

Housing Division - Development Updates - Active County-Funded Projects and Requests for Proposals/Qualifications

Project/Developer	Project Description	Status	Total Units	Affordable Units	County/ Federal Funds	Housing Commission and County Board Meetings
Crystal Houses - CH3 - 9% LIHTC - first project (APAH)	The first development phase of Crystal Houses awarded 9% LIHTC credits in June 2024. 88 units of family affordable and amenity-enriched rental housing. The project is located at the site's north-eastern edge along S. Eads Street. A \$12.1M AHIF allocation and revitalization resolution was approved at the March 2024 County Board meeting. A minor site plan amendment was approved at the April 2024 County Board meeting.	AHIF allocation approved, awarded 9% LIHTC	88	88	\$12.1M	CB approved AHIF allocation and Revitalization Area Resolution March 2024
Crystal Houses - CH3 - 4% LIHTC (companion to CH3 - 9%) (TGHP - formerly APAH)	The companion 4% LIHTC project with Crystal House 3 - 9% project, AHIF allocated in Oct 2024 in addition to pre-development bridge loan and amendments to allow TGHP to commence early start site work on the CH3 parcel. TGHP pursuing tax-exempt bonds and LIHTC equity syndicator, and anticipate full construction closing in mid-2025. 344 units of family affordable and amenity-enriched rental housing. The project is located at the site's north-eastern edge along S. Eads Street. The AHIF allocation amount is TBD at this time. A minor site plan amendment was approved at the April 2024 County Board meeting.	AHIF allocated	344	344	\$26.7M	CB approved AHIF allocation October 2024
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.	Predevelopment in process, developer selected & DDA completed in Dec '22	~844	~655 (650 goal)	TBD	CB Approved initial Assn of Option Agmt (development rights) July 2021, Staff concluded RFQ developer selection and RFP issued in Mar. 2022, RFP's evaluated summer 2022, negotiations completed, developer selected and DDA completed. Developer team in pre-development due diligence.
Barcroft Apartments - Jair Lynch	At the December 2021 meeting, the County Board approved a \$150M County Acquisition Fund loan to assist Jair Lynch with acquiring Barcroft Apartments, a 1,335-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 1,335 units up to 60% of the AMI for 99-years. Financing for the acquisition also included a \$160M loan from Amazon's Housing Equity Fund, a senior loan, and owner equity. Finance closing occurred December 29, 2021. Jair Lynch submitted a "Master Financing and Development Plan" (MFDP) to the County Manager on October 29, 2022. The affordability and financing plan components of the MFDP were approved at the December 2023 County Board meeting. This included approval of the Program Wide Affordable Housing Financing Plan that describes how the overall \$150M acquisition fund loan will be refinanced as each phase is renovated and redeveloped. It commits the County and Jair Lynch to the provision of at least 134 units up to 30% AMI across the property throughout the 10-year redevelopment and renovation period. A Neighborhoods Form Based Code Use permit for the first renovation project was approved July 2023. In December 2023, the County Board approved a use permit for the second renovation project. A third renovation use permit to renovate 114 units was approved by the County Board at the May 2024 meeting. A fourth use permit to renovate 73 units was approved by the County Board at the June 2024 meeting. At the July 2024 meeting, the County Board approved updates to the 2012 Neighborhoods Area Plan and 2005 Revitalization Plan, authorizing advertisement of amendments to the GLUP and MTP, and Jair Lynch's MFDP.	Ongoing phased renovation and redevelopment	1,335	1,335	\$150M	November 2024 - CB consideration of an amendment to the third renovation phase use permit (RB1) to create additional family sized units including 14 3-BR units (increased from 2 3-BR units). Total unit count remains at 114 units. July 2024 - CB approved the Jair Lynch MFDP, updates to the 2012 Neighborhoods Area Plan and 2005 Revitalization Plan, and RTA for GLUP and MTP amendments June 2024 - CB approved the fourth renovation use permit May 2024- CB approved the third renovation use permit Summer 2024 - CB consideration of loan documents for the first renovation phase December 2023 - CB approved the Program Wide Affordable Housing Financing Plan, First Renovation Phase Financing Commitment Letter, Second Renovation Phase Use Permit July 2023 - CB Approved Initial Renovation Project Use Permit December 2021 -CB Approved \$150M County Acquisition Fund Loan and associated documents

