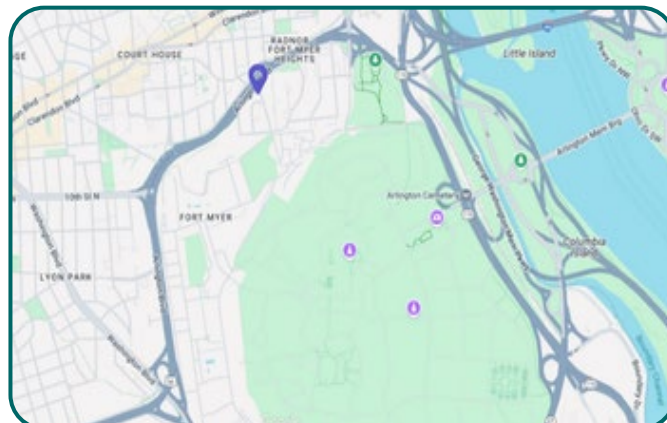


# Joe and Midge Wholey Legacy Homes

1300 N Queen 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. In September 2023, True Ground began redevelopment of 31 existing 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. The community is named in honor of one of the organization's founding couples, Joe and Midge Wholey.



## 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. Most of the building features principles of Universal Design, making the community accessible to residents regardless of age or physical ability.



## 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
- Virginia Housing
- Capital One
- Donohoe Construction (GC)
- KCM, Inc.
- Walter Phillips
- KGD Architecture



True Ground Housing Partners  
4318 N Carlin Spring Road  
Arlington, VA 22201  
[truegroundhousing.org](http://truegroundhousing.org)