

Housing Division - Development Updates - Active County-Funded Projects
04/05/2021

Project/Developer	Project Description	Status	Total Units	Affordable Units	County/ Federal Funds	Housing Commission and County Board Meetings
Arlington View Terrace East (AVTE) - AHC	<p>9% LIHTC new construction project</p> <p>30 of the existing 77 CAFS to be redeveloped with 77 new CAFS; total of 124 CAFS at site</p> <p>Received FY 2020 NOFA staff recommendation. Neighborhoods Form Based Code application approved Jan. 31, 2020. AHIF loan and Transit Oriented Affordable Housing Fund (TOAH) request approved at Feb. 22 County Board meeting. Received 9% LIHTC award from Virginia Housing. Closing on financing anticipated for June 2021.</p>	CB Approved	77 (new construction)	77 (new construction)	\$7.3m AHIF/\$984,000 TOAH	CB Approved February 2020
The Cadence (Trenton Street) – Wesley Housing	<p>4% LIHTC new construction project</p> <p>97 new CAFS on site of former Red Cross building and adjacent to existing Whitefield Commons Apartments</p> <p>Market developer to develop 19 market-rate townhouses on adjacent site</p> <p>County Board approved site plan in April 2018 and County loan allocation and financing commitment in December 2019. Acquisition closing occurred March 2020. Construction financing closing occurred September 2020.</p>	Under Construction	97	97	\$11.0m	CB Approved December 2019 and September 2020
Park Shirlington – Standard Communities/Foundation Housing	<p>\$6 million AHIF loan to Standard/Foundation for acquisition of 294-unit market rate affordable (MARK) apartment complex approved Nov. 2017</p> <p>In May 2020, the AHIF loan term was extended to August 1, 2021 and the right to exercise the County Option to Purchase (OTP) the southern parcel containing one hundred five (105) residential apartment units was extended to January 30, 2021.</p> <p>The County Board exercised the OTP on January 26, 2021. The exercise of the OTP is not the actual purchase of the property. Exercising the OTP only provides the County (or selected housing developer, if assigned) the ability to purchase the property by the end of the year. During this time the County will explore all options for achieving at least 294 committed affordable units at the site.</p>	CB Approved 2017 Acquisition/ Exercised OTP Jan. 2021	294	294	\$6.0m	CB Approved the AHIF Loan in November 2017 January 2021 for Exercise of OTP
American Legion Post West Nine - 9% LIHTC - APAH	<p>Hybrid 9%/4% LIHTC new construction project (160 CAFS on site of American Legion Post 139 within walking distance of Clarendon and Virginia Square-GMU Metro stations)</p> <p>County Board approved site plan and \$5.79 million AHIF loan allocation for 9% portion (80 units) in February 2019. The project was awarded competitive 9% tax credits by VHDA</p> <p>The County Board approved the financing commitment in December 2019 and loan documents in March 2020.</p> <p>The project closed on financing on May 7th and is under construction.</p>	Under Construction	80	80	\$5.79m	CB Approved February and December 2019, March 2020
American Legion Post East Four - 4% LIHTC - APAH	<p>The County Board approved \$8.175 million in County funds for the 4% portion (80 units) and a financing commitment in December 2019. The County Board also approved loan documents in March 2020.</p> <p>The project closed on financing on May 7th and is under construction.</p>	Under Construction	80	80	\$8.175m	CB Approved December 2019 and March 2020

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Ballston Station -Central United Methodist Church (CUMC)/Ballston Station Housing Corp./APAH	144 unit project that is 100% affordable right next to the Ballston Metro Station. County Board approved \$3.1 million in February 2017 for a mixed-income project with Bozzuto and reallocated in September 2019 for a 100% affordable project with APAH. Will go to CB for additional AHIF allocation in Spring 2021. APAH is under contract again with CUMC. VHDA awarded the project \$8.75 million in Amazon HQ2 REACH funds (year 1 and year 2 funds).	Loan Underwriting	144	144	\$3m allocated + up to \$17m add'l request	CB Approved Site Plan and \$3m allocation February 2017 CB Approved Reallocation of \$3m September 2019 Consideration of Additional AHIF Request in March and May by HC, with an anticipated May CB meeting.
Queens Court South - 9% LIHTC - APAH	249 unit hybrid 9%/4% new construction tax credit development to replace the existing 39-unit Queens Court apartment building 9% LIHTC portion (90 units), \$7.9 million AHIF request Loan documents and site plan amendment approved by the County Board in March 2019, with closing in April 2019. Building currently under construction (and on-schedule); to be completed by summer 2021.	CB Approved	90	90	\$7.9m	CB Approved AHIF allocation Feb. 2018; CB approved loan documents March 2019/ Closed April 9, 2019
Queens Court North- 4% LIHTC - APAH	4% LIHTC portion (159 units), \$8.8 million AHIF request Loan documents and site plan amendment approved by the County Board in March 2019, with closing in April 2019. Building currently under construction (and on-schedule); to be completed by summer 2021.	CB Approved	159	159	\$8.8m	CB Approved AHIF allocation Jan. 2019; CB approved loan documents March 2019

Housing Division - Development Updates - Active Site Plans/Neighborhoods Form Based Code Developments
04/05/2021

Project Name and Sponsor	Description	Total Units	Affordable Contribution	Housing Commission and County Board Meetings
2001 Richmond Hwy - Crystal Plaza 1 - JBG Smith	Construct two mixed-use buildings with 762 total residential units	762	Will Comply with Ordinance and C-O Crystal City	May
RCA Building - 1901 N. Moore Street - Jefferson Apt. Group	Demolish existing office building and rezone property to C-O Rosslyn. Construct two new 26-story residential towers with ground floor retail. To include approximately 423 residential units and 11,000 SF of retail.	423	Will Comply with Ordinance and C-O Rosslyn	May or June
Vernon Street Duplex (Ballston) - Tomas Equities, LLC	Demolish an existing single-family dwelling to construct a new two-family semi-detached residence.	2	Not applicable	May (CB Only)
2200 Crystal Drive -Crystal Plaza 5 - JBG Smith	Construct two new mixed-use buildings with 645 total residential units. Per Crystal City PDSP, will deliver a minimum of 35 CAFs off-site at River House Apartments.	645	Will Comply with Ordinance and C-O Crystal City	TBD (CB Only)
Garrison Residence - 523 24th Street - Leslie and Ann Garrison	Refurbish and expand an existing nonconforming two family dwelling	2	Not applicable	TBD (CB Only)
Landbay C-East (Potomac Yard) - ZMA Development, LP	PDSP and Site Plan Amendment of an approved 2007 site plan which has never been built. Amendment to convert about 503,000 SF of approved office gross floor area (GFA) to residential GFA in two phases of development, with an option for about 140,500 SF of hotel use in phase 2. Proposed new site plan to construct about 488 residential units.	488	Will Comply with Ordinance	TBD (CB Only)
PenPlace (Pentagon City) - JBG-Smith	PDSP Amendment and new Site Plan to demolish an existing hotel and to construct four new buildings and several public spaces on the entirety of the block. New developments to include 2.8 million SF of office GFA which will include the landmark Helix building, and 135,000 SF of retail GFA.	--	Will Comply with Ordinance/Bonus Density Contribution	TBD

Plan/Study	Description	Housing Commission and County Board Meetings
<p>Multifamily Reinvestment Study (Formerly Housing Conservation District [HCD])</p>	<p>The HCD was established by the County Board in December 2017 to preserve affordable housing resources in areas of the County with market rate affordable housing. An update report was published in May of 2019 containing analysis and preliminary recommendations.</p> <p>As part of the planning work related to the Housing Conservation District (HCD), staff is examining the bonus density and height provisions for Article 6 Multiple-Family (RA) districts comprehensively (both within the HCD and more broadly) following the adoption of a zoning amendment related to bonus density in November 2019. The anticipated Multifamily Reinvestment Policy/Zoning Tool is a refined approach to implement adopted HCD policy goals while also modernizing standards for other areas of Arlington County planned and zoned for multi-family housing not identified in previous steps in the HCD study. This new approach would streamline standards to provide guidance for multifamily development in RA districts, based on newly established, common expectations for density, building placement, affordability, parking, housing diversity, and height.</p>	<p>CB Approved Policy Framework, GLUP Amendments, AHMP Amendments</p>
<p>Plan Lee Highway</p>	<p>The purpose of the study is to develop a comprehensive vision and policy framework for the future of this important corridor and its surrounding areas. Since the last in person gathering, during the Jan. 31-Feb. 1 Plan Lee Highway Community Workshop, two reports have been developed that shed further light on both the background and current life of Lee Highway neighborhoods:</p> <ul style="list-style-type: none"> - Historic and Cultural Resources Report: research, documentation and survey of historic and cultural resources (i.e. significant buildings, events, places, people and stories) in the planning area. - Neighborhood Inspiration – A Guide for Developing Future Plans: highlights of conditions and attributes of different neighborhoods along Lee Highway. 	<p>TBD</p>
<p>Missing Middle Housing Study</p>	<p>The Missing Middle Study is in the middle of its first phase. Staff held a series of geographically based “listening tour” meetings in January and February. An online feedback opportunity was available from November last year through February 2021. Over 300 people gave their thoughts regarding the Missing Middle Study through the online tool. Staff is working on synthesizing the results. Future community events are in the planning stages that will delve into the various housing typologies encompassed within the “missing middle.”</p>	<p>TBD</p>