



For Immediate Release:

February 24, 2024

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Greenlight for New Goodwill and AHC Development

Includes Affordable Housing, New Flagship Store, Improved Donation Process, and Onsite Childcare

Arlington, VA: On Saturday, February 24, the Arlington County Board unanimously approved the redevelopment of Goodwill of Greater Washington's flagship store in Arlington, VA. The plan will provide critically-needed, service-enriched, affordable housing and a new, world-class retail store and donation center on the existing store's site at 10 S. Glebe Road.

"This is the first Goodwill and affordable housing co-location of its kind in the country, setting a precedent for the power of mission-aligned, local, nonprofit partnerships," said Catherine Meloy, President and CEO of Goodwill of Greater Washington. "Through this initiative, Goodwill aims to tackle major barriers to employment: affordable housing and childcare."

The redevelopment plan received support from County commissioners, area residents, local nonprofits, and other regional affordable housing organizations.

"This innovative collaboration with Goodwill of Greater Washington continues AHC's work partnering with mission-focused organizations to develop housing with holistic services," said Paul Bernard, AHC President & CEO. "We also appreciate the deep community support for this important development."

Project Benefits & Details

- Modernizes and expands Goodwill's retail and processing center to benefit donors, shoppers, and employees.

- Creates approximately 30 new jobs.
- Adds 128 new homes of high quality, service-enriched affordable housing where none existed before.
- Includes 94 family-sized two- and three-bedroom apartments, seven Permanent Supportive Housing (PSH) apartments, and homes affordable up from 30% to 60% of Area Median Income (AMI).
- Provides many amenities for residents: free Wi-Fi, a community room, fitness center, and onsite property management and resident services.
- Adds an onsite childcare center, with priority for residents and employees.
- Creates the first segment of the new Arlington Blvd. Multi-Use Trail.
- Nearly doubles the amount of green space on the site.
- Delivers sustainability through EarthCraft Multifamily Gold certification, plus adds EV and solar-ready infrastructure.

Next Steps

AHC will guide the partnership through the development process, including securing Low-Income Housing Tax Credits (LIHTCs) and other subsidies to finance the initiative.

Goodwill and AHC plan to break ground on the new facility by the summer of 2025, open the renovated retail store by the end of 2026, and welcome new residents to the community in 2027.

About Goodwill of Greater Washington: *Goodwill of Greater Washington has been transforming lives and communities through the power of education and employment since 1935. Goodwill operates 21 Washington, D.C., area retail stores, nine government contract sites that employ hundreds of people with disabilities, and two adult charter high schools called The Goodwill Excel Center. Visit www.dcgoodwill.org.*

About Affordable Homes & Communities: *Affordable Homes & Communities (AHC), a nonprofit developer based in Arlington, VA, builds and preserves affordable and mixed-income housing in Maryland, Virginia, and Washington, D.C. Since 1975, AHC has developed more than 8,400 apartments in the mid-Atlantic region, including 3,500 in Arlington. AHC's Resident Services program reaches thousands of children, teens, adults, and seniors each year through onsite education and social service programs and activities. For more information, visit www.ahcinc.org.*