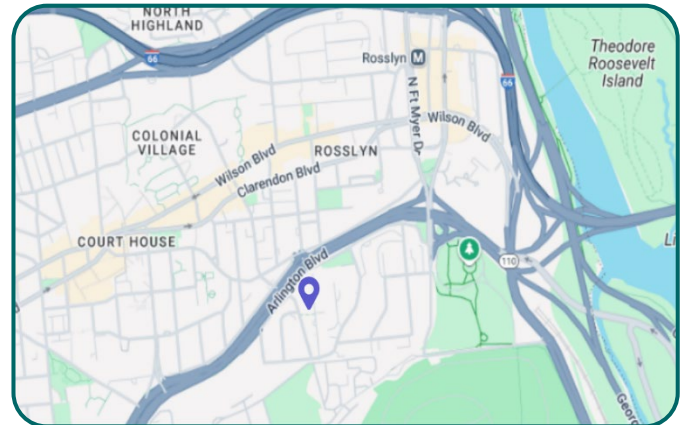


# Wholey Legacy Homes

1300 N Pierce Street, Arlington, VA 22209

## About this Location

Since 2011, True Ground has owned the twelve 3-story buildings that comprise 134 affordable homes at Marbella Apartments. Opened in October of 2025, True Ground redeveloped 31 garden-style units into 234 apartments. The property is in Rosslyn, a transit-rich neighborhood in Arlington, offering convenient access to Rosslyn and Courthouse Metro stations, bus transit, retail, parks, and job opportunities. Named after the late Joe and Midge Wholey, two of the organization’s founders, the community honors an Arlington couple who were grounded in their commitment to social justice and service.



## Building and Apartment Features

The new community includes free wi-fi connectivity, an onsite tot lot, community spaces, a penthouse amenity space, and an outdoor courtyard. The building features solar panels and is built to EarthCraft Gold and EnergyStar certification standards to recognize Wholey Legacy Homes’ reduced energy consumption and carbon emissions. More than 100 units feature principles of Universal Design, making the community accessible to residents regardless of age or physical ability. There are also 20 permanent supportive housing units that receive case management through Arlington County.



## Sources

• Virginia Housing	\$6,630,000
• Perm. Tax Exempt Bonds	\$9,400,000
• REACH and SPARC Loans	\$16,500,000
• Arlington County AHIF	\$21,815,793
• LIHTC Equity	\$55,692,122
• True Ground Sponsor Loan	\$13,763,759
• VA Housing Trust Fund	\$1,800,000
• VA HIEE	\$4,000,000
• VA National Housing Trust Fund	\$1,800,000
• Solar and ZERH Tax Credits	\$265,835
• Other	\$4,381,194

**Total:**  
**\$136,048,703**

## Apartment Mix and Affordability

Size	Units @ 60% AMI	Units @ 50% AMI	Units @ 30% AMI	Total
1 Bedroom	57	15	12	84
2 Bedroom	59	35	6	100
3 Bedroom	33	15	2	50
Total	149	65	20	234

## Project Partners

- Arlington County
- Donohoe Construction Company
- Virginia Housing
- KGD Architecture
- Capital One
- KCM, Inc.
- Hudson Housing Capital
- Walter Phillips
- Virginia Department of Housing and Community Development
- Parker Rodriguez



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