

Housing 2040 Master Plan

Affordable Housing Pipeline

January 7, 2026



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



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

~\$12 million

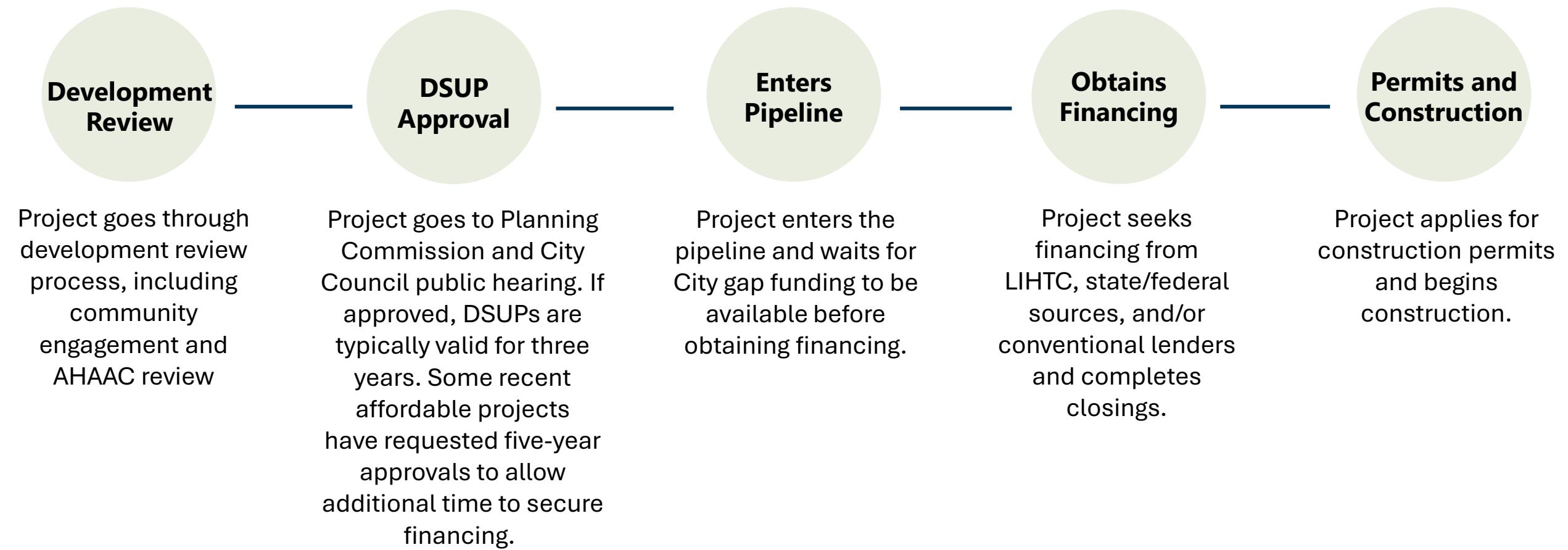
Average annual amount from all sources dedicated for housing projects



**\$60
million**

Estimated funding need for projects committed in CDDs

Pipeline Development Process





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	2028-2030	2030+	2030+	2030+	2030+
Naja New construction of 79 rental units Estimated \$4 million funding gap; final loan request expected spring 2026	Landmark Fire Station New construction of ~ 200 rental units Will need to apply for DSUP, Estimated \$25 million funding gap	Parcview I and II Preservation of 146 units Construction of 227 rental units Received DSUP in 2022, Estimated \$43 million funding gap	PRGS New construction of estimated 100 rental units Will need to apply for DSUP; Estimated \$14 million funding gap	Olde Towne West Two-phased new construction of ~225 units, including 75 replacement units Received DSUP approval in December 2025; Funding gap TBD	North Potomac Yard Block 23 New construction of estimated 150 rental units Will need to apply for DSUP, Estimated \$21 million gap



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?