

Housing 2040 Master Plan

Affordable Housing Pipeline

January 7, 2026



The background of the slide is a dark blue color with a faint, light blue line-art map of a city street grid. The map shows a dense network of streets and blocks, with some larger open spaces or parks indicated by irregular shapes.

01

Pipeline Overview

What is the pipeline?

A list of affordable housing projects that are under construction, in the development review process, or otherwise committed to be developed in the future (e.g., through a CDD or SAP process)

\$47+ million

Current amount requested for affordable projects with development approvals that are awaiting funding

~\$12 million

Average annual amount from all sources dedicated for housing projects

1,054

Number of affordable units in projects *under construction* that received City funds

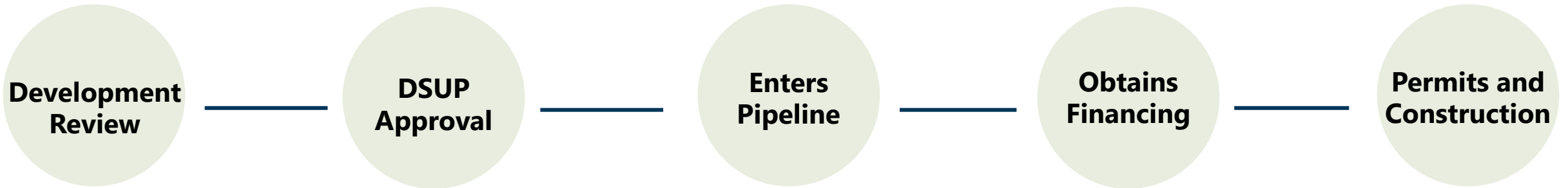
1,127

Number of affordable units in pipeline projects that have *not yet* received funding

\$60 million

Estimated funding need for projects committed in CDDs

Pipeline Development Process



Development Review

Project goes through development review process, including community engagement and AHAAC review

DSUP Approval

Project goes to Planning Commission and City Council public hearing. If approved, DSUPs are typically valid for three years. Some recent affordable projects have requested five-year approvals to allow additional time to secure financing.

Enters Pipeline

Project enters the pipeline and waits for City gap funding to be available before obtaining financing.

Obtains Financing

Project seeks financing from LIHTC, state/federal sources, and/or conventional lenders and completes closings.

Permits and Construction

Project applies for construction permits and begins construction.

A faint, light blue line-art map of a city grid, showing streets and blocks, serves as the background for the entire slide. It is centered behind the text elements.

02

Projects underway

Includes projects that have development approvals and received City funding. Most are under construction.

****Potomac Yard Landbay G-G was just added to this category but is not listed here. The Heritage Phase I is also under construction but did not receive City funds.*

Projects underway in pipeline



Sanse

New construction of 416 rental units
All 4 phases are under construction

Received \$78 million from HOF + City
land donation



Seminary Road / Cardinal Path

New construction of 31 for-sale units,
and 12 condo units to be constructed,
including 7 PSH units.

Received City land donation, \$5 million
grant, and \$3.8 million grant from state



Witter Place

New construction of 94 rental units.
Currently under construction

Received \$10.5 million from HOF



Samuel Madden North

Redevelopment of 207 rental units,
including 66 replacement units
Currently under construction

Received \$3.1 million from HOF

Projects underway in pipeline



Arlandria Chirilagua Cooperative

Rehabilitation of 284-unit cooperative with major system upgrades (roof replacement and HVAC)
Rehab is complete

Received \$2.5 million in ARPA-derived funds



Pendleton Rooming House

Rehabilitation of 10-room historic rooming house
Currently under construction

Received \$1.9 million in HOME-ARP funds
and Congressionally Directed Spending



Potomac Yard Landbay G-G

New construction of 88 rental units
Construction is anticipated in 2027 pending LIHTC

City has offered \$450,000 in pilot rental
subsidy. Developer contributed land to
Wesley Housing



CLI Elbert Avenue

Redevelopment of 91 rental units, including 28
replacement units
Construction anticipated later in 2026

Received \$3.8 million from HOF



03

Projects seeking City funding

Includes projects with DSUP approvals OR commitment from CDDs or SAPs, but need City funding

Projects with Funding Needs

2028

Naja
New
construction of
79 rental units

Estimated \$4
million funding
gap; final loan
request expected
spring 2026

**2028-
2030**

**Landmark Fire
Station**

New
construction of
~ 200 rental
units

Will need to
apply for DSUP,
Estimated \$25
million funding
gap

2030+

**Parcview I and
II**

Preservation of
146 units
Construction of
227 rental units

Received DSUP in
2022, Estimated
\$43 million
funding gap

2030+

PRGS

New
construction of
estimated 100
rental units

Will need to
apply for DSUP;
Estimated \$14
million funding
gap

2030+

Olde Towne West

Two-phased new
construction of
~225 units,
including
75 replacement
units

Received DSUP
approval in
December 2025;
Funding gap TBD

2030+

**North
Potomac Yard
Block 23**

New
construction of
estimated 150
rental units

Will need to
apply for DSUP,
Estimated \$21
million gap

A faint, light blue line-art map of a city grid is visible in the background, showing a dense network of streets and blocks.

04

ARHA Projects

Includes ARHA projects with development approvals that are not seeking additional City resources beyond ARHA's statutory tax exemption and fee waivers

ARHA Projects



Samuel Madden South

Second phase of Samuel Madden redevelopment. Proposed to construct over 320 rental units. Affordability mix is still to be determined.



Ladrey

Rehabilitation project of senior living building to improve living conditions and accessibility of ~ 160 units. Rehabilitation is likely to begin in 2027. Project has estimated \$8 million gap.



The Alate

Acquisition of project in August 2025 with 133 independent living units. Used City guaranty for ARHA to secure bonds.

ARHA has other sites projected for redevelopment in the mid-term.



05

Anticipated Projects from Partners

Includes future projects that are not counted in the pipeline yet

Anticipated Projects from Partners



Arlandria Assemblage

Wesley Housing redevelopment and preservation, including Parc Square. Not in DSUP process and likely to come forward in 2030s.



Parkstone II

Housing Alexandria project acquired in 2021. This phase could construct new rental units on the property. Not in DSUP process, likely to come forward in 2030s.



Parkstone Homeownership

Housing Alexandria project acquired in 2021. This phase could include a homeownership component. Not in DSUP process, likely to come forward in 2030s.



Questions?