

Project/Developer	Project Description	Status	Total Units	Affordable Units	County/ Federal Funds	Housing Commission and County Board Meetings
Park Shirlington – Standard Communities/Foundation Housing	<p>A \$6 million AHIF loan to Standard/Foundation for acquisition of a 294-unit market rate affordable (MARK) apartment complex approved Nov. 2017</p> <p>The County Board exercised the Option To Purchase (OTP) the southern parcel on January 26, 2021. Exercising the OTP provides the County (or selected housing developer, if assigned) the ability to purchase the southern parcel by the end of the loan term.</p> <p>Standard/Foundation has proposed renovating all of the 294 units on the property utilizing 4% low income housing tax credits from Virginia Housing and AHIF financing, among other sources. The new \$22.76M AHIF loan allocation, as part of a \$29.3M total loan, was approved by the County Board at the July 2021 meeting, concurrent with an extension of the existing AHIF loan term from Aug. 1, 2021 to Jan. 1, 2022.</p> <p>A 15-month extension to the County's existing AHIF loan term, restrictive covenants and Option Agreement, was approved at the October 2021 County Board meeting. The loan documents for the renovation program were approved at the October 2022 County Board meeting. Finance closing will occur pending a "Governor's Pool" bond allocation from the Commonwealth of Virginia, which could be received near the end of 2022 or could be received in 2023. Renovations would occur shortly thereafter and take approximately two years to complete.</p>	County Board Approved Loan Documents/AHIF	294	294	\$31.9M	<p>October 2022 - CB Approval of Loan Documents and additional \$2.56M AHIF allocation</p> <p>October 2021 - CB Approved 15-month extensions for \$6M AHIF Loan Term/Restrictive Covenants/Option Agreement</p> <p>July 2021 - CB Approved new AHIF Allocation (\$22.76M) for Renovation of Property and extension of existing AHIF loan</p> <p>November 2017- CB Approved the original \$6M AHIF loan</p> <p>January 2021- CB Approved the Exercise of OTP</p>
Marbella (C, D & E sites) & Arna Valley View COMBINED REHAB - Arna Marbella LP - APAH	<p>Arna Valley View, an existing 101-unit affordable rental community (built in '01, APAH acquired in '14) and Marbella sites C, D, &amp; E (containing 62 of 134 existing units on site, balance of 72 existing units to be redeveloped as Sites A &amp; B) to be acquired jointly by an APAH-affiliate owner, and rehabbed using 4% LIHTC and Tax-exempt bonds.</p> <p>These transactions include \$1.2MM in new County funding for a TAF and to support construction, as well as significant amendment, assignment and assumption of existing County debt(s) on both properties with the new owner entity.</p> <p>Project is in pre-development due diligence with an anticipated schedule to close in approximately December 2022.</p>	Pre-Development; Closing anticipated ~Dec 2022	163	163	\$1,294,094	<p>HC (incl. B&amp;M) voted in favor of actions in June/July '22, CB approved in July '22;</p> <p>Final CB revised loan docs ~Oct. '22 for Nov. action</p>
Crystal Houses - Infill Development, primarily affordable housing project	<p>The County released a Request for Qualifications (RFQ) in Nov. 2021 for a unique infill opportunity at Crystal Houses, which is an existing 16-acre site, located in Pentagon City's Aurora Highlands neighborhood, and owned by an affiliate of the non-profit Washington Housing Conservancy (WHC). There are 828 apartment units already existing on the site, across two buildings, Crystal House 1 and 2. A site plan was approved in Dec 2019 for 819 infill units across to-be-subdivided parcels Crystal Houses 3-8.</p>	RFP Issued Mar '22	819	554 minimum, 650 goal	TBD	<p>CB Approved initial Assn of Option Agmt (development rights) July '21,</p> <p>Staff concluded RFQ developer selection and RFP issued in Mar. 2022, RFP's evaluated summer 2022, negotiations phase in process.</p>
Marbella Redevelopment Project (Site A) - APAH	<p>The Marbella property, owned by APAH, includes 134 existing affordable units. APAH proposes a hybrid 9%/4% LIHTC new construction of 234 new units on a portion of the site (Site A).</p> <p>Site A is part one of a two-part redevelopment with Site B, which is proposing 321 new affordable units in a hybrid LIHTC structure to be a combination of family and senior affordable housing. Site B is not part of this AHIF request. Both Site A and Site B submitted for site plan approval in the fall 2021, and had several SPRC meetings in Oct and Nov 2021.</p> <p>The Marbella Site A project received the staff recommendation through the FY22 AHIF NOFA process. APAH is requesting an ~\$21.4 million AHIF allocation. The project will apply for competitive 9% LIHTC through Virginia Housing (VH).</p> <p>APAH is separately planning a renovation project for the balance of the existing units on the Marbella site (~62 affordable units) in blocks C, D, and E, which should occur in mid-2022, and should not include new County funding.</p>	CB Approved Site Plan and AHIF / revitalization area resolution Feb. 2022, 9% LIHTC app awarded in June '22	234	234	~\$21.4M	<p>CB approved Site Plan and AHIF/revitalization area resolution in Feb 2022. 9% LIHTC app awarded in June 2022.</p>
Barcroft Apartments - Jair Lynch	<p>At the December 2021 meeting, the County Board approved a \$150M County Acquisition Fund loan to assist Jair Lynch with acquiring Barcroft Apartments, a 1,334-unit garden style apartment complex located near Columbia Pike at 1130 South George Mason Road. The purchase of the property by Jair Lynch includes associated restrictive covenants to maintain the 1,334 units at 60% of the AMI for 99-years. Financing for the acquisition included the \$150M County Acquisition Fund loan, as well as financing from Amazon's Housing Equity Fund, a senior loan, and owner equity. Finance closing occurred December 29, 2021.</p> <p>Jair Lynch submitted a "Master Financing and Development Plan" (MFDP) to the County Manager on October 29, 2022. The MFDP describes Jair Lynch's proposal for how Barcroft Apartments will be renovated and/or developed in the long term and includes options to build more affordable housing, deepen existing affordability at the property, and pursue other community goals. As part of next steps, Jair Lynch will continue its resident engagement to enable ongoing feedback from Barcroft residents. In addition, Jair Lynch will engage with the broader Arlington community, sharing concepts and answering questions via public meetings and information sessions. During this time, County staff will conduct its review of the MFDP. Once Jair Lynch has completed its public outreach, the County will begin its community engagement, including commission meetings, input sessions, and online feedback opportunities.</p>	CB Approved County Acquisition Fund Loan December 2021	1,334	1,334	\$150M	<p>CB Approved \$150M County Acquisition Fund Loan and associated documents December 2021</p>

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Arlington View Terrace East (AVTE) - AHC	9% LIHTC new construction project 30 of the existing 77 CAFS to be redeveloped with 77 new CAFS; total of 124 CAFS at site Received FY 2020 NOFA staff recommendation. Neighborhoods Form Based Code application approved Jan. 31, 2020. AHIF loan and Transit Oriented Affordable Housing Fund (TOAH) request approved at Feb. 2020 County Board meeting. Received 9% LIHTC award from Virginia Housing. Closing on financing occurred July 2021 and the development is under construction. Project completion is anticipated in Spring 2023.	Under Construction	77 (new construction)	77 (new construction)	\$7.3m AHIF/\$984,000 TOAH	CB Approved AHIF allocation February 2020/ CB Approved Loan Documents June 2021
The Cadence (Trenton Street) - Wesley Housing	4% LIHTC new construction project 97 new CAFS on site of former Red Cross building and adjacent to existing Whitefield Commons Apartments Market developer developed 19 market-rate townhouses on adjacent site County Board approved site plan in April 2018 and County loan allocation and financing commitment in December 2019. Acquisition closing occurred March 2020. Construction financing closing occurred September 2020.	Under Construction	97	97	\$11.0m	CB Approved December 2019 and September 2020
American Legion Post West Nine - 9% LIHTC - APAH	Hybrid 9%/4% LIHTC new construction project (160 CAFS on site of American Legion Post 139 within walking distance of Clarendon and Virginia Square-GMU Metro stations) County Board approved site plan and \$5.79 million AHIF loan allocation for 9% portion (80 units) in February 2019. The project was awarded competitive 9% tax credits by VHDA The County Board approved the financing commitment in December 2019 and loan documents in March 2020. The project closed on financing on May 7th and is under construction.	Lease Up	80	80	\$5.79m	CB Approved February and December 2019, March 2020
