

Project/Developer	Project Description	Status	Total Units	Affordable Units	County/ Federal Funds	Housing Commission and County Board Meetings
Crystal Houses - Infill Development, primarily affordable housing project	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.	RFQ Released Nov. 2021	819	554 minimum, 650 goal	TBD	CB Approved initial Assn of Option Agmt (development rights) July '21; Staff at RFQ stage of developer selection as of Jan. 2022
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>	Received FY22 AHIF NOFA Staff Recommendation/Under Negotiations	234	234	~\$21.4M	CB Site Plan consideration Feb. 2022 and HC action item Feb. '22
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>The next phase of this project will include creation of a "Master Financing and Development Plan" (MFDP) to consider rehab and redevelopment options for the site. Given the extensive neighborhood planning that has already occurred along Columbia Pike, the MFDP will focus on financing and development options specific to the Barcroft site, within the existing context of the Columbia Pike Neighborhoods Area Plan. The MFDP will be finalized in 2022.</p>	CB Approved County Acquisition Fund Loan December 2021	1,334	1,334	\$150M	CB Approved \$150M County Acquisition Fund Loan and associated documents December 2021
Arlington View Terrace East (AVTE) - AHC	<p>9% LIHTC new construction project</p> <p>30 of the existing 77 CAFS to be redeveloped with 77 new CAFS; total of 124 CAFS at site</p> <p>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.</p>	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	<p>4% LIHTC new construction project</p> <p>97 new CAFS on site of former Red Cross building and adjacent to existing Whitefield Commons Apartments</p> <p>Market developer developed 19 market-rate townhouses on adjacent site</p> <p>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.</p>	Under Construction	97	97	\$11.0m	CB Approved December 2019 and September 2020

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Park Shirlington – Standard Communities/Foundation Housing	<p>A \$6 million AHIF loan to Standard/Foundation for acquisition of 293-unit market rate affordable (MARK) apartment complex approved Nov. 2017</p> <p>In May 2020, the AHIF loan term was extended to August 1, 2021 and the right to exercise the County Option to Purchase (OTP) the southern parcel containing one hundred five (105) residential apartment units was extended to January 30, 2021.</p> <p>The County Board exercised the OTP 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 293 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 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. Finance closing on the renovation program is targeted for summer 2022.</p>	Loan Underwriting	293	293	\$6.0m	October 2021 - CB Approved 15-month extensions for \$6M AHIF Loan Term/Restrictive Covenants/Option Agreement July 2021 - CB Approved new AHIF Allocation (\$22.76M) for Renovation of Property and extension of existing AHIF loan/ CB Approved the original \$6M AHIF Loan in November 2017/ CB Approved the Exercise of OTP January 2021
American Legion Post West Nine - 9% LIHTC - APAH	<p>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)</p> <p>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</p> <p>The County Board approved the financing commitment in December 2019 and loan documents in March 2020.</p> <p>The project closed on financing on May 7th and is under construction.</p>	Under Construction	80	80	\$5.79m	CB Approved February and December 2019, March 2020
American Legion Post East Four - 4% LIHTC - APAH	<p>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.</p> <p>The project closed on financing on May 7th and is under construction.</p>	Under Construction	80	80	\$8.175m	CB Approved December 2019 and March 2020
Ballston Station -Central United Methodist Church (CUMC)/Ballston Station Housing Corp./APAH	<p>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.</p>	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	<p>249 unit hybrid 9%/4% new construction tax credit development to replace the existing 39-unit Queens Court apartment building</p> <p>9% LIHTC portion (90 units), \$7.9 million AHIF request</p> <p>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.</p>	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	<p>4% LIHTC portion (159 units), \$8.8 million AHIF request</p> <p>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.</p>	CB Approved	159	159	\$8.8m	CB Approved AHIF allocation Jan. 2019; CB approved loan documents March 2019

Housing Division - Development Updates - Active Site Plans/Neighborhoods Form Based Code Developments/UC-MUD Use Permits
01/31/2022

Project Name and Applicant	Description	Total Units	Affordable Contribution	Housing Commission and County Board (CB) Meetings
Wendy's Residential (Court House) 2025 Clarendon Blvd - Greystar Development East	Major Site Plan Amendment to supersede 2015 office approval with a residential building. The proposed 16-story building will include 231 units and about 4,000 SF of ground-floor retail.	231	Will Comply with Ordinance/Bonus Density Contribution/GLUP Change Contribution	March/April
PenPlace (Pentagon City) - JBG-Smith	PDSP Amendment and new Site Plan to demolish an existing hotel and to construct four new buildings and several public spaces on the entirety of the block. New developments to include 2.8 million SF of office GFA which will include the landmark Helix building, and 135,000 SF of retail GFA.	--	Will Comply with Ordinance/Bonus Density Contribution	Anticipating April HC/CB Meetings
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.	1440	Will Comply with Ordinance/Bonus Density Contribution	TBD
2068 Shirlington Rd. (UC-MUD) - Shirlington Investments LLC	UC-MUD use permit application to construct a 4-story building consisting of 30 units, 3 of which will be CAFs per UC-MUD requirements. It will also have a ground floor parking garage. The site is located in the Green Valley Village Center Special Revitalization District and is currently a surface parking lot.	30	10% of total units will be CAFs (3 CAFs)	TBD
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.	555 Units at Ballston Macy's Site 118 Units at Haven Apartments	Will Comply with Ordinance/Bonus Density Contribution (TDR)	TBD

Plan/Study	Description	Housing Commission and County Board Meetings
Pentagon City Planning Study	<p>With the commitment of Amazon to develop their east coast headquarters in Arlington County, for the first time in its history, the 1976 Pentagon City Phased Development Site Plan (PDSP) is anticipated to approach full build out. Future growth will require additional development potential to be allocated by the County Board in order to enable redevelopment and/or major improvements. The planning study will update long-term goals for Pentagon City, establish parameters for future growth, and identify criteria to help review future redevelopment applications.</p>	Feb-22
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. Since the last in person gathering, during the Jan. 31-Feb. 1 Plan Langston Boulevard Community Workshop, two reports have been developed that shed further light on both the background and current life of Langston Boulevard neighborhoods:</p> <ul style="list-style-type: none"> - Historic and Cultural Resources Report: research, documentation and survey of historic and cultural resources (i.e. significant buildings, events, places, people and stories) in the planning area. - Neighborhood Inspiration – A Guide for Developing Future Plans: highlights of conditions and attributes of different neighborhoods along Langston Boulevard. 	TBD
Missing Middle Housing Study	<p>The final Phase 1 report was published in November. A presentation was made to the County Board on the Phase 1 report as part of the County Manager's report on November 16th. The County Board provided direction to continue with phase 2 of the study as outlined in the Phase 1 report. Phase 2 will focus on analysis of specific housing types; small lot single detached; duplexes (side-by-side and stacked); triplexes, fourplexes, and other small multiplexes (buildings with 3-8 housing units); and townhouses (side-by-side and stacked). Phase 2 is anticipated to run through the second quarter of 2022.</p>	TBD