ARHA

Alexandria Redevelopment and Housing Authority

CAPITAL IMPROVEMENT PLAN

2027-2028 Funding Request | 10-Year Capital Outlook

$3.8M

2027–2028 Funding Request

$5.6M

2027–2028 Estimated Cost*

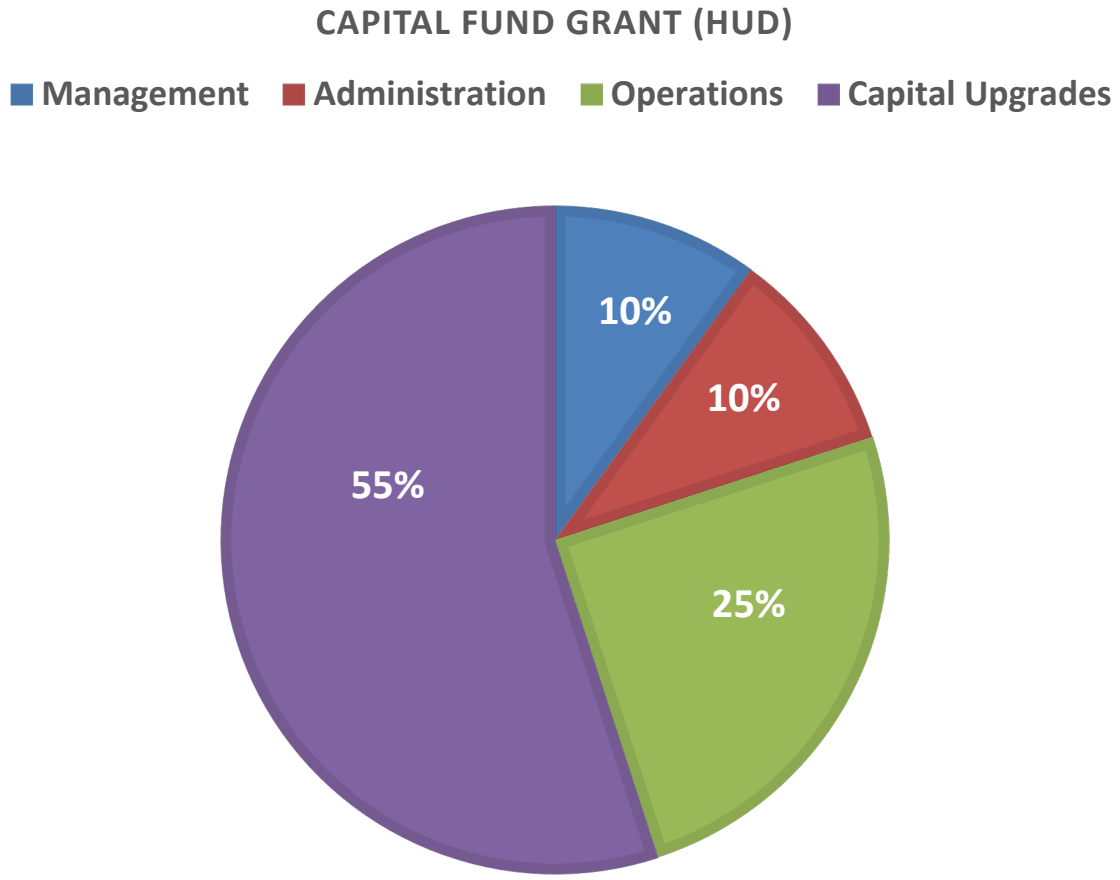
$28.2M

10-Year Estimated Cost

Long-term estimate includes a 3.3% inflation adjustment.

ARHA's main source of funding for capital projects is the HUD Capital Fund Grant.

- The HUD Capital Fund Grant is awarded annually.
- The grant only covers ARHA's public housing properties. These properties are:
  - Andrew Adkins, Chatham Square, Braddock, Whiting, Reynolds, James Bland IV, West Glebe and Scattered Sites I, II (Cameron Valley), III.
- On average, ARHA receives approximately $2M annually.
- Only 55% of the grant is used for capital projects. With 10% going to administration & management activities (salaries, software upgrades, staff training, etc.) and 25% used for operations which covers routine maintenance, pest control, etc.)
- This year, ARHA received **$1,993,315** capital grant.



2026 CAPITAL FUND GRANT (HUD) $1,993,315		
Management	10%	$199,332
Administration	10%	$199,332
Operations	25%	$498,329
Capital Upgrades	55%	$1,096,323

10 Year Budget by Property and Year (2027-2036)

The life-safety column is the portion of the ten-year total flagged as life-safety in the assessment. It is part of that total, not additional to it.

