



Wesley Potomac Yard

AHAAC Meeting
2.5.26



Opportunity Overview

Wesley's Opportunity in Potomac Yard

- 89 new affordable units on 0.55 acre site
- Amenity rich, mixed-use, metro-accessible
- Land donation by JBG Smith, development not relying on City loan

Current Status

- Zoning approved December 2025
- Wesley closing on land acquisition in February 2026
- Preparing for 9% LIHTC application



Unit & Income Mix



Unit Mix by Bedrooms		
	Units	Percent
Studios	10	11%
1 Bed	5	6%
2 Beds	55	62%
3 Beds	19	21%
Total	89	100%

Unit Mix by Resident Income		
	Units	Percent
30% AMI	9	10%
40% AMI	10	11%
50% AMI	27	30.5%
60% AMI	27	30.5%
80% AMI	16	18%
Total	89	100%

Anticipated Sources and Uses



Summarized Sources	Sources	Per Unit
Tax Credit Equity	\$23,397,660	\$262,895
First Mortgage	\$11,941,723	\$134,177
VA DHCD – VHTEF and NHTF	\$3,000,000	\$33,708
VA DHCD - HIEE	\$2,000,000	\$22,472
Additional Subordinate Financing	\$4,575,984	\$51,416
Deferred Developer Fee	\$1,300,000	\$14,607
Total Permanent	\$46,215,36	\$519,274

Summarized Uses	Uses	Per Unit
Acquisition Closing/Holding Costs	\$100,000	\$1,124
Hard Construction Costs	\$33,310,734	\$374,278
Design, Engineering and Architecture	\$1,772,379	\$19,914
Owner's Construction Costs, Professional Services and Fees	\$2,005,629	\$22,535
Financing Costs	\$3,863,944	\$43,415
Partnership Costs	\$45,000	\$506
Developer's Costs, Carrying Costs and Reserves	\$1,617,681	\$18,176
Developer's Fees	\$3,500,000	\$39,326
Total Uses	\$46,215,367	\$519,274

Request

City support on two key tax credit scoring items:

1. Revitalization Resolution
2. City Rental Assistance for 9 Units

