## Area Median Income Stratification and ADA Units in FCRHA-Financed Affordable Housing DRAFT - 4/5/2024

Projects Delivered

| Projects                 | District     | Project Type  | No. Units | ADA<br>Units | ADA<br>% | 30%<br>AMI | 40%<br>AMI | 50%<br>AMI | 60%<br>AMI | 70%<br>AMI | 80%<br>AMI | Project-based<br>Vouchers | Status    |
|--------------------------|--------------|---------------|-----------|--------------|----------|------------|------------|------------|------------|------------|------------|---------------------------|-----------|
| The Arden                | Mount Vernon | New - Finance | 126       | 8            | 6%       | 0          | 8          | 32         | 85         | 0          | 1          | 8                         | Delivered |
| North Hill               | Mount Vernon | New - PPEA    | 279       | 30           | 11%      | 20         | 0          | 85         | 174        | 0          | 0          | 68                        | Delivered |
| Ovation at<br>Arrowbrook | Dranesville  | New - Finance | 274       | 27           | 10%      | 0          | 5          | 60         | 209        | 0          | 0          | 8                         | Delivered |
| Oakwood                  | Franconia    | New - PPEA    | 150       | 11           | 7%       | 15         | 0          | 33         | 102        | 0          | 0          | 8                         | Delivered |
| Ilda's Overlook          | Braddock     | New – Finance | 80        | 9            | 11%      | 4          | 0          | 22         | 54         | 0          | 0          | 0                         | Delivered |
| TOTAL Delivered          |              |               | 909       | 85           |          | 39         | 13         | 232        | 624        | 0          | 1          | 92                        |           |

Projects Under Construction

| Projects  | District    | Project Type    | No. Units | ADA<br>Units | ADA<br>% | 30%<br>AMI | 40%<br>AMI | 50%<br>AMI | 60%<br>AMI | 70%<br>AMI | 80%<br>AMI | Project-based<br>Vouchers | Status                      |
|---|-------------|-----------------|-----------|--------------|----------|------------|------------|------------|------------|------------|------------|---------------------------|-----------------------------|
| One University  | Braddock    | New - PPEA      | 240       | 24           | 10%      | 46         | 0          | 60         | 134        | 0          | 0          | 25                        | Completing –<br>Summer 2024 |
| Autumn Willow<br>Senior                                   | Springfield | New- PPEA       | 150       | 15           | 10%      | 16         | 0          | 22         | 112        | 0          | 0          | 8                         | Completing -<br>End of 2024 |
| The Exchange at<br>Spring Hill Metro<br>(Dominion Square) | Hunter Mill | New–Partnership | 516       | 66           | 26%      | 74         | 0          | 151        | 291        | 0          | 0          | 100                       | Completing -<br>End of 2024 |
| Somos at McLean<br>Metro                                  | Providence  | New-Partnership | 450       | 23           | 5%       | 8          | 0          | 53         | 343        | 52         | 0          | 8                         | Completing -<br>Mid 2026    |
| TOTAL New<br>Construction                                 |             |                 | 1,356     | 128          |          | 144        | 0          | 286        | 880        | 52         | 0          | 141                       |                             |

**Development Pipeline** 

| Projects  | District     | Project Type         | No. Units           | ADA<br>Units | ADA<br>% | 30%<br>AMI | 40%<br>AMI | 50%<br>AMI | 60%<br>AMI | 70%<br>AMI | 80%<br>AMI | Project-based<br>Vouchers | Status                          |
|---|--------------|----------------------|---------------------|--------------|----------|------------|------------|------------|------------|------------|------------|---------------------------|---------------------------------|
| Agape House<br>(Senior)                         | Sully        | New — Financing      | 250                 | TBD          | TBD      | TBD        | TBD        | TBD        | TBD        | TBD        | TBD        | TBD                       | Financing in development        |
| Telestar  | Providence   | New –<br>Partnership | 80                  | 8            | 10%      | 17         | 0          | 27         | 27         | 0          | 9          | 27                        | Closing Fall 2024               |
| Residences at the<br>GC II                      | Braddock     | New-PPEA             | 275                 | 53           | 38%      | 30         | 16         | 39         | 178        | 16         | 0          | 7                         | LIHTC Application<br>March 2024 |
| Kindred Crossing (at<br>First Christian Church) | Mason        | New – Financing      | 95                  | 10           | 11%      | 9          | 9          | 30         | 47         | 0          | 0          | 48                        | LIHTC Application<br>March 2024 |
| Beacon Landing                                  | Fairfax City | New – Financing      | 54                  | 9            | 16%      | 6          | 0          | 48         | 0          | 0          | 0          | 48                        | Financing in development        |
| Little River Glen I                             | Braddock     | Preservation         | 120<br>(Renovation) | 6            | 5%       | 5          | 0          | 80         | 35         | 0          | 0          | 80                        | Closing May 2024                |
| Little River Glen IV                            | Braddock     | New - HCD            | 60                  | 8            | 13%      | 0          | 0          | 0          | 60         | 0          | 0          | 0                         | Closing May 2024                |
| Stonegate Village                               | Hunter Mill  | Preservation         | 234<br>(Renovation) | 10           | 4%       | 46         | 0          | 188        | 0          | 0          | 0          | 0                         | Design/Land Use                 |
| West Ox/Route 50<br>PSH                         | Sully        | New - PPEA           | 34                  | TBD          | TBD      | TBD        | TBD        | TBD        | TBD        | TBD        | TBD        | 0                         | Design                          |
| TOTAL Pipeline<br>New Units                     |              |                      | 848                 | 88           |          | 62         | 25         | 144        | 312        | 16         | 9          | 130                       |                                 |
| TOTAL New +<br>Renovated Units                  |              |                      | 1,202               | 104          |          | 113        | 25         | 412        | 347        | 16         | 9          | 210                       |                                 |

Planning Pipeline

| Projects                    | District    | Project Type | Estimated No.<br>Units | ADA<br>Units | ADA<br>% | 30%<br>AMI | 40%<br>AMI | 50%<br>AMI | 60%<br>AMI | 70%<br>AMI | 80%<br>AMI | Project-based<br>Vouchers | Status   |
|-----------------------------|-------------|--------------|------------------------|--------------|----------|------------|------------|------------|------------|------------|------------|---------------------------|----------|
| East County                 | Mason       | New - PPEA   | 160                    | TBD          | TBD      | TBD        | TBD        | TBD        | TBD        | TBD        | TBD        | TBD                       | Planning |
| Innovation/Dulles<br>Green  | Dranesville | New – PPEA   | 195                    | TBD          | TBD      | TBD        | TBD        | TBD        | TBD        | TBD        | TBD        | TBD                       | Planning |
| James Lee<br>Homeownership  | Mason       | New – PPEA   | 2                      | TBD          | TBD      | TBD        | TBD        | TBD        | TBD        | TBD        | TBD        | TBD                       | Planning |
| Chantilly Library           | Sully       | New - PPEA   | 200                    | TBD          | TBD      | TBD        | TBD        | TBD        | TBD        | TBD        | TBD        | TBD                       | Planning |
| Centreville                 | Sully       | New - PPEA   | 140                    | TBD          | TBD      | TBD        | TBD        | TBD        | TBD        | TBD        | TBD        | TBD                       | Planning |
| TOTAL Planning<br>New Units |             |              | 697                    | TBD          | TBD      | TBD        | TBD        | TBD        | TBD        | TBD        | TBD        | TBD                       |          |