Property	Funding source	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-year total	life-safety
Alexandria Crossing - 3963 Old Dominion Blv	LIHTC	$8,100	—	—	—	$59,040	$45,350	$362,040	$17,100	$13,400	$8,100	$513,130	$7,200
Alexandria Crossing - Old Dominion Blvd	LIHTC	—	$3,400	—	$5,600	—	—	—	$136,850	$147,120	—	$292,970	$8,640
Alexandria Crossing - West Glebe Rd	LIHTC	$311,300	$459,150	$4,500	—	$79,020	$25,000	$83,300	$431,550	—	$11,463	$1,405,283	$23,100
Andrew Adkins	Capital Fund	$597,823	$38,850	$315,000	$567,200	—	—	$334,775	—	$1,140,425	—	$2,994,073	$61,200
Braddock	LIHTC	$52,428	$27,000	—	$26,324	$10,140	—	$59,220	—	$137,100	—	$312,212	$5,280
Cameron Valley	Capital Fund	$162,000	$193,000	$14,400	—	$278,039	$9,450	$276,100	$18,000	—	—	$950,989	$14,400
Chatham Square	Capital Fund	$20,800	$2,680	—	$306,228	—	—	$288,490	—	$846,700	—	$1,464,898	$52,000
Hopkins-Tancil Courts	Mod Rehab	$1,235,841	$3,600	$22,200	$514,909	$190,000	$5,600	$339,845	$83,012	$601,750	—	$2,996,757	$42,840
James Bland Phase I	LIHTC	$73,700	—	—	$81,729	—	$48,600	$107,898	—	$274,000	$1,800	$587,727	$10,440
James Bland Phase II	LIHTC	$67,050	—	—	$89,289	—	$48,600	$106,223	—	—	$300,100	$611,262	$8,640
James Bland Phase IV (805 N Patrick)	LIHTC	$6,800	—	$102,400	$62,081	—	—	$106,720	$99,800	—	$234,440	$612,241	$5,760
James Bland Phase IV (835 N Patrick)	LIHTC	$1,275	—	$116,800	$66,840	—	—	$93,520	$110,360	$222,000	—	$610,795	$5,760
James Bland Phase V - 935 N Patrick	LIHTC	$47,600	$177,940	$54,250	—	—	$35,000	$4,180	$11,600	$35,600	$60,220	$426,390	$5,040
James Bland Phase V (900 block townhomes)	LIHTC	$460	$298,750	$200,100	$126,558	—	—	$119,715	—	$299,000	—	$1,044,583	$15,640
James Bland Phase V (905 N Patrick)	LIHTC	—	$21,900	$54,400	$68,880	—	—	$154,720	$101,000	$203,200	$16,500	$620,600	$5,760
Miller Homes	Market-Affordable	$87,735	$27,000	—	$90,286	$46,000	—	$97,970	$13,066	$237,795	—	$599,852	$4,440
Park Place	PBV / Section 8	$600	—	—	$5,460	—	—	$1,783	$110,028	$152,350	—	$270,221	$5,160
Pendleton Park	LIHTC	$81,600	$1,890	$800	$104,580	—	$64,800	$266,700	$309,790	$4,200	$7,700	$842,060	$19,220
Princess Square	Market-Affordable	$137,525	$420,000	$30,000	$247,250	—	$25,500	$630,400	$51,250	$645,900	—	$2,187,825	$41,300
Quaker Hill - Condo Flats	LIHTC	$42,542	$42,542	$42,542	$42,542	$42,542	—	—	—	—	$638,128	$850,838	—
Quaker Hill - Townhomes	LIHTC	$67,500	$67,500	$67,500	$67,500	$67,500	—	—	—	—	$1,012,500	$1,350,000	—
S Reynolds	LIHTC	$27,320	$18,440	—	$110,745	—	—	$152,285	$96,680	$286,200	—	$691,670	$38,880
S Whiting	LIHTC	$44,200	—	—	$66,680	—	$3,800	$139,193	$853,520	$228,640	—	$1,336,033	$6,200
Saxony Square	PBV / Section 8	$8,585	—	—	$8,120	—	$25,371	—	—	$69,876	—	$111,952	$2,400
Scattered Sites I - S 28th St	Capital Fund	$78,365	$37,500	—	$182,710	$13,215	—	$265,160	—	$64,215	—	$641,165	—
Scattered Sites I - S Bragg Street	Capital Fund	$175,063	$12,000	$47,416	$37,500	—	—	—	$12,000	$130,512	$30,849	$445,340	—
Scattered Sites I - Sanger Avenue	Capital Fund	$2,758	$51,575	$2,758	$136,448	$115,340	—	—	—	$24,000	$76,700	$409,579	—
Scattered Sites I - Yale Dr	Capital Fund	$108,967	—	$6,700	$54,473	$6,166	$21,512	$319,740	—	$42,000	$6,166	$565,724	—
Scattered Sites II - Beauregard Street	Capital Fund	$1,184	—	$33,375	—	—	$60,469	$37,500	$32,150	—	$1,184	$165,862	—
Scattered Sites III - W Braddock Rd A	Capital Fund	$3,735	$25,000	$105,525	—	$12,700	$23,000	$34,535	$41,000	$152,156	—	$397,651	—
Scattered Sites III - W Braddock Rd B	Capital Fund	$36,350	$6,160	$42,200	—	$8,000	$8,000	$60,448	$118,444	—	$39,750	$319,352	—
Scattered Sites III - W Braddock Rd C	Capital Fund	$32,250	$21,560	$107,400	$5,360	—	$27,840	$4,000	$86,000	—	$49,402	$333,812	—
Scattered Sites III- Duke Street	Capital Fund	$27,065	$13,000	—	$90,775	$3,740	$84,970	$95,115	$31,500	—	—	$346,165	—
TOTAL		$3,548,521	$1,970,437	$1,370,266	$3,166,067	$931,442	$562,862	$4,541,575	$2,764,700	$5,958,139	$2,495,002	**$27,309,011**	$389,300
3.3% Inflation Adjustment Rate		$117,101	$65,024	$45,219	$104,480	$30,738	$18,574	$149,872	$91,235	$196,619	$82,335	**$901,197**	$12,847
TOTAL		$3,665,622	$2,035,461	$1,415,485	$3,270,547	$962,180	$581,436	$4,691,447	$2,855,935	$6,154,758	$2,577,337	**$28,210,208**	$402,147

10- Year Funding Expenses & Gaps by Funding Types per Property

Public Housing Properties (Access to Capital Fund Grant funds):

- Total Expenses (10 Yr.): $14,002,844
- Total Capital Grant Funds: $10,963,230
- Total Funding Gap: $3,039,614

Market Affordable, Mod Rehab & LIHTC Properties (Do not have access to the HUD Capital Fund Grant:

- Total Expenses (10 Yr.): $13,306,167
- Total Capital Grant Funds: $0
- Total Funding Gap: $13,306,167

Estimated Funding Gap (10 Years) = $16.3M

Public Housing Properties (Uses HUD Capital Fund Grant)

Public Housing Properties	Funding source	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-year total
Andrew Adkins	Capital Fund	$597,823	$38,850	$315,000	$567,200	—	—	$334,775	—	$1,140,425	—	$2,994,073
Cameron Valley	Capital Fund	$162,000	$193,000	$14,400	—	$278,039	$9,450	$276,100	$18,000	—	—	$950,989
Chatham Square	Capital Fund	$20,800	$2,680	—	$306,228	—	—	$288,490	—	$846,700	—	$1,464,898
Scattered Sites I - S 28th St	Capital Fund	$78,365	$37,500	—	$182,710	$13,215	—	$265,160	—	$64,215	—	$641,165
Scattered Sites I - S Bragg Street	Capital Fund	$175,063	$12,000	$47,416	$37,500	—	—	—	$12,000	$130,512	$30,849	$445,340
Scattered Sites I - Sanger Avenue	Capital Fund	$2,758	$51,575	$2,758	$136,448	$115,340	—	—	—	$24,000	$76,700	$409,579
Scattered Sites I - Yale Dr	Capital Fund	$108,967	—	$6,700	$54,473	$6,166	$21,512	$319,740	—	$42,000	$6,166	$565,724
Scattered Sites III - Beauregard Street	Capital Fund	$1,184	—	$33,375	—	—	$60,469	$37,500	$32,150	—	$1,184	$165,862
Scattered Sites III - W Braddock Rd A	Capital Fund	$3,735	$25,000	$105,525	—	$12,700	$23,000	$34,535	$41,000	$152,156	—	$397,651
Scattered Sites III - W Braddock Rd B	Capital Fund	$36,350	$6,160	$42,200	—	$8,000	$8,000	$60,448	$118,444	—	$39,750	$319,352
Scattered Sites III - W Braddock Rd C	Capital Fund	$32,250	$21,560	$107,400	$5,360	—	$27,840	$4,000	$86,000	—	$49,402	$333,812
Scattered Sites III- Duke Street	Capital Fund	$27,065	$13,000	—	$90,775	$3,740	$84,970	$95,115	$31,500	—	—	$346,165
Alexandria Crossing - West Glebe Rd	Capital Fund/LIHTC	$311,300	$459,150	$4,500	—	$79,020	$25,000	$83,300	$431,550	—	$11,463	$1,405,283
Braddock	Capital Fund/LIHTC	$52,428	$27,000	—	$26,324	$10,140	—	$59,220	—	$137,100	—	$312,212
James Bland Phase IV (805 N Patrick)	Capital Fund/LIHTC	$6,800	—	$102,400	$62,081	—	—	$106,720	$99,800	—	$234,440	$612,241
James Bland Phase IV (835 N Patrick)	Capital Fund/LIHTC	$1,275	—	$116,800	$66,840	—	—	$93,520	$110,360	$222,000	—	$610,795
S Reynolds	Capital Fund/LIHTC	$27,320	$18,440	—	$110,745	—	—	$152,285	$96,680	$286,200	—	$691,670
S Whiting	Capital Fund/LIHTC	$44,200	—	—	$66,680	—	$3,800	$139,193	$853,520	$228,640	—	$1,336,033
TOTAL		$1,689,683	$905,915	$898,474	$1,713,364	$526,360	$264,041	$2,350,101	$1,931,004	$3,273,948	$449,954	**$14,002,844**
TOTAL Capital Fund per Year		$1,096,323	$1,096,323	$1,096,323	$1,096,323	$1,096,323	$1,096,323	$1,096,323	$1,096,323	$1,096,323	$1,096,323	**$10,963,230**
TOTAL Capital Fund Gap per Year		$593,360	$0	$0	$617,041	$0	$0	$1,253,778	$834,681	$2,177,625	$0	**$3,039,614**

Market Affordable, Mod Rehab & LIHTC Properties that do not have access to the HUD Capital Fund Grant

Property	Funding sourc	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	10-year total
Alexandria Crossing - 3963 Old Dominion Blvd	LIHTC	$8,100	—	—	—	$59,040	$45,350	$362,040	$17,100	$13,400	$8,100	$513,130
Alexandria Crossing - Old Dominion Blvd	LIHTC	—	$3,400	—	$5,600	—	—	—	$136,850	$147,120	—	$292,970
Hopkins-Tancil Courts	Mod Rehab	$1,235,841	$3,600	$22,200	$514,909	$190,000	$5,600	$339,845	$83,012	$601,750	—	$2,996,757
James Bland Phase I	LIHTC	$73,700	—	—	$81,729	—	$48,600	$107,898	—	$274,000	$1,800	$587,727
James Bland Phase II	LIHTC	$67,050	—	—	$89,289	—	$48,600	$106,223	—	—	$300,100	$611,262
James Bland Phase V - 935 N Patrick	LIHTC	$47,600	$177,940	$54,250	—	—	$35,000	$4,180	$11,600	$35,600	$60,220	$426,390
James Bland Phase V (900 block townhomes)	LIHTC	$460	$298,750	$200,100	$126,558	—	—	$119,715	—	$299,000	—	$1,044,583
James Bland Phase V (905 N Patrick)	LIHTC	—	$21,900	$54,400	$68,880	—	—	$154,720	$101,000	$203,200	$16,500	$620,600
Miller Homes	Market-Afforda	$87,735	$27,000	—	$90,286	$46,000	—	$97,970	$13,066	$237,795	—	$599,852
Park Place	PBV / Section 8	$600	—	—	$5,460	—	—	$1,783	$110,028	$152,350	—	$270,221
Pendleton Park	LIHTC	$81,600	$1,890	$800	$104,580	—	$64,800	$266,700	$309,790	$4,200	$7,700	$842,060
Princess Square	Market-Afforda	$137,525	$420,000	$30,000	$247,250	—	$25,500	$630,400	$51,250	$645,900	—	$2,187,825
Quaker Hill - Condo Flats	LIHTC	$42,542	$42,542	$42,542	$42,542	$42,542	—	—	—	—	$638,128	$850,838
Quaker Hill - Townhomes	LIHTC	$67,500	$67,500	$67,500	$67,500	$67,500	—	—	—	—	$1,012,500	$1,350,000
Saxony Square	PBV / Section 8	$8,585	—	—	$8,120	—	$25,371	—	—	$69,876	—	$111,952
TOTAL		$1,858,838	$1,064,522	$471,792	$1,452,703	$405,082	$298,821	$2,191,474	$833,696	$2,684,191	$2,045,048	**$13,306,167**
TOTAL Capital Fund per Year		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$0**
TOTAL Capital Fund Gap per Year		$1,858,838	$1,064,522	$471,792	$1,452,703	$405,082	$298,821	$2,191,474	$833,696	$2,684,191	$2,045,048	**$13,306,167**

CAPITAL NEEDS & PROJECTS (IF FUNDING AVAILABLE)

ARHA's Physical Needs Assessment* (PNA) has categorized identified capital work projects by "Tiers".

Tier 1 – Critical. These projects need to be completed in FY 2027.

- There are 101 Tier 1 projects.
- Estimated cost = $2.1 M.

Tier 2 – High Risk. These projects should be completed within the next 1-5 years.

- There are 287 Tier 2 projects.
- Estimated cost is $8.1 M.

Tier 3 – Planned Preventive. These projects should be completed within 6-10 years.

- There are 563 Tier 3 projects.
- Estimated cost is $14.5 M.

Tier 4 – Lifecycle/ Long Horizon within 10+ years.

- There are 56 Tier 4 projects.
- Estimated cost is $2.5 M.

FY 2027–2028 Capital Improvement Priorities & Funding Needs

ARHA will be focusing on scheduling “Critical (Tier 1) and “High-Risk” (Tier 2) capital projects for FY 2027 through FY 2028.

- The # of properties scheduled for Tier 1 work in FY 2027: 22
  - Estimated Cost: $2M
  - Estimated Funding Available*: $1.1 M
  - Estimated Funding Shortfall: $1.3 M

- The # of properties scheduled for Tier 2 work in FY 2028: 29
  - Estimated Cost: $3.6 M
  - Estimated Funding Available*: $1.1 M
  - Estimated Funding Shortfall: $2.5 M

- **Combined Stated Funding Shortfalls (2027–2028): $3.8M***

Detailed Capital Projects by Property

10-Year Capital Needs by Property and Priority Tier | 2027–2036

Project counts and estimated costs • Tier 1 Critical (2027)• Tier 2 High-Risk (1-5 Yr.) • Tier 3 Preventive • Tier 4 Lifecycle

PROPERTY	TIER 1 PROJECTS	TIER 1 COST	TIER 2 PROJECTS	TIER 2 COST	TIER 3 PROJECTS	TIER 3 COST	TIER 4 PROJECTS	TIER 4 COST	TOTAL PROJECTS	TOTAL COST
Alexandria Crossing - 3963 Old Dominion Blvd	1	$8,100	–	–	27	$496,930	1	$8,100	**29**	**$513,130**
Alexandria Crossing - Old Dominion Blvd	–	–	5	$9,000	11	$283,970	–	–	**16**	**$292,970**
Alexandria Crossing - West Glebe Rd	12	$350,260	10	$463,650	12	$579,910	1	$11,463	**35**	**$1,405,283**
Andrew Adkins	13	$576,973	12	$973,100	20	$1,444,000	–	–	**45**	**$2,994,073**
Braddock	7	$8,160	9	$100,472	21	$203,580	–	–	**37**	**$312,212**
Cameron Valley	1	$162,000	7	$207,400	19	$581,589	–	–	**27**	**$950,989**
Chatham Square	7	$83,200	6	$277,708	29	$1,103,990	–	–	**42**	**$1,464,898**
Hopkins-Tancil Courts	10	$346,318	19	$1,430,232	27	$1,220,207	–	–	**56**	**$2,996,757**
James Bland Phase I	2	$73,000	7	$82,429	20	$430,498	1	$1,800	**30**	**$587,727**
James Bland Phase II	–	–	9	$156,339	12	$154,823	8	$300,100	**29**	**$611,262**
James Bland Phase IV (805 N Patrick)	–	–	9	$171,281	16	$206,520	10	$234,440	**35**	**$612,241**
James Bland Phase IV (835 N Patrick)	–	–	10	$184,915	25	$425,880	–	–	**35**	**$610,795**
James Bland Phase V (900 block townhomes)	–	–	15	$625,868	15	$418,715	–	–	**30**	**$1,044,583**
James Bland Phase V (905 N Patrick)	–	–	10	$145,180	22	$458,920	2	$16,500	**34**	**$620,600**
James Bland Phase V - 935 N Patrick	–	–	12	$279,790	12	$86,380	13	$60,220	**37**	**$426,390**
Miller Homes	2	$70,400	12	$134,621	26	$394,831	–	–	**40**	**$599,852**
Park Place	3	$1,800	2	$5,460	11	$262,961	–	–	**16**	**$270,221**
Pendleton Park	1	$81,600	9	$107,270	31	$645,490	3	$7,700	**44**	**$842,060**
Princess Square	9	$94,825	15	$756,750	21	$1,336,250	–	–	**45**	**$2,187,825**
Quaker Hill - Condo Flats	–	–	5	$212,710	–	–	1	$638,128	**6**	**$850,838**
Quaker Hill - Townhomes	–	–	5	$337,500	–	–	1	$1,012,500	**6**	**$1,350,000**
S Reynolds	10	$50,440	6	$117,625	27	$523,605	–	–	**43**	**$691,670**
S Whiting	3	$6,200	3	$104,680	19	$1,225,153	–	–	**25**	**$1,336,033**
Saxony Square	4	$9,185	2	$8,120	17	$94,647	–	–	**23**	**$111,952**
Scattered Sites I - S 28th St	4	$13,515	16	$285,060	12	$342,590	–	–	**32**	**$641,165**
Scattered Sites I - S Bragg Street	4	$103,658	10	$168,321	5	$142,512	2	$30,849	**21**	**$445,340**
Scattered Sites I - Sanger Avenue	1	$2,758	9	$190,781	9	$139,340	2	$76,700	**21**	**$409,579**
Scattered Sites I - Yale Dr	2	$54,127	10	$116,013	14	$389,418	1	$6,166	**27**	**$565,724**
Scattered Sites III - Beauregard Street	1	$1,184	5	$33,375	19	$130,119	1	$1,184	**26**	**$165,862**
Scattered Sites III- Duke Street	3	$23,615	7	$107,225	17	$215,325	–	–	**27**	**$346,165**
Scattered Sites III - W Braddock Rd A	–	–	10	$134,260	19	$263,391	–	–	**29**	**$397,651**
Scattered Sites III- W Braddock Rd B	–	–	9	$84,710	18	$194,892	5	$39,750	**32**	**$319,352**
Scattered Sites III- W Braddock Rd C	1	$2,250	12	$164,320	10	$117,840	4	$49,402	**27**	**$333,812**
GRAND TOTALS	**101**	**$2,123,568**	**287**	**$8,176,165**	**563**	**$14,514,276**	**56**	**$2,495,002**	**1007**	**$27,309,011**

FY 2027–2028 Proposed Capital Projects by Property

Project counts, building systems and estimated costs • Properties 1–12 of 36

PROPERTY	T1 #	TIER 1 • BUILDING SYSTEMS	T1 COST	T2 #	TIER 2 • BUILDING SYSTEMS	T2 COST
Alexandria Crossing - 3963 Old Dominion Blvd	1	Sitework	$8,100	—	—	—
Alexandria Crossing - West Glebe Rd	12	Equipment; Fire Alarm & Electronic; Sitework; HVAC; Electrical	$350,260	9	Interiors; Sitework; Plumbing	$459,150
Andrew Adkins	13	Facade; Pedestrian Plazas & Walkways; Fire Alarm & Electronic Systems; Plumbing; Electrical	$576,973	6	Interiors; Equipment & Furnishings; Pedestrian Plazas & Walkways; Athletic, Recreational & Playfield Areas	$122,100
Braddock	7	Fire Alarm & Electronic Systems; Electrical	$8,160	5	HVAC; Plumbing; Interiors; Pedestrian Plazas & Walkways	$77,028
Cameron Valley/Scattered Site II	1	Electrical	$162,000	—	—	—
Chatham Square	7	Fire Alarm & Electronic Systems; Electrical	$83,200	2	Electrical; Athletic, Recreational & Playfield Areas	$2,680
Hopkins-Tancil Courts	10	Athletic, Recreational & Playfield Areas; Interiors; Facade; Environmental; Pedestrian Plazas & Walkways; Equipment & Furnishings	$346,318	8	HVAC; Plumbing; Electrical; Interiors; Pedestrian Plazas & Walkways; Equipment & Furnishings; Sitework	$893,123
James Bland Phase I	2	HVAC; Equipment & Furnishings	$73,000	1	Facade	$700
Miller Homes	2	HVAC	$70,400	2	Interiors; Pedestrian Plazas & Walkways	$44,335
Park Place	3	Fire Alarm & Electronic Systems	$1,800	—	—	—
Pendleton Park	1	HVAC	$81,600	1	Pedestrian Plazas & Walkways	$1,890
Princess Square	9	Fire Alarm & Electronic Systems; Electrical; Interiors; Athletic, Recreational & Playfield Areas	$94,825	7	Interiors; Plumbing	$479,500

FY 2027–2028 Proposed Capital Projects by Property

Project counts, building systems and estimated costs • Properties 13–24 of 36

PROPERTY	T1 #	TIER 1 • BUILDING SYSTEMS	T1 COST	T2 #	TIER 2 • BUILDING SYSTEMS	T2 COST
S Reynolds	10	Fire Protection; Fire Alarm & Electronic Systems; Electrical	$50,440	1	Roofing	$14,440
S Whiting	3	Electrical	$6,200	1	Roofing	$38,000
Saxony Square	4	Fire Alarm & Electronic; Interiors	$9,185	—	—	—
Scattered Sites I - S 28th St	4	Accessibility; Pedestrian Plazas & Walkways; Equipment & Furnishings	$13,515	7	Interiors; Equipment & Furnishings; HVAC; Plumbing	$102,350
Scattered Sites I - S Bragg Street	4	Equipment & Furnishings; Sitework	$103,658	6	Interiors; Equipment; HVAC; Equipment & Furnishings; Facade	$83,405
Scattered Sites I - Sanger Avenue	1	Sitework	$2,758	5	Interiors; Equipment & Furnishings; Equipment; HVAC	$51,575
Scattered Sites I - Yale Dr	2	Pedestrian Plazas & Walkways	$54,127	6	Interiors; Equipment & Furnishings; HVAC	$54,840
Scattered Sites III - Beauregard Street	1	Sitework	$1,184	—	—	—
Scattered Sites III - Duke Street	3	Interiors; Sitework	$23,615	—	—	—
Scattered Sites III - W Braddock Rd C	1	Sitework	$2,250	—	—	—
James Bland Phase II	—	—	—	3	HVAC; Interiors; Equipment & Furnishings	$67,050
James Bland Phase IV (805 N Patrick)	—	—	—	1	Interiors	$6,800

FY 2027–2028 Proposed Capital Projects by Property

Project counts, building systems and estimated costs • Properties 25–36 of 36

PROPERTY	T1 #	TIER 1 • BUILDING SYSTEMS	T1 COST	T2 #	TIER 2 • BUILDING SYSTEMS	T2 COST
James Bland Phase IV (835 N Patrick)	—	—	—	1	Interiors	$1,275
James Bland Phase V - 935 N Patrick	—	—	—	9	HVAC; Facade; Electrical	$225,540
James Bland Phase V (900 block townhomes)	—	—	—	7	Interiors; Electrical; Facade	$299,210
Quaker Hill - Condo Flats	—	—	—	2	(unit interiors - condo)	$85,084
Quaker Hill - Townhomes	—	—	—	2	(building systems - townhome)	$135,000
Scattered Sites II - Duke Street	—	—	—	2	Interiors; Plumbing	$16,450
Scattered Sites II - W Braddock Rd A	—	—	—	3	Sitework; Interiors	$28,735
Scattered Sites II - W Braddock Rd B	—	—	—	6	Interiors; Plumbing; Sitework; Equipment; HVAC	$42,510
Scattered Sites II - W Braddock Rd C	—	—	—	6	Interiors; Plumbing; Equipment	$51,560
Alexandria Crossing - Old Dominion Blvd	—	—	—	1	HVAC	$3,400
Cameron Valley	—	—	—	5	Interiors; Roofing; Sitework	$193,000
James Bland Phase V (905 N Patrick)	—	—	—	3	Electrical; Facade	$21,900

10-Year Capital Improvement Outlook by Property (2027–2036)

Property	Building Systems	Years	Estimated Cost
Alexandria Crossing - 3963 Old Dominion Blvd	Electrical, Equipment, Equipment & Furnishings, Fire Alarm & Electronic, HVAC, Interiors, Plumbing, Sitework	2031–2036	$513,130
Alexandria Crossing - Old Dominion Blvd	Equipment, Equipment & Furnishings, Fire Alarm & Electronic, HVAC, Interiors	2028–2035	$292,970
Alexandria Crossing - West Glebe Rd	Electrical, Equipment, Equipment & Furnishings, Fire Alarm & Electronic, HVAC, Interiors, Plumbing, Sitework	2027–2036	$1,405,283
Andrew Adkins	Athletic, Recreational & Playfield Areas, Electrical, Equipment & Furnishings, Facade, Fire Alarm & Electronic Systems, HVAC, Interiors, Pedestrian Plazas & Walkways, Plumbing, Roofing, Structure	2027–2035	$2,994,073
Braddock	Electrical, Equipment & Furnishings, Fire Alarm & Electronic Systems, HVAC, Interiors, Pedestrian Plazas & Walkways, Plumbing, Roofing, Sitework	2027–2035	$312,212
Cameron Valley	Electrical, Equipment, Equipment & Furnishings, Fire Alarm & Electronic, HVAC, Interiors, Plumbing, Roofing, Sitework	2028–2034	$950,989
Chatham Square	Athletic, Recreational & Playfield Areas, Electrical, Equipment & Furnishings, Fire Alarm & Electronic Systems, HVAC, Interiors, Plumbing, Roofing, Sitework	2027–2035	$1,464,898

10-Year Capital Improvement Outlook by Property (2027–2036)

Property	Building Systems	Years	Estimated Cost
Hopkins-Tancil Courts	Athletic, Recreational & Playfield Areas, Electrical, Equipment & Furnishings, Facade, Fire Alarm & Electronic Systems, HVAC, Interiors, Pedestrian Plazas & Walkways, Plumbing, Roofing, Sitework, Special Construction & Demo	2027–2035	$2,996,757
James Bland Phase I	Electrical, Equipment & Furnishings, Facade, Fire Alarm & Electronic Systems, HVAC, Interiors, Plumbing	2027–2036	$587,727
James Bland Phase II	Electrical, Equipment & Furnishings, Fire Alarm & Electronic Systems, HVAC, Interiors, Plumbing	2027–2036	$611,262
James Bland Phase IV (805 N Patrick)	Electrical, Equipment & Furnishings, Fire Alarm & Electronic Systems, HVAC, Interiors, Plumbing, Roofing	2027–2036	$612,241
James Bland Phase IV (835 N Patrick)	Electrical, Equipment & Furnishings, Fire Alarm & Electronic Systems, HVAC, Interiors, Plumbing, Roofing	2027–2035	$610,795
James Bland Phase V (900 block townhomes)	Electrical, Equipment & Furnishings, Fire Alarm & Electronic Systems, HVAC, Interiors, Plumbing	2027–2035	$1,044,583
James Bland Phase V (905 N Patrick)	Electrical, Equipment & Furnishings, Fire Alarm & Electronic Systems, HVAC, Interiors, Plumbing, Roofing	2028–2036	$620,600

10-Year Capital Improvement Outlook by Property (2027–2036)

Property	Building Systems	Years	Estimated Cost
James Bland Phase V - 935 N Patrick	Electrical, Equipment, Equipment & Furnishings, Fire Alarm & Electronic, HVAC, Interiors, Plumbing, Sitework	2027–2036	$426,390
Miller Homes	Electrical, Equipment & Furnishings, Facade, Fire Alarm & Electronic Systems, HVAC, Interiors, Pedestrian Plazas & Walkways, Plumbing, Roofing, Sitework	2027–2035	$599,852
Park Place	Electrical, Equipment & Furnishings, Facade, Fire Alarm & Electronic Systems, HVAC, Interiors, Plumbing	2027–2035	$270,221
Pendleton Park	Electrical, Equipment & Furnishings, Facade, Fire Alarm & Electronic Systems, HVAC, Interiors, Pedestrian Plazas & Walkways, Plumbing, Roofing, Sitework	2028–2036	$842,060
Princess Square	Athletic, Recreational & Playfield Areas, Electrical, Equipment & Furnishings, Facade, Fire Alarm & Electronic Systems, HVAC, Interiors, Plumbing	2027–2035	$2,187,825
Quaker Hill - Condo Flats	(unit interiors - condo)	2027–2036	$850,838
Quaker Hill - Townhomes	(building systems - townhome)	2027–2036	$1,350,000

10-Year Capital Improvement Outlook by Property (2027–2036)

Property	Building Systems	Years	Estimated Cost
S Reynolds	Electrical, Equipment & Furnishings, Facade, Fire Alarm & Electronic Systems, Fire Protection, HVAC, Interiors, Plumbing, Roofing, Sitework	2027–2035	$691,670
S Whiting	Facade, HVAC, Interiors, Plumbing, Roofing	2027–2035	$1,336,033
Saxony Square	Electrical, Equipment, Equipment & Furnishings, Fire Alarm & Electronic, HVAC, Interiors, Plumbing	2030–2035	$111,925
Scattered Sites I - S 28th St	Electrical, Equipment & Furnishings, Facade, HVAC, Interiors, Pedestrian Plazas & Walkways, Plumbing, Sitework	2027–2035	$641,165
Scattered Sites I - S Bragg Street	Electrical, Equipment, Equipment & Furnishings, Facade, HVAC, Interiors, Plumbing, Sitework	2027–2036	$445,340
Scattered Sites I - Sanger Avenue	Electrical, Equipment, Equipment & Furnishings, Facade, HVAC, Interiors, Plumbing, Sitework	2028–2036	$409,579
Scattered Sites I - Yale Dr	Electrical, Equipment & Furnishings, Facade, HVAC, Interiors, Pedestrian Plazas & Walkways, Plumbing, Sitework	2027–2036	$565,724

10-Year Capital Improvement Outlook by Property (2027–2036)

Property	Building Systems	Years	Estimated Cost
Scattered Sites III - Beauregard Street	Equipment, Equipment & Furnishings, Facade, HVAC, Interiors, Plumbing, Sitework	2029–2036	$165,862
Scattered Sites III- Duke Street	Equipment, Equipment & Furnishings, Facade, HVAC, Interiors, Plumbing, Sitework	2027–2034	$346,165
Scattered Sites III - W Braddock Rd A	Equipment, Equipment & Furnishings, Facade, HVAC, Interiors, Plumbing, Roofing, Sitework	2027–2035	$397,651
Scattered Sites III - W Braddock Rd B	Equipment, Equipment & Furnishings, Facade, HVAC, Interiors, Plumbing, Roofing, Sitework	2027–2036	$319,352
Scattered Sites III - W Braddock Rd C	Equipment, Equipment & Furnishings, Facade, HVAC, Interiors, Plumbing, Roofing, Sitework	2027–2036	$333,812