

Alexandria Project Pipeline (through 2030)

March 29, 2022

Project	Partner	# Affordable Units <i>(estimated)</i>	Low Income Housing Tax Credit (LIHTC) (First year eligible – 9%)	Estimated Total Development Cost (TDC)	Funds Already Committed	Estimated Financial Gap	Notes
Seminary Road – Homeownership/ Sheltered Homes of Alexandria	Alexandria Housing Development Corporation (AHDC)	39	N/A	\$23 M	\$5 M	\$0	Affordable homeownership project, including three condo units for 12 Sheltered Homes of Alexandria (SHA) for intellectually disabled/developmentally disabled (ID/DD) residents now living in group homes. City has approved grant of \$5 M, plus land.
Arlandria Mount Vernon Avenue & Glebe Road	AHDC	475	2022	\$315 M	\$10.5 M	\$69.5 M	Multi-phase, mixed use project includes community serving commercial space; 58 units homeownership units; 20%+ deeply affordable rental units.
2712 Duke Street	Community Housing Partners (CHP)	93	2023	\$44 M	\$0	\$5.7 M	Site control at risk if development approval and Low-Income Housing Tax Credit application milestones are not met
ParcView II (PV II)	Wesley Housing Development Corporation (WHDC)	227	2023	\$183 M	\$400K	\$43 M	The project will be accomplished in phases, starting with an underground parking structure. Development was approved by City Council in February 2022. Proceeds from redevelopment (land banking) will help fund existing ParcView I preservation.
ParcView I (PV I)	Wesley	150	2025	TBD	TBD	TBD	Substantial renovation to occur after ParcView II completed to mitigate resident displacement. City Council to consider loan request of \$700,000 CDBG for Wesley to undertake elevator system modernization on 4/5/22. Existing City loan of \$9M.
CLI Elbert	Community Lodging, Inc. (CLI)	96	2023	\$40 M	\$50k	\$7.5 M	Redevelopment of existing Arlandria multifamily property using RMF.
Landmark Fire Station – Affordable Housing	Enduring Affordable Housing (FP)	200	TBD	TBD	\$0	\$20 - \$25 M	Coordinated Development District (CDD) conditions set out development approval timeline and City funding requirements

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Arlandria Assemblage	Wesley	270+	TBD	TBD	\$0	TBD	Beverly Park, Parc Square, CLI Notabene, CSB, other adjacent properties
ARHA – Samuel Madden	Alexandria Redevelopment & Housing Authority (ARHA)	400+	2024	TBD	\$0	TBD	ARHA has selected a development partner for redevelopment of 66 existing public housing units as a mixed-income community. Request for a City predevelopment grant or loan is anticipated from Braddock reserve for ARHA.
ARHA – Ladrey	ARHA	510	TBD	TBD	\$0	TBD	ARHA has RFP pending among shortlist to identify development partner. Redevelopment of existing 170-unit senior/disabled public housing building. Following selection of development partner, an ARHA request for a City predevelopment grant or loan is anticipated from Braddock reserve.
North Potomac Yard Block 23–Housing/ACPS	TBD	150	2026	TBD	\$0	TBD	CDD conditions regarding development of collocated project are aligned with termination of parking lot easement in 2026-27
Parkstone – HO	AHDC	70	N/A	TBD	\$0	TBD	Separate parcel conveyed with 2020 Parkstone acquisition. City has senior loan of \$100K.
Parkstone II	AHDC	220	2029	TBD	\$0	TBD	Redevelopment of underutilized land and parking lot to maximize/increase Committed Affordable Unit (CAUs) onsite (land banking). To be undertaken pursuant to refinancing of Parkstone in 2029-30.
Mixed Income Assisted Affordable	TBD	~120		TBD	\$0	TBD	Options for a MIAALF are identified in several recent Small Area Plans (colocation with City facility). Because this development will be opportunity-driven, City funding of

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Living Facility (MIAALF)							\$5 M has been consistently earmarked in pipeline support estimates since Housing Master Plan.
Olde Towne West III	ASBC	~225		TBD	\$0	TBD	Anticipated potential redevelopment to preserve 75 existing deeply affordable, at-risk units (subsidized through Housing Assistance Payments contract subject to annual renewal only), pending development review process.
Longview Terrace/ Ellsworth	AHDC	~160	2028	TBD	\$0	TBD	Land banking, including potential future redevelopment of two adjacent multifamily buildings totaling 61 units, to increase affordable housing.
ParcVue	AHDC	196	N/A	\$51.4 M	\$0	TBD	Property preserved as committed affordable in February 2022 using Amazon Housing Equity Fund. Potential City funding participation of ~\$5M in 2022/23 refinance, pending third-party funding partnership.
Parc Square	Wesley	66			\$0		66-unit scattered site property acquired by Wesley in December 2021. Potential City investment in future refinancing, Assemblage (see above) to increase/maximize affordable housing units, and/or conversion of one building to homeownership.
Arl-Chirilagua Housing Coop (ACHC)	ACHC	284	N/A	\$2.5M	\$50K	\$2.45 M	Address prioritized capital improvements for 284-unit coop serving low-income resident-shareholders with ARPA grant. City is assisting with recording of shares to preserve residents’ interests and will provide consulting services to help shareholders consider potential options for future expansion of affordable housing through redevelopment.

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Boarding House		12	N/A	TBD	\$0	TBD	Architectural/Engineering services and other technical and financial assistance have been offered to assist private owner in undertaking substantial renovation of existing boarding house within the historic district. Rehabilitation is proposed to be funded with CDBG if project goes forward.
Total, including estimated units		3,963					Total includes 2,883 Regional Housing Initiative target units, including <i>estimated</i> units. This is exclusive of 227 workforce units already achieved.

Note: Housing Master Plan (HMP) units are shaded yellow; Regional Housing Initiative (RHI) target units are shaded blue. The chart does not include units potentially achievable through future affordable housing development at Alexandria metro station sites pursuant to the WMATA-Amazon Initiative, or units potentially to be achieved through future ARHA redevelopment processes, beyond Madden and Ladrey. It also does not include Committed Affordable Units (CAUs) yielded through future planning processes or development cases, or units achieved through the City’s homeownership assistance, Community Homeownership Revitalization Program, Fair Housing Assistance Program, Home Rehab Loan or RAMP programs.