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. Financing closed April 2026 and is currently under construction.	Under Construction	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. Closed April 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 first renovation phase, containing 93 units and the second renovation phase containing 73 units is under construction. The amended Financing Commitment Letter for the 5th renovation phase was approved by the County Board in July 2026, and consideration of AHIF loan documents for this phase will occur at the September 2026 meeting.	Ongoing phased renovation and redevelopment; first two renovation phases containing 166 units are under construction	1,335	1,335	$150M	September 2026 - CB consideration of AHIF loan documents for the 5th Renovation Phase June 2026 - CB approved the 3rd and 4th renovation phase (114 total units) loan documents April 2026 - CB approved a use permit amendment package and amendment to the AHIF loan documents to adjust the unit mix on the 2nd renovation phase March 2026- CB approved the Financing Plan amendment, Financing Commitment Letter for the 5th Renovation Phase, and a consent to use state historic tax credits on the first renovation phase June 2025 - CB approved second renovation phase (73 units) loan documents 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 (93 units) 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 - 4% LIHTC (TGHP)	The second dedicated affordable development phase in the Crystal Houses infill development is proceeding with a 4% LIHTC financing structure. Finance closing is anticipated to occur the first quarter of 2027. 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, with ~$3.4MM in AHIF remaining; project working on financing gap closing	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

Project/Developer	Project Description	Status	Total Units	Affordable Units	County/ Federal Funds	Housing Commission and County Board Meetings
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
Crystal Houses - CH 7 / 8 - land conveyance and begin site development	As of summer 2026, CH 7/8 are in site development work and beginning vertical construction development of the proposed 42 market-rate townhomes. 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.	Land acquired and construction in process	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	Marbella Site A (now known as Wholey Legacy Homes) completed construction in fall 2025, and is in process on permanent loan conversion as of winter 2026. 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 early '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.

Project Name and Applicant	Description	Total Units	Affordable Contribution	Housing Commission and County Board (CB) Meetings
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	September 2026
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	TBD
333 S. Glebe Road (Dominion Arms) - Snell Properties	Retain existing Dominion Arms apartment building and construct a 4-story building with 124 units.	124	Will Comply with Ordinance/Bonus Density Contribution	TBD
601 S. Carlin Springs Rd (VHC Carlin Springs Campus) - VHC Health and LifePoint Health	Construct a new campus for a specialty hospital containing approximately 131,000 sf of hospital GFA and 146 in-patient beds.	146	No AH contribution	TBD
4500 Langton Blvd (Kensington Elder Care) - 4500 504B Owner LLC	Demolish existing office building and construct a new 7-story building with 121 elder care units and ground floor or institutional space.	121	Will Comply with Ordinance/Bonus Density Contribution	TBD
2000 14th St. N (Courthouse Place) - Penzance	Demolish the existing office building and construct a new 18-story multifamily residential building with approximately 341 units.	341	Will Comply with Ordinance/Bonus Density Contribution	TBD
730 N. Oakland St (Sekas) - Sekas Homes LTD	Demolish existing eight (8) residential apartments and construct a new 5-story building with 26 units.	26	Will Comply with Ordinance/Bonus Density Contribution	TBD

Project/Meeting	Meeting Date	HC Representative and Alternate
Spire at Fairmont SPRC	February 23, 2026 at 7pm	Rep: Joe Ventrone Alternate:
Spire at Fairmont SPRC #2	April 23, 2026 at 7pm	Rep: Joe Ventrone Alternate:
Kensington Elder Care SPRC	July 27, 2026 at 7pm	Rep: Joe Ventrone Alternate: