



209 Madison Street  
Suite 500  
Alexandria, VA, 22314

January 23, 2026

Ms. Helen McIlvaine, Director  
Director, Office of Housing  
City of Alexandria  
421 King Street Suite 200  
Alexandria, Virginia 22314

By Hand & Email

**Re: HOF Loan Application for Glebe and Mount Vernon Redevelopment Phase II**

On behalf of the Housing Alexandria Board of Directors, I am pleased to apply for a City of Alexandria Housing Opportunities Fund (HOF) loan in the amount of \$4.0 MM to assist in the development of Phase III (79 units and ~15,750 sqft of community serving commercial space) of the Glebe & Mt. Vernon Project (GMV). This has been an anticipated funding need for the property for many years and with its approval Housing Alexandria will be able to complete the entirety of Building 2 that has been named Naja.

Over the past three years, Housing Alexandria has submitted three HOF applications requesting \$78 MM in funds for this project. Attached to this letter is the previous application narrative that has been updated to reflect the current state of development at Sansé and Naja. Housing Alexandria has used the funds awarded to close on all land acquisitions, complete lot consolidations, demolish existing buildings, replace all infrastructure, complete excavation, and begin construction on both towers of Sansé (the first in November 2024 and the second in August 2025). The current HOF request will allow for construction of the final building of the GMV project to move forward, which will complete the entirety of the Sansé and Naja community. The key construction milestones are provided below for reference.

**Construction Schedule / Key Milestones**

July 1, 2026 – Issue notice to proceed on Naja construction.

December 29, 2027 – Substantial completion of the Naja residential tower and community service space cold-dark-shell.

January 27, 2028 – Occupancy of Naja residential tower.

Post Q1 2028 – Occupancy of commercial space following tenant fit-out.

**Financing Schedule / Key Milestones**

January 15, 2026	Submission of 4% LIHTC application for Naja to Virginia Housing
March 31, 2026	Anticipated VHTF/HIEE application deadline
May 15, 2026	Apply for Debt from Virginia Housing
October 31, 2026	Section 108 and Loan Closing
October 31, 2026	Construction finance closings
May 31, 2028	Stabilization

Housing Alexandria is excited to continue this journey with the City of Alexandria and create lasting and equitable change in the Arlandria Chiraluaga neighborhood. We remain on track to deliver this project on schedule and on budget. We appreciate our continuing partnership with the City of Alexandria and we look forward to working with you as we move to the next stage of construction on this exciting project. If you have any questions regarding this application, please do not hesitate to contact me at 703-739-7775 or at [jfrederick@housingalexandria.org](mailto:jfrederick@housingalexandria.org).

Sincerely,

Jonathan Frederick  
President/CEO