

Housing Master Plan Progress Report

Period: FY25 Q1-Q4

City of Alexandria, Office of Housing

Updated: 07.29.25

HMP ACTIVITY	FY25 Q1-Q4 Impact (Jul 2024-Jun 2025)			Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Jun 2025)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Units Created, Converted and Preserved through Partnerships	0	869	517	855	855
Created	Jackson Crossing			78	
	The Nexus at West Alex (Gateway at King and Beauregard)			74	
	The Bloom (Carpenter's Shelter)			97	
	Waypoint at Fairlington (Fairlington Presbyterian Church)			81	
	Friends of Guest House - 120 South Payne			4	
	Housing Alexandria Seminary Project	37.5			
	Sanse (Glebe/Mount Vernon) - also see workforce affordable units	370			
	Naja (Glebe/Mount Vernon)		58		
	Parcview II		154		
	Witter Place	94			
Converted	Elbert Avenue Redevelopment		63		
	New Hope Veterans Home (Aspen Street)			3	
	Ellsworth Apartments			20	
	Parkstone (Avana) Apartments			130	
	Square at 511 (Park Vue)			196	
Preserved	Arbelo Apartments			34	
	Longview Terrace Apartments			41	
	Community Lodgings			7	
	Lynhaven Apartments			28	
	Lacy Court Apartments			44	
	Bellefonte Permanent Supervised Apartments			12	
	Friends of Guest House - 120 South Payne			6	
	The Heritage - Blocks 4 & I	72	68		
	Housing Alexandria Seminary Project	1.5			
	Parcview I		146		
	Elbert Avenue Redevelopment		28		
	Arlandria Chirilagua Housing Cooperative	284			
	Pendleton Rooming House	10			
Units Created through the Development Process	61	41	377	193	254
	Alexandria Memory Care Community (Silverado)			2	
	Goodwin House		6		
	Cambria Square (Pickett's Place/The Delaney)			4	
	Notch 8			12	
	Station 650 at Potomac Yard			8	
	The Bradley (Braddock Station/Braddock Metro Place)			10	
	Parc Meridian at Eisenhower Station			33	
	The Thornton (Hunting Terrace)			24	
	2901 Eisenhower Ave (The Point [Denizen] + South Tower)		8	13	
	Raeburn (Oakville Triangle Block A1)	34		4	
	Ives (Oakville Triangle Block B)	11			
	Oakville Triangle (balance)		16		
	Gables Old Town North (ABC/Giant site)			9	
	Platform 1 (Braddock Gateway Phase II)			4	
	Dylan (Potomac Yard Landbay H/I)			9	
	Sunrise Senior Living			2	
	The Foundry (Block 6A)*			2	
	Meridian 2250 (EE Block 20)			15	
	Grayson (1200 North Henry)			11	
	Monday Properties			5	
	Silverstone Senior Living			7	
	Platform 2 (Braddock Gateway Phase III)			4	
	Alexan Florence (600 Royal Street - WMATA Bus Barn)			12	
	Alate (Aspire Independent Living)	9			
	Aidan Old Town (701 N. Henry)	7			
	North Potomac Yard Phase I (Buildings 15 & 19)		14		
	Benchmark Senior Living			3	
	Newport Village		12		
	The Heritage	9	46		
	Braddock West		14		
	The Whitley (805 N. Columbus)		8		
	TideLock	15			
	Landmark Overlook		15		
	901 N. Pitt	16			
	Eisenhower East Block 23		44		
	Landmark Redevelopment-Blocks I, K, E, G		45		
	Montgomery Center		22		
	The Rutherford		25		
	South Alfred Street Townhomes (820 Gibbon)	1			
	301 Fairfax Condos		2		
	1201 East Abingdon		7		
	5216 Seminary Road		1		
	Silverado Memory Care Expansion		1		
	Victory Center - also see workforce affordable units		82		
	Westridge Towns (126 Longview)		1		
	The Whitley Phase 2 (802-808 N. Washington)		1		
	The View - Building 2		7		
Beauregard Committed Units	0	0	0	311	311
Created	St. James Plaza (Fillmore)			93	
	The Spire (Church of the Resurrection)			113	
Converted	Southern Towers			105	
Units Created or Preserved through Redevelopment Support to ARHA	0	156	378	52	52
Created	The Lineage (Ramsey Homes)			37	
	Samuel Madden North Building - also see workforce affordable units	90			
	Samuel Madden South Building - also see workforce affordable units		84		
	Alate - also see set-aside units		124		
Preserved	The Lineage (Ramsey Homes)			15	
	Samuel Madden North Building	66			
	Ladrey		170		

* Project also includes three units affordable at 80% AMI.

Housing Master Plan (Jan 2014-Dec 2025)	
Target	Balance
660	-195

336	82
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494	183
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174	122
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HMP TYPE OF ACTIVITY <small>(continued from page 1)</small>	FY25 Q1-Q4 Impact (Jul 2024-Jun 2025)	Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Jun 2025)	Housing Master Plan (Jan 2014-Dec 2025)	
	Loans Closed/Grants Issued	Prior Closed/Issued	Total Closed/Issued	Target	Balance
Rental Accessibility Modification Projects <small>[Grants]</small>	1	23	24	24	0
Homebuyer Loans <small>[Individuals served by first-time homebuyer assistance, and individuals receiving SPARC allocations]</small>	17	114	131	72	-59
Homeowner Rehab Loans/RTA Projects <small>[Rebuilding Together DC-Alexandria Grants =>\$5k]</small>	6	143	149	240	91

HOUSING MASTER PLAN PROGRESS REPORT SUMMARY	FY25 Q1-Q4 Impact (Jul 2024-Jun 2025)	Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Jun 2025)	Housing Master Plan (Jan 2014-Dec 2025)	
	Created & Preserved (Completed) Units/Loans Closed/Grants Issued			Target	Balance
TOTAL	85	1691	1776	2,000	224

HMP TYPE OF ACTIVITY	FY25 Q1-Q4 Impact (Jul 2024-Jun 2025)	Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Jun 2025)	Adjusted Housing Master Plan (Jan 2014-Dec 2025)	
Committed Affordable Units Lost Due to Expiration of Affordability	0	-101	-101	2,000	325
101 North Ripley (housing assistance contract expired)		-76	-76		
Northampton Place (set-aside term of affordability expired)		-12	-12		
The Alexander (set-aside term of affordability expired)		-13	-13		

REGIONAL HOUSING INITIATIVE (RHI) ACTIVITY	FY25 Q1-Q4 Impact (Jul 2024-Jun 2025)			Prior Reported Impact (Jan 2014-Jun 2024)	Total Impact (Jan 2014-Jun 2025)
	Completed	Underway	Pipeline	Prior Completed	Total Completed
Workforce Affordable Units (70-80% AMI) Created, Converted from Existing Residential, or Preserved	0	155	297	347	347
The Foundry (Block 6A) - also see above				3	3
Ford + Park				10	10
Sanse (Glebe/Mount Vernon) Workforce Affordable Units		104		0	0
Parcview II (also see above)			73	0	0
Samuel Madden North Building		51			
Samuel Madden South Building			35		
Victory Center - also see above			189		
Parkstone (Avana) Apartments				114	114
Landmark Towers				154	154
Parc Square				66	66