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Marbella Site A redevelopment project - APAH	<p>Site A closed on financing and started construction in August 2023.</p> <p>APAH is in construction on its hybrid 9%/4% LIHTC new construction of 234 new units on a portion of the existing Marbella Apartments site (Site A). The existing Marbella property, owned by APAH, included an existing 134 affordable units (prior to demolition of units on 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. The site plan for both Site A and Site B was approved by the County Board in February 2022. Marbella Site A received a FY22 AHIF NOFA process in Feb 2022, received County commitment in May '23, and is on track for July '23 loan docs approval. APAH received a ~\$21.4 million AHIF allocation. The project was awarded competitive 9% LIHTC through Virginia Housing (VH) in June 2022.</p>	Under Construction	234	234	~\$21.4M	<p>CB approved County loan documents July 2023;</p> <p>CB approved County commitment May 2023;</p> <p>CB approved Site Plan and AHIF/revitalization area resolution in Feb 2022. 9% LIHTC app awarded in June 2022.</p>
Park Shirlington – Standard Communities/Foundation Housing	<p>Park Shirlington closed on financing and renovations began Summer 2023.</p> <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>Standard/Foundation has proposed renovating all of the 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 and additional \$2.59M AHIF allocation, for a total \$31.9M AHIF loan, were approved at the October 2022 County Board meeting.</p> <p>A \$3M additional AHIF allocation, for a total \$34,891,000 loan was approved at the April County Board meeting. Finance closing occurred May 2023. Renovations will take approximately two years to complete.</p>	Closed May 2023, under construction	294	294	\$34.9	<p>April 2023 - CB Approval of Loan Documents and additional \$3M AHIF allocation</p> <p>October 2022 - CB Approval of Loan Documents and additional \$2.59M 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>January 2021- CB Approved the Exercise of OTP</p> <p>November 2017- CB Approved the original \$6M AHIF loan</p>
Marbella (C, D & E sites) & Arna Valley View COMBINED REHAB - Arna Marbella LP - APAH	<p>Project is in continued renovation/construction as of December 2023 and is approximately 50% complete. The project closed for financing and construction in Dec. 2022.</p> <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) acquired jointly by an APAH-affiliate owner Arna Marbella LP, 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>	Under Construction	163	163	\$1,294,094	<p>CB approved allocation July 2022;</p> <p>CB approved revised loan documents Nov. 2022</p>

Project Name and Applicant	Description	Total Units	Affordable Contribution	Housing Commission and County Board (CB) Meetings
2451 Crystal Drive (Crystal City Block W) - JBG Smith	Construct a 7-story mixed-use building with 370 units, ~3300 SF or retail, and 200 parking spaces.	370	Will Comply with Ordinance/Crystal City Earned Density	December 2024
2480 S Glebe Rd (Hotel Pentagon Site) - CC Rock Arlington	Demolish two existing hotels and construct a 9-story multifamily residential building, a 7-story parking structure, and four "vertical apartment" buildings.	521	Will Comply with Ordinance/Bonus Density Contribution	TBD
1111 Army-Navy Dr (Riverhouse) - JBG Smith	The site currently consists of three multifamily buildings with surface parking lots. The applicant proposes to keep the existing buildings and construct infill development via a PDSP. The proposal totals 3,191 dwelling units and ~28k sq. ft. of retail. There are 3 final site plans are part of the PDSP.	1515	Will Comply with Ordinance/Bonus Density Contribution	TBD
750 23rd Street S. (Melwood) - 23rd Redevelopment Owner LLC (Wesley Housing)	Construct a new 5-story mixed-use development consisting of 100% affordable housing with 105 units and ~18k sq. ft. of ground floor space for educational/occupational training and support services. The site is located in the Melwood Special Land Use Study area and subject to the Melwood Special GLUP Study, accepted by the County Board in May 2024.	105	100% affordable development	TBD

Housing Division - Development Updates - Active Plans and Studies

Project/Meeting	Meeting Date	HC Representative and Alternate
Clarendon Presbyterian Church Special GLUP Study	TBD	Rep: Kellen MacBeth Alternate: Margaret McGilvray
S. Eads St. Special GLUP Study	TBD	Rep: Anika Montgomery Alternate: Margaret McGilvray
Crystal City Block Plan W SPRC	July 25th at 7pm	Rep: Sara Rubalcava Alternate:
Riverhouse SPRC	October 24th at 7pm	Rep: Alternate:
6045 Wilson Blvd GLUP Study	October 29th at 7pm	Rep: Zack Linick Alternate:
Hotel Pentagon SPRC	November 14th at 7pm	Rep: Kellen MacBeth Alternate:
Melwood SPRC	TBD	Rep: Alternate:
Public Facilities Review Committee	Ongoing	Rep: Haley Norris Alternate: