

Project/Developer	Project Description	Status	Total Units	Affordable Units	County/ Federal Funds	Housing Commission and County Board Meetings
Goodwill - AHC and Goodwill of Greater Washington	Demolition of an existing Goodwill retail and donation center located at 10 S. Glebe Road for the construction of a new 6-story mixed use development. The proposal consists of a new Goodwill retail and donation center, 128 units of affordable housing, and space for a future child care center. Site plan was approved in February 2024. Won 9% LIHTC and HOTC in summer 2024. An AHIF/HOME allocation was approved May 2025 and an early 2026 closing is anticipated.	Underwriting	128	128	\$13.7M	May 2025- CB approved AHIF and HOME loan allocations and HOME loan documents. July 2025- CB approved revised HOME loan documents. November 2025 - CB approved AHIF loan documents. Closing anticipated for January 2026.
Barcroft Apartments - Jair Lynch	At the December 2021 meeting, the County Board approved a \$150M County Acquisition Fund loan to assist Jair Lynch with acquiring Barcroft Apartments, a 1,335-unit garden style apartment complex located near Columbia Pike at 1130 South George Mason Road. The purchase of the property by Jair Lynch includes associated restrictive covenants to maintain the 1,335 units up to 60% of the AMI for 99-years. Financing for the acquisition also included a \$160M loan from Amazon's Housing Equity Fund, a senior loan, and owner equity. Finance closing occurred December 29, 2021. The Jair Lynch "Master Financing and Development Plan" (MFDP) was approved by the County Board July 2024. The MFDP describes the affordability and financing plan as well as the phased renovation and redevelopment vision for the site. The financing plan specifically commits the County and Jair Lynch to the provision of at least 134 units up to 30% AMI across the property throughout the 10-year redevelopment and renovation period. The FBC amendments necessary to implement the MFDP were approved by the County Board at the February 2025 meeting. The first new construction use permit for a 110 unit new affordable development and associated AHIF reallocation in support of Jair Lynch's 9% LIHTC application to VH was also approved. The first renovation phase, containing 93 units and the second renovation phase containing 73 units is under construction. At the July 2025 County Board meetings, zoning ordinance amendments and a Phased Development Use Permit (PDUP) in support of the MFDP were approved. The County Board also approved a 264 unit market rate development at 4110 Columbia Pike (the former "Penske" site). The last renovation use permit containing 77 CAFs was approved by the County Board November 2025.	Ongoing phased renovation and redevelopment; first two renovation phases containing 166 units are under construction	1,335	1,335	\$150M	November 2025- CB approved last renovation phase use permit containing 77 CAFs. July 2025 - CB approved FBC zoning ordinance amendments and a Phased Development Use Permit in support of the MFDP; approved a NFBC use permit for a 264 unit market development at 4110 Columbia Pike. June 2025- CB approved two renovation use permits and the County loan documents for the second renovation phase. February 2025 - CB approved NFBC, GLUP, and MTP amendments. CB approved NFBC use permit for the first 100% affordable new construction building and associated AHIF reallocation. July 2024 - CB approved the Jair Lynch MFDP, updates to the 2012 Neighborhoods Area Plan and 2005 Revitalization Plan, and RTA for GLUP and MTP amendments. CB approved loan documents for the first renovation phase December 2023 - CB approved the Program Wide Affordable Housing Financing Plan, First Renovation Phase Financing Commitment Letter December 2021 -CB Approved \$150M County Acquisition Fund Loan and associated documents
Crystal Houses - CH6 - 9% LIHTC (TGHP-formerly APAH)	The second dedicated affordable development phase in the Crystal Houses infill development, applied for but was not awarded 9% LIHTC credits in June 2025. Project to be financially re-structured for future feasibility. 80 units of senior dedicated affordable and amenity-enriched rental housing. The project is located at the site's northern edge along 18th St S. A \$13.8M AHIF allocation was approved by the County Board at the February 2025 meeting. A minor site plan amendment was approved for CH6.	AHIF allocated; \$10MM of AHIF re-allocated to CH 3; project to be financially restructured	80	80	\$13.8M	Feb 2025 - CB approved AHIF allocation
Crystal Houses - CH3 - 9% LIHTC - first project (TGHP)	The first development phase of Crystal Houses awarded 9% LIHTC credits in June 2024, closed for full construction start in August 2025. 88 units of family affordable and amenity-enriched rental housing. The project is located at the site's north-eastern edge along S. Eads Street. A \$12.1M AHIF allocation and revitalization resolution was approved at the March 2024 County Board meeting. A minor site plan amendment was approved at the April 2024 County Board meeting. Full construction closing occurred August 2025.	Under Construction	88	88	\$12.1M	July 2025 - CB approved AHIF reallocation of up to \$10.4M from CH6 to CH3 March 2024 -CB approved AHIF allocation and Revitalization Area Resolution
Crystal Houses - CH3 - 4% LIHTC (companion to CH3 - 9%) (TGHP)	The companion 4% LIHTC project with Crystal House 3 - 9% project, closed for full construction start in August 2025. The project includes 344 units of family affordable and amenity-enriched rental housing. The project is located at the site's north-eastern edge along S. Eads Street. A minor site plan amendment was approved at the April 2024 County Board meeting. An up to \$29.7M AHIF allocation was approved at the Oct 2024 County Board meeting. The \$29.7M AHIF allocation includes an \$8.5M pre-development bridge loan and amendments to allow TGHP to commence early start site work on the CH3 parcel. Full construction closing occurred August 2025.	Under Construction	344	344	\$29.7M	July 2025- CB approved AHIF reallocation of up to \$10.4M from CH6 to CH3 October 2024 -CB approved AHIF allocation

Housing Division - Development Updates - Active County-Funded Projects and Requests for Proposals/Qualifications

Project/Developer	Project Description	Status	Total Units	Affordable Units	County/ Federal Funds	Housing Commission and County Board Meetings
Crystal Houses - CH 7 / 8 - land conveyance and begin site development	The CH 7 / 8 and CH 3 projects are functionally linked with the CH 7 / 8 land payment / donation (for the value of the land) as the agreements were necessary for CH 3's construction closing. CH 7 / 8 closed on its land acquisition in August 2025 ahead of CH 3 full construction closing to issue donation and guaranty agreements. To begin early site development work in ~Oct 2025, preceding the development of the proposed 42 market-rate townhomes.	Land acquired; predevelopment site work	42	0	(\$6,000,000)	July 2025 -Various agreements documenting proposed land payment / donation as well as necessary changes to enable the land acquisition
Crystal Houses - Infill Development, primarily affordable housing project	The County released a Request for Qualifications (RFQ) in Nov. 2021 for a unique infill opportunity at Crystal Houses, which is an existing 16-acre site, located in Pentagon City's Aurora Highlands neighborhood, and owned by an affiliate of the non-profit Washington Housing Conservancy (WHC). There are 828 apartment units already existing on the site, across two buildings, Crystal House 1 and 2. A site plan was approved in Dec 2019 for 819 infill units across to-be-subdivided parcels Crystal Houses 3-8.	Predevelopment in process, developer selected & DDA completed in Dec '22	~844	~655 (650 goal)	TBD	CB Approved initial Assn of Option Agmt (development rights) July 2021, Staff concluded RFQ developer selection and RFP issued in Mar. 2022, RFP's evaluated summer 2022, negotiations completed, developer selected and DDA completed. Developer team in pre-development due diligence.
Marbella Site A redevelopment project - APAH	Site A closed on financing and started construction in August 2023, and was substantially complete as of ~Nov 2025. APAH is in construction on its hybrid 9%/4% LIHTC new construction of 234 new units on a portion of the existing Marbella Apartments site (Site A). The existing Marbella property, owned by APAH, included an existing 134 affordable units (prior to demolition of units on Site A). Site A is part one of a two-part redevelopment with Site B, which is proposing 321 new affordable units in a hybrid LIHTC structure to be a combination of family and senior affordable housing. Site B is not part of this AHIF request. The site plan for both Site A and Site B was approved by the County Board in February 2022. Marbella Site A received a FY22 AHIF NOFA process in Feb 2022, received County commitment in May '23, and is on track for July '23 loan docs approval. APAH received a ~\$21.4 million AHIF allocation. The project was awarded competitive 9% LIHTC through Virginia Housing (VH) in June 2022.	Construction complete, Lease-up in process, Perm conversion anticipated Feb '26	234	234	~\$21.4M	July 2023 -CB approved County loan documents May 2023 -CB approved County commitment Feb 2022 -CB approved Site Plan and AHIF/revitalization area resolution. 9% LIHTC app awarded in June 2022.
Park Shirlington – Standard Communities/Foundation Housing	Park Shirlington closed on financing and renovations began Summer 2023. A \$6 million AHIF loan to Standard/Foundation for acquisition of a 294-unit market rate affordable (MARK) apartment complex approved Nov. 2017. Standard/Foundation has proposed renovating all of the units on the property utilizing 4% low income housing tax credits from Virginia Housing and AHIF financing, among other sources. The new \$22.76M AHIF loan allocation, as part of a \$29.3M total loan, was approved by the County Board at the July 2021 meeting, concurrent with an extension of the existing AHIF loan term from Aug. 1, 2021 to Jan. 1, 2022. A 15-month extension to the County's existing AHIF loan term, restrictive covenants and Option Agreement, was approved at the October 2021 County Board meeting. The loan documents for the renovation program and additional \$2.59M AHIF allocation, for a total \$31.9M AHIF loan, were approved at the October 2022 County Board meeting. A \$3M additional AHIF allocation, for a total \$34.891,000 loan was approved at the April County Board meeting. Finance closing occurred May 2023. Renovations anticipated to be complete early 2026.	Closed May 2023, under construction	294	294	\$34.9	April 2023 - CB Approval of Loan Documents and additional \$3M AHIF allocation October 2022 - CB Approval of Loan Documents and additional \$2.59M AHIF allocation October 2021 - CB Approved 15-month extensions for \$6M AHIF Loan Term/Restrictive Covenants/Option Agreement July 2021 - CB Approved new AHIF Allocation (\$22.76M) for Renovation of Property and extension of existing AHIF loan January 2021- CB Approved the Exercise of OTP November 2017- CB Approved the original \$6M AHIF loan

Project Name and Applicant	Description	Total Units	Affordable Contribution	Housing Commission and County Board (CB) Meetings
1601 Fairfax Dr. (Inn of Rosslyn) - Monument Realty	Demolition of an existing motel building for the development of an 8-story multifamily residential building with 141 units.	141	Will Comply with Ordinance/Fort Meyer Heights North Plan (FMHNP) Contribution/Bonus Density Contribution	January 2026
2031 N. Woodrow St. (Leckey Gardens) - Lorcom Arms LP & True Ground Housing Partners	Demolish existing garden apartment buildings on site and construct a new 10-story residential building containing 249 committed affordable housing units.	249	100% Committed Affordable Units	February 2026
3130 Langston Blvd. (Walgreen's Site) - RP Langston LLC	Demolish the existing Walgreens retail building and construct a new 12-story building containing 276 units and ~5300 sq. ft. of ground floor retail.	276	Will Comply with Ordinance/Bonus Density Contribution	TBD
4420 N. Fairfax Drive (The Spire at Fairmont) - Aria Ballston LLC	Demolish the existing 5-story office building and construct a 22-story building with 302 units and ground floor retail.	302	Will Comply with Ordinance/Bonus Density Contribution	TBD
1501 Langston Boulevard (Air & Space Force Association Site) - Taicoon 1501 Langston LLC	Demolish existing office building and construct an 88-unit, 7-story condominium building with ground floor institutional space.	88	Will Comply with Ordinance	TBD
2000 15th St N. (Alexan Courthouse) - Trammel Crowe Residential	Construct a new 19-story residential building with 394 units.	394	Will Comply with Ordinance/Bonus Density Contribution	TBD

Housing Division - Development Updates - Active Plans and Studies

Project/Meeting	Meeting Date	HC Representative and Alternate
Inn of Rosslyn SPRC	June 9, 2025 at 7pm	Rep: Joe Ventrone Alternate:
Riverhouse SPRC	July 28, 2025 at 7pm	Rep: Anika Montgomery Alternate:
2847 Wilson Blvd Special GLUP Study	September 30, 2025 at 7pm	Rep: Karen Serfis Alternate:
Leckey Gardens SPRC	November 13, 2025 at 7pm	Rep: Joe Ventrone Alternate: Karen Serfis
Leckey Gardens SPRC #2	December 8, 2025 at 7pm	Rep: Joe Ventrone Alternate: Karen Serfis
Walgreens SPRC	December 18, 2025 at 7pm	Rep: Joe Ventrone Alternate: Karen Serfis