

Project/Developer	Project Description	Status	Total Units	Affordable Units	County/ Federal Funds	Housing Commission and County Board Meetings
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 1,335-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 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. County staff are bringing forward the affordability and financing plan components of the MFDP at the December County Board meeting. Engagement of the land-use portions of the MFDP will begin engagement in 2024.</p> <p>A Neighborhoods Form Based Code Use permit for the first renovation project was approved July 2023. The financing commitment letter for the first renovation phase will be considered by the County Board at the December meeting. A use permit for the second renovation project, containing 77 units, will be considered by the County Board at the December meeting.</p>	<p>Initial Renovation Project Use Permit County Board Approval July 2023</p> <p>CB Approved County Acquisition Fund Loan December 2021</p> <p>Consideration of Sitewide Affordable Housing/Financing Plan, First Renovation Phase Financing Commitment Letter, Second Renovation Phase use permit December 2023</p> <p>Land-use analysis on-going</p>	1,335	1,335	\$150M	<p>December 2023 - Consideration of Sitewide Affordable Housing/Financing Plan, First Renovation Phase Financing Commitment Letter, Second Renovation Phase Use Permit</p> <p>July 2023 - CB Approved Initial Renovation Project Use Permit</p> <p>December 2021 -CB Approved \$150M County Acquisition Fund Loan and associated documents</p>
Crystal Houses - CH6 - first project (APAH)	<p>First development phase of Crystal Houses announced June 2023, for 80-units of affordable and amenity-enriched independent-living senior rental housing. APAH had its minor site plan amendment approved in Oct. '23 (submitted June 2023) by County. Project is located at the site's northern edge along South 18th St (previous site plan proposed 63-unit market-rate condo bldg).</p>	In Negotiations, County Board consideration anticipated early 2024	80	80	TBD	TBD
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>	<p>Predevelopment in process, developer selected & DDA completed in Dec '22</p>	-844	-655 (650 goal)	TBD	<p>CB Approved initial Assn of Option Agmt (development rights) July 2021,</p> <p>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.</p>
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>November 2017- CB Approved the original \$6M AHIF loan</p> <p>January 2021- CB Approved the Exercise of OTP</p>

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
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.
Marbella (C, D & E sites) & Arna Valley View COMBINED REHAB - Arna Marbella LP - APAH	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. Arna Valley View, an existing 101-unit affordable rental community (built in '01, APAH acquired in '14) and Marbella sites C, D, & E (containing 62 of 134 existing units on site, balance of 72 existing units to be redeveloped as Sites A & B) acquired jointly by an APAH-affiliate owner Arna Marbella LP, and rehabbed using 4% LIHTC and Tax-exempt bonds. 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.	Under Construction	163	163	\$1,294,094	CB approved allocation July 2022; CB approved revised loan documents Nov. 2022
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. Lease-ups began May 2023.	Lease Up	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. Lease-up of units began in December 2022	Lease Up	97	97	\$11.0m	CB Approved financing commitment December 2019; CB Approved loan documents 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. Construction is completed.	Lease Up	80	80	\$5.79m	CB Approved AHIF allocation February 2019; CB approved financing commitment letter December 2019; CB approved loan documents 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. Construction is completed.	Lease Up	80	80	\$8.175m	CB Approved financing commitment December 2019; CB Approved loan documents March 2020

Project Name and Applicant	Description	Total Units	Affordable Contribution	Housing Commission and County Board (CB) Meetings
2025 Fairfax Dr. (Wakefield Manor) - FORTIS Companies LLC	Construction of a new 12-story residential building containing 166 units.	166	Will Comply with Ordinance/Bonus Density Contribution/Fort Meyer Heights North Special District Contribution	January 2024
1501 Arlington Blvd (Red Lion Inn) - Orr Partners	Construction of an 8-story residential building containing 446 units.	446	Will Comply with Ordinance/Bonus Density Contribution/SAHPD	January 2024
3140 N. Washington Blvd. and 1025 N. Irving St. (Wells Fargo and Verizon Sites) - JAG Development Company and Verizon Virginia LLC	Construction of a new 12-story building containing 238 units, 66k SF of office GFA, and 35k SF of retail GFA.	238	Will Comply with Ordinance/Glup Change/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 Contribution	TBD
10 S. Glebe Rd (Goodwill) - Goodwill of Greater Washington & AHC	Demolition of existing Goodwill building and construction of a new 6-story mixed use development. The proposal consists of a new Goodwill retail and donation center, 128 CAFs, and a childcare facility.	128	Will Comply with Ordinance and contain 100% of units as CAFs	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 3,554 dwelling units and 28k sq. ft. of retail. There are 4 final site plans are part of the PDSP.	1668	Will Comply with Ordinance/Bonus Density Contribution	TBD
1601 Fairfax Dr. (Inn of Rosslyn) - MR 1601 Fairfax Property LLC	Demolition of existing Inn of Rosslyn building and construction of a new 8-story residential building containing 141 units.	141	Will Comply with Ordinance/Bonus Density Contribution	TBD

Plan/Study	Description	Housing Commission and County Board Meetings
<p>Multifamily Reinvestment Study (Formerly Housing Conservation District [HCD])</p>	<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>	<p>CB Approved Policy Framework, GLUP Amendments, AHMP Amendments</p>

Housing Division - Development Updates - Active Plans and Studies

Project/Meeting	Meeting Date	HC Representative and Alternate
Riverhouse LRPC	September 27th at 7pm	Rep: Alternate:
Red Lion Inn SPRC	November 9th at 7pm	Rep: Mike Hemminger Alternate:
Pentagon Center PDSP Amendment LRPC	November 20th at 7pm	Rep: Alternate:
Melwood Special GLUP Study LRPC	November 28th at 7pm	Rep: Margaret McGilvray Alternate: Mike Hemminger
Crystal City Block Plan W LRPC	December 12th at 7pm	Rep: 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:
Public Facilities Review Committee	Ongoing	Rep: Laura Saul Edwards Alternate: