
Everett Call, USMC

Rita Bamberger

The Terwilliger Family
Foundation

Snell Properties

Jon and Susan Etherton

Ted Hicks

The Geary O'Hara Family
Foundation

The Morris and Gwendolyn
Cafritz Foundation

Toby and Carmen Romero

Virginia Housing

Wells Fargo Foundation

Project Timeline *From a vision to community*



2016

October: APAH selected as development partner by American Legion Post 139



2017

June: Purchase and sale agreement finalized

November: Arlington County approves study and concept plan



2018

August: County staff recommends Legion as recipient of Affordable Housing Investment Funds



2019

February: Key zoning and construction approvals from Arlington County



2020

March: APAH launches Uniting to Serve campaign to support construction costs



2021

Post 139 celebrates its 100th anniversary as construction continues



2022

July: Terwilliger Place welcomes its first residents

September: Terwilliger Place celebrates its grand opening, attended by local, state, and federal representatives including US Secretary of Veteran Affairs, Denis McDonough



2023

Terwilliger Place celebrates its one year anniversary and is home to 182 residents

Award Winning

Scan the QR code to learn more.



2023 CoStar Multifamily Development of the Year



2023 Readers' Choice Awards: Urban Winner



2022 Virginia Governor's Housing Conference: Best Affordable Housing Development



2022 NAIOP Multifamily Residential Award of Excellence



"I walked into this place for the first time, and I thought, this is affordable housing? I was blown away"



Robert Davis,
Terwilliger Place Resident,
U.S. Navy Veteran

Ways to Give *Beyond the Bank Account*

Below are just three ways to give that can align with your personal, financial, and philanthropic goals.

Qualified Charitable Gifts

- Funds transfer directly from your IRA
- (traditional, inherited, SEP, SIMPLE) to APAH Must be aged 70.5+ Can donate up to 100k tax-free!

Coordinate with Financial Advisor

Donor Advised Funds

- For those with a Donor Advised Fund (DAF) Request a grant distribution to APAH will receive an immediate tax deduction for the full contribution!

Coordinate with DAF Manager

Stock Gifts

- Email APAH for transfer instructions
- Instruct your brokerage to transfer stock to ACF (Arlington Community Foundation)
- APAH will provide a tax receipt!

Coordinate with giving@apah.org