



Wesley Potomac Yard

AHAAC Meeting
2.5.26



Opportunity Overview

Wesley's Opportunity in Potomac Yard

- 89 new affordable units on 0.55 acre site
- Amenity rich, mixed-use, metro-accessible
- Land donation by JBG Smith, development not relying on City loan

Current Status

- Zoning approved December 2025
- Wesley closing on land acquisition in February 2026
- Preparing for 9% LIHTC application



Unit & Income Mix



Unit Mix by Bedrooms		
	Units	Percent
Studios	10	11%
1 Bed	5	6%
2 Beds	55	62%
3 Beds	19	21%
Total	89	100%

Unit Mix by Resident Income		
	Units	Percent
30% AMI	9	10%
40% AMI	10	11%
50% AMI	27	30.5%
60% AMI	27	30.5%
80% AMI	16	18%
Total	89	100%

Anticipated Sources and Uses

Summarized Sources	Sources	Per Unit
Tax Credit Equity	\$23,397,660	\$262,895
First Mortgage	\$11,941,723	\$134,177
VA DHCD – VHTF and NHTF	\$3,000,000	\$33,708
VA DHCD - HIEE	\$2,000,000	\$22,472
Additional Subordinate Financing	\$4,575,984	\$51,416
Deferred Developer Fee	\$1,300,000	\$14,607
Total Permanent	\$46,215,36	\$519,274

Summarized Uses	Uses	Per Unit
Acquisition Closing/Holding Costs	\$100,000	\$1,124
Hard Construction Costs	\$33,310,734	\$374,278
Design, Engineering and Architecture	\$1,772,379	\$19,914
Owner's Construction Costs, Professional Services and Fees	\$2,005,629	\$22,535
Financing Costs	\$3,863,944	\$43,415
Partnership Costs	\$45,000	\$506
Developer's Costs, Carrying Costs and Reserves	\$1,617,681	\$18,176
Developer's Fees	\$3,500,000	\$39,326
Total Uses	\$46,215,367	\$519,274

Request

City support on two key tax credit scoring items:

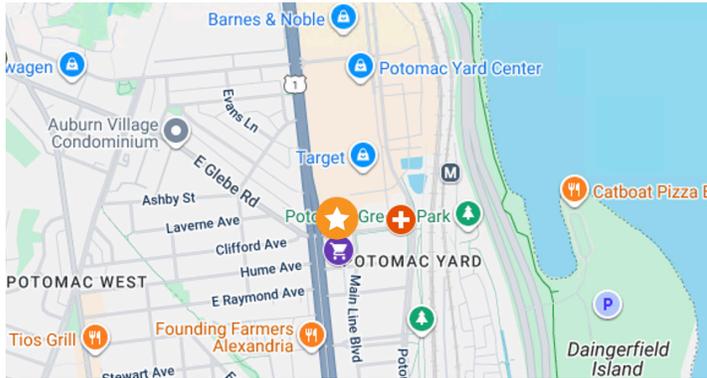
1. Revitalization Resolution
2. City Rental Assistance for 9 Units



Wesley Potomac Yard



601 E. Glebe Road • Alexandria, VA • wesleyhousing.org



Building Features:

Community room, leasing office, bicycle storage room, fitness center, private outdoor space

Partners:

City of Alexandria
Heffner Architects PC
JBG Smith
JDC
LD7 Studio
Toll Brothers
Walsh Colucci Lubeley & Walsh PC
Walter L. Phillips, Inc.

2/2026

Fast Facts:



89 units of affordable housing



Multifamily housing



New construction



2029 expected project completion

Project Overview:

In Fall 2025, Wesley Housing announced that JBG SMITH, a developer and owner of mixed-use properties across the D.C. metropolitan area, will donate land to support new affordable housing in the Potomac Yard neighborhood of Alexandria. Wesley Housing, JBG SMITH, and Toll Brothers joined together to complete the zoning process to advance the development as part of a larger-scale redevelopment in Potomac Yard.

Wesley Housing plans to develop 89 affordable rental apartments on the 0.55-acre parcel of land (601 E. Glebe Road). The proposed six-story building will feature predominantly family-sized two- and three-bedroom units, serving households earning between 30% and 80% of the area median income (AMI). On average, rents will be affordable to households at 60% of AMI.

Planned amenities include a multipurpose community room, a leasing office, bike storage, fitness center, private terrace, and other resident-focused spaces. This new community will be part of a vibrant, mixed-use neighborhood that combines housing, retail, and transit access. Located directly adjacent to the Potomac Yard Metro station, the affordable homes will offer residents unparalleled access to jobs, schools, and amenities, ensuring families can thrive in one of Alexandria's most dynamic growth areas.

The development remains on schedule and received zoning approval in December 2025. Wesley Housing will pursue competitive Low-Income Housing Tax Credits (LIHTC) in 2026 to support construction, alongside the substantial land donation from JBG SMITH.