American Legion Post East Four - 4% LIHTC - APAH	The County Board approved \$8.175 million in County funds for the 4% portion (80 units) and a financing commitment in December 2019. The County Board also approved loan documents in March 2020. The project closed on financing on May 7th and is under construction.	Lease Up	80	80	\$8.175m	CB Approved December 2019 and March 2020
Ballston Station -Central United Methodist Church (CUMC)/Ballston Station Housing Corp./APAH	144 unit project that is 100% affordable right next to the Ballston Metro Station. County Board approved \$3.1 million in February 2017 for a mixed-income project with Bozzuto and reallocated in September 2019 for a 100% affordable project with APAH. VHDA awarded the project \$8.75 million in Amazon HQ2 REACH funds (year 1 and year 2 funds). The CB approved an additional \$16m in AHIF in June 2021. Project closed on financing December 2021.	Under Construction	144	144	\$19m	CB Approved Site Plan and \$3m allocation February 2017/ Approved Reallocation of \$3m September 2019/ Approved additional AHIF allocation of \$16m in June 2021/ Approved loan documents December 2021.
Queens Court South - 9% LIHTC - APAH	249 unit hybrid 9%/4% new construction tax credit development to replace the existing 39-unit Queens Court apartment building 9% LIHTC portion (90 units), \$7.9 million AHIF request Loan documents and site plan amendment approved by the County Board in March 2019, with closing in April 2019. Building currently under construction (and on-schedule); lease-ups began April 2021.	CB Approved	90	90	\$7.9m	CB Approved AHIF allocation Feb. 2018; CB approved loan documents March 2019/ Closed April 9, 2019
Queens Court North- 4% LIHTC - APAH	4% LIHTC portion (159 units), \$8.8 million AHIF request Loan documents and site plan amendment approved by the County Board in March 2019, with closing in April 2019. Building currently under construction (and on-schedule); lease-ups began April 2021.	CB Approved	159	159	\$8.8m	CB Approved AHIF allocation Jan. 2019; CB approved loan documents March 2019

Project Name and Applicant	Description	Total Units	Affordable Contribution	Housing Commission and County Board (CB) Meetings
685 N. Glebe Rd. (Ballston-Macy's Site Plan); Haven Apartments Use Permit; Neighborhoods Form Based Code (N-FBC) Amendment - Insight Property Group	Site Plan application to demolish the existing Macy store and vacant office space and redevelop the property with a 16-story residential building containing 555 units and a ground-floor grocery use. To achieve the planned density, the Applicant proposes using Transfer of Development Rights (TDR) to transfer density at Haven Apartments (sending site) to the proposed Ballston-Macy's site plan (receiving site). Haven Apartments is located near Columbia Pike, at 805 S. Florida Street, is listed as "notable" on the Historic Resources Inventory, and contains 118 market rate affordable units. To enable the transfer, a Use Permit for Haven Apartments is required and the 118 units would be committed affordable for 30 years. A N-FBC amendment designating the Haven Apartment site as a "Conservation Area" would enable this transfer of density.	553 Units at Ballston Macy's Site 118 Units at Haven Apartments	Will Comply with Ordinance/Bonus Density Contribution (TDR). Additional voluntary contribution of approx. 11 units at 80% AMI at the Macy's site.	June HC information item; HC Action and CB Meeting in December 2022
2250 Crystal Drive / 223 23rd St. S. - Crystal Plaza 5 - JBG Smith	PDSP Amendment, Amendment to Site Plan #11, and New Site Plan to demolish the existing Crystal Plaza 5 (223 23rd St.) and retail shops (2250 Crystal Drive) and construct two new 30-story multifamily residential buildings with ground floor retail.	1439	Will Comply with Ordinance/Bonus Density Contribution	November HC Action Item; December CB Consideration
1000 N Irving Street (Joyce Motors) - Orr Partners	Construction of a new residential building containing 241 units and preservation of the Joyce Motors historic façade.	241	Will Comply with Ordinance/Bonus Density Contribution	Jan-23
4600 Fairfax Drive (Ballston Holiday Inn) - 4600 Fairfax Partners LLC	Major Site Plan Amendment to rezone two R-5 parcels at the southern end of the site to RA8-18 and to construct two new multifamily buildings of seven and five stories containing a total of 506 residential units.	506	Will comply with Ordinance/Bonus Density Contribution	TBD
3200 Wilson Blvd (Bingham Center/Silver Diner Site) - Bingham Center Holdings LLC	Construction of a new hotel containing 229 rooms and a new residential building containing 286 units, and ~16,000 SF of retail.	286	Will Comply with Ordinance/Bonus Density Contribution	TBD
1400 Richmond Highway (Americana Hotel) - JBG Smith	Demolition of the former Americana Hotel building and development of a 19-story residential building with 636 units and ground floor retail.	636	Will comply with Ordinance/Bonus Density Contribution	TBD
YMCA - 3400 13th Street N (Virginia Square) YMCA of Metropolitan Washington	GLUP Amendment and rezoning to C-O-1.5. Demolition of existing YMCA facility and construction of a new YMCA and new residential building containing 374 units	374	Will Comply with Ordinance/GLUP Change/Bonus Density	TBD

Plan/Study	Description	Housing Commission and County Board Meetings
Multifamily Reinvestment Study (Formerly Housing Conservation District [HCD])	<p>The HCD was established by the County Board in December 2017 to preserve affordable housing resources in areas of the County with market rate affordable housing. An update report was published in May of 2019 containing analysis and preliminary recommendations.</p> <p>As part of the planning work related to the Housing Conservation District (HCD), staff is examining the bonus density and height provisions for Article 6 Multiple-Family (RA) districts comprehensively (both within the HCD and more broadly) following the adoption of a zoning amendment related to bonus density in November 2019. The anticipated Multi-family Reinvestment Policy/Zoning Tool is a refined approach to implement adopted HCD policy goals while also modernizing standards for other areas of Arlington County planned and zoned for multi-family housing not identified in previous steps in the HCD study. This new approach would streamline standards to provide guidance for multifamily development in RA districts, based on newly established, common expectations for density, building placement, affordability, parking, housing diversity, and height.</p>	CB Approved Policy Framework, GLUP Amendments, AHMP Amendments
Plan Langston Boulevard	<p>The purpose of the study is to develop a comprehensive vision and policy framework for the future of this important corridor and its surrounding areas. Arlington's planning team is developing a Preliminary Concept Plan (PCP) for the Langston Boulevard corridor. The PCP will describe planning goals, policies, and recommendations for private and public investment within the study area for review by the community and the County. The PCP will be based on previously shared planning ideas and input from the community. There will be opportunities for additional public feedback, and the plan will be updated again before review and adoption.</p>	TBD
Missing Middle Housing Study	<p>The Missing Middle Study Phase 2 Analysis and Draft Framework is posted online, in addition to a staff presentation, an updated FAQ, a one-pager summary sheet, an updated matrix with questions and responses, and an online feedback form. The Study team held 10+ "pop-up" outreach opportunities at public events/venues around Arlington during the month of May and early June. The Study team will also be attending the June 14th Civic Federation meeting and is working toward a July 12th County Board Work session, where Phase 2 feedback will be shared and possible guidance for Phase 3 work will be discussed.</p>	Winter 2022

Housing Division - Development Updates - Active Plans and Studies  
10/31/2022

Project/Meeting	Meeting Date	HC Representative and Alternate
Plan Langston Boulevard	October 25th at 7pm	Rep: Kellen MacBeth Alternate:
Ballston Macy's SPRC	November 7th at 7pm	Rep: Alternate:
2500 Wilson Blvd GLUP Study	November 9th at 7pm	Rep: Sara Rubalcava Alternate:
Crystal Plaza 5 SPRC	November 10th at 7pm	Rep: Alternate:
Americana Hotel SPRC	November 28th at 7pm	Rep: Haley Norris Alternate:
Sunrise Assisted Living GLUP Study	November 29th at 7pm	Rep: Laura Saul Edwards Alternate:
Bingham/Silver Diner SPRC	December 12th at 7pm	Rep: Anika Montgomery Alternate:
		Rep: Alternate: