

Project	Partner	# Affordable Units	Development Approval	Low Income Housing Tax Credit (LIHTC) Application Year	Estimated Total Development Cost (TDC)	City Funds Already Committed	Estimated City Funding Need	City Funding Approved or Pending by FY	Notes
Sanse & Naja (Arlandria Mount Vernon Avenue & Glebe Road)	Housing Alexandria (HALX)	474	DSUP 2022	2022	\$315 M	\$64 M	\$14 M for Sanse building projected from FY27 & 28 TBD for Naja building (other sources anticipated)	\$64m Approved by City Council 2023, 2024, 2025 & 2026; Future CC review for FY 2027 & 2028 funds for Sanse building \$14m Naja Building City funding in 2030 or later, if needed	Sanse building is under construction - Sitework and infrastructure improvements proceeding to be followed by underground parking. Project includes 416 rental units (Sanse), 58 for-sale condos (Naja), neighborhood serving retail and city flex space.
Seminary Road – Homeownership/ Sheltered Homes of Alexandria	Housing Alexandria (HALX)	39	DSUP 2022	NA	\$31 M	\$5 M grant and city parcel	NA	2022	Under construction. Project includes 36 THs and condos affordable to purchasers @80% AMI, and three condo units for 12 for intellectually disabled/developmentally disabled (ID/DD) residents now living in Sheltered Homes of Alexandria (SHA) group homes. Delivery of units begin Summer/Fall 2025.
Witter Place	Community Housing Partners (CHP)	94	DSUP 2023	2023	\$54.3 M	\$10.5 M	NA	2024	Construction to begin in Fall 2024
Samuel Madden Redevelopment	ARHA/Fairstead	207	DSUP 2023	2023	\$100.6 M	\$3.1 M	NA	2023	Construction anticipated Fall/Winter 2024. City loan is for North Building; "South Building" (Mill Creek) will add market rate rental units and a large component of units affordable at 30% AMI.
1022 Pendleton Street Rooming House	Corrine J. Dixon, LLC	10	NA	NA	\$1.9 M (CDBG, HOME-ARP, CDS grant funds)	\$1.9 M	NA	2023	Substantial rehabilitation of existing rooming house to serve 10 VLI/LMI persons. Relocation, permits, and GC bidding to start shortly.
Arlandria Chirilagua Housing Cooperative (ACHC)	Arlandria Chirilagua Housing Cooperative	284	NA	NA	\$2.5 M	\$2.5 M	NA	2023	ARPA-funded rehabilitation of Coop building systems prioritized in capital needs assessment. Design work in progress; construction anticipated early Summer. Along with capital project, Housing staff have worked with board on governance, including re-issue of membership shares. Next phase includes planning for community's post-2037 (land use regulation agreement term) future.
Ladrey	ARHA/Winn Development	270	DSUP 2024	2024 Applied	\$149 M	\$0	NA	NA	Redevelopment of existing 170-unit senior/disabled public housing building. New development proposes mix of incomes up to 80% AMI, using subsidy conversion (170 PBVs).

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Landmark Fire Station – Affordable Housing	Foulger Pratt and TBD Partner	~200	CDD Approved	TBD	\$100 M Affordable Housing portion	\$0	\$20-\$25M for Affordable Housing portion	Pending 2028 - 29	Coordinated Development District (CDD) conditions set out development approval timeline for P3 project and City funding requirements.
ParcView II (PV II)	Wesley Housing Development Corporation (WHDC)	224	DSUP 2022	TBD	\$182 M	\$400K for predevelopment costs	\$40 M	2030 or later	Multi-phase project will start with underground parking structure to serve PV II and I. Proceeds from redevelopment will help fund existing ParcView I preservation/rehab. PV II includes a large component of 40% AMI units and a daycare.
ParcView I (PV I)	WHDC	149	NA	TBD	\$50 M	TBD	\$7 M	2030 or later	Substantial renovation after PV II completed to mitigate resident displacement. \$700,000 FY 2022 CDBG loan in 2022 to modernize elevator system pending redevelopment - project completed. Existing City loan of \$9 M (2007 acquisition).
CLI Elbert	Community Lodgings, Inc. (CLI)	91	DSUP 2023	TBD	\$50 M	\$450 K for predevelopment costs	\$10.6 M	2030 or later	Redevelopment of existing 28 unit Arlandria multifamily property using RMF.
PRGS Affordable Housing Building	Hilco and TBD Nonprofit Development Partner	~100	CDD Approved	TBD	TBD	TBD	Estimated \$10 M	TBD	Coordinated Development District (CDD) conditions set out development approval timeline for P3 project, including City funding requirements. Housing may support arts-district designation.
Arlandria Assemblage	WHDC	~270	TBD	TBD	TBD	\$0	TBD	TBD	Beverly Park, Parc Square, CLI Notabene, CSB, and other adjacent properties to be redeveloped.
North Potomac Yard Block 23– ACPS/Housing Colocation	TBD	~150	TBD	TBD	TBD	\$0	TBD	TBD	CDD conditions regarding development of colocated ACPS-affordable housing project align with termination of parking lot easement in 2026-27.
Parkstone – Homeownership	HALX	~70	TBD	N/A	TBD	\$0	TBD	TBD	Separate parcel conveyed with 2020 Parkstone acquisition. City has senior loan of \$100K.
Parkstone II	HALX	~220	TBD	TBD	TBD	\$0	TBD	TBD	Redevelopment of underutilized land and parking lot to maximize/increase Committed Affordable Unit (CAUs) onsite (land banking). Anticipated to be undertaken pursuant to future refinancing of Parkstone.
Olde Towne West III	Alfred Street Baptist Church	~225	TBD	TBD	TBD	\$0	TBD	TBD	ASBC and its partner, The Community Builders (TCB), are in preliminary phases of redevelopment planning. Proposal will preserve 75 existing deeply affordable, HUD-subsidized units, that are currently subject to annual contract renewal only. Will also add net new affordable housing (approximately + 150 CAUs).

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Mixed Income Assisted Affordable Living Facility	TBD	~120	TBD	TBD	TBD	\$0	TBD	TBD	Options for a MIAALF have been identified in several Small Area Plans (colocation with City facility). Because this development will be opportunity-driven, City funding is maintained as a placeholder in the pipeline.
Longview Terrace/ Ellsworth	HALX	~160	TBD	TBD	TBD	\$0	TBD	TBD	These properties have been identified for potential future redevelopment (land banking) to maximize CAUs (currently 61 rental units).